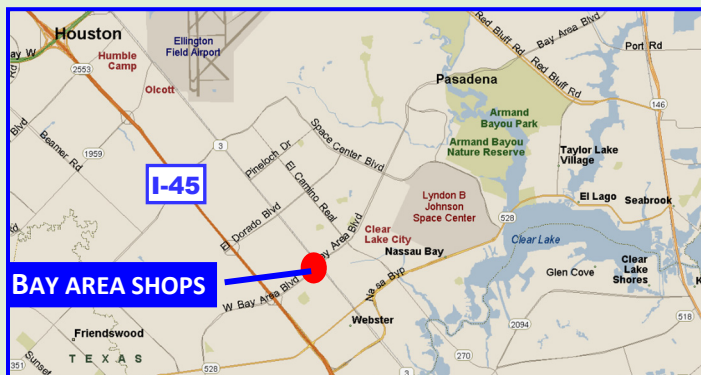


BAY AREA SHOPS RETAIL CENTER

300 Bay Area Blvd. / Suite 800
Webster, TX 77598
Clear Lake City / NASA Market
Southeast Suburban Houston



1,793 +/- SF

SECOND GENERATION RESTAURANT FOR LEASE

RENTS STARTING AT
\$26.00 / SF
+ \$12.25 / SF NNN

HIGHLIGHTS

- 2nd GENERATION RESTAURANT
- INCLUDES WALK-IN COOLER, VENT HOOD, 3-COMPARTMENT SINK, SERVING LINES
- SUITE 800 – 1,793 +/- SF
+ ~74'3" +/- D x ~23'3" +/- W
- 20,250 SF, TWO-BUILDING CENTER
+ 2008 Construction
- BAY AREA BLVD. - THE MAJOR CLEAR LAKE THOROUGHFARE
+ 44,000 VPD in 2016
- CLEAR LAKE CONTINUES TO GROW
+ Port of Houston expanding
+ New petrochemical plants
+ Clear Lake Medical Center
+ 50+ year Home to NASA's major aerospace companies
- TENANT MIX - Food & Services:
+ Firehouse Subs, Kung Fu Tea
+ Thai Spice, Nothing Bundt Cakes
+ Chipotle, AlBasha Grill
+ Tune-Up Manley Hair Salon
+ TD Ameritrade, Lovett Dental
- HOLIDAY INN SHARES DRIVE
+ Multiple hotels nearby
- SPACIOUS, WELL-LIT PARKING
+ 152 Spaces; 7.5 / 1,000 SF

Exclusively Leased By
MCADAMS ASSOCIATES - BROKER

VALERIE STAPLES

281-610-7401 / vsstaples@comcast.net

MARTY MCADAMS

832-483-7393 / martymcadams@aol.com

October 23, 2018

BAY AREA SHOPS IN HEART OF STRONG CLEAR LAKE MARKET

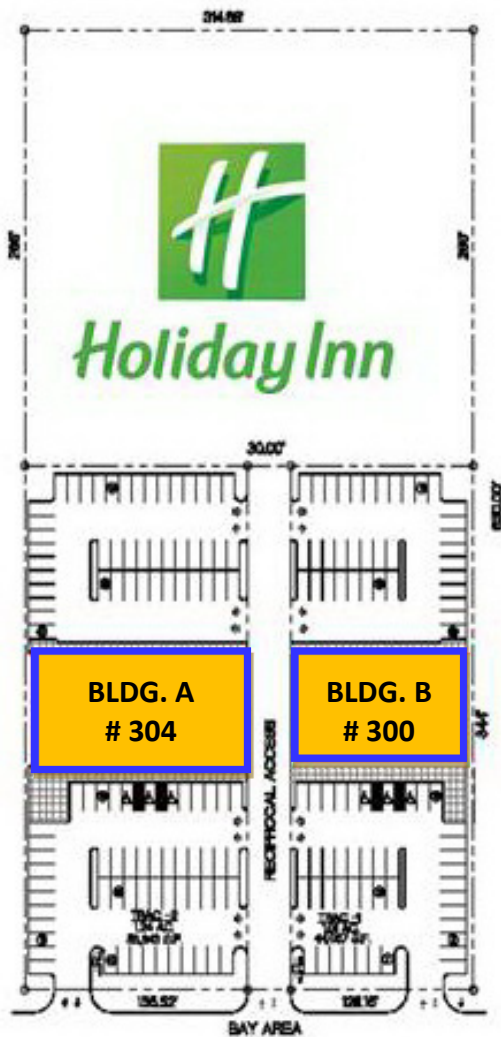
- ON PRIME ROUTE TO NASA SPACE CENTER
- SURROUNDED BY DENSE COMMERCIAL & MEDICAL
- MULTIPLE HOTELS NEARBY
- GROWING PORT HOUSTON, PETROCHEMICAL INDUSTRY, CLEAR LAKE MED. CENTER, ELLINGTON FIELD GROWTH
- UPPER END HOMES, HOTELS & DENSE BUSINESS CONCENTRATIONS FEED CUSTOMERS TO CENTER
- I-45 S. EXPANSION DONE



- BAY AREA BLVD THE MAIN ROUTE TO/FROM I-45 TO CLEAR LAKE & NASA COMMUNITY
- OVER 88,000 PEOPLE LIVE WITHIN 3 MILES, NEARLY 200,000 WITHIN 5 MILES
- SOLID POPULATION GROWTH + 13% SINCE 2010
- HIGHLY EDUCATED WORKFORCE FOR NASA & PETROCHEM INDUSTRY

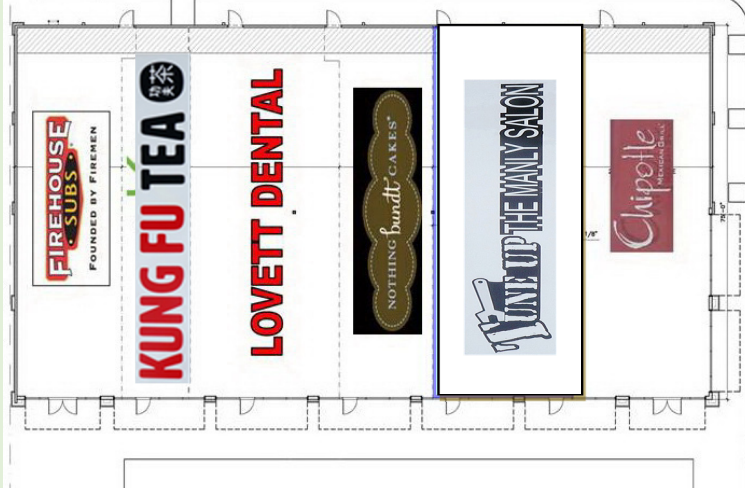
Radius from Bay Area Shops	1-Mile	3-Mile	5-Mile
2018 Population →	13,780	88,291	192,893
2018 Population Density /Sq. Mile	4,712	2,775	2,436
2010-2018 Population Growth %	12%	13%	14%
2018 Households	5,831	36,864	74,888
2018 Average Household Income →	\$80,455	\$110,438	\$127,791
2018 Median Household Income →	\$67,184	\$83,965	\$97,870
% Bachelor's Degree & Higher →	31%	42%	45%

BAY AREA SHOPS – TENANT MIX & SUITE 800 FLOOR PLAN

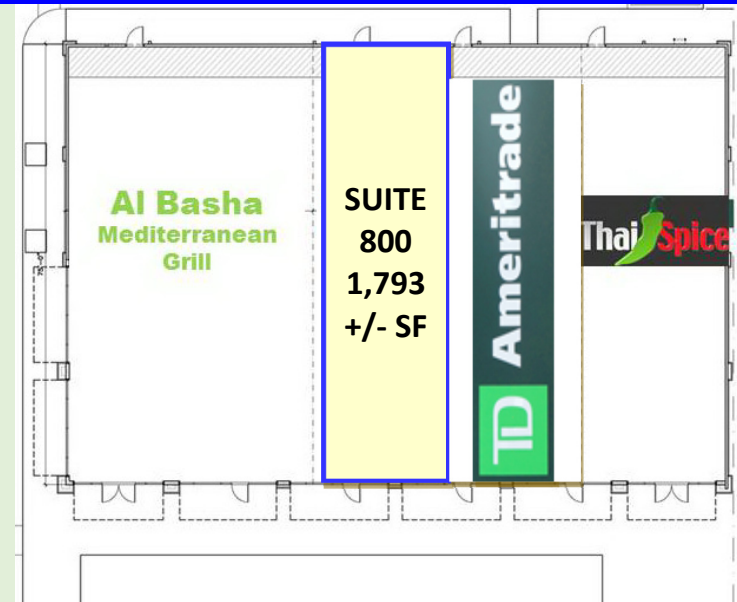


**SPACIOUS PARKING 7.5 / 1,000 SF
(146 REGULAR / 6 HANDICAP)**

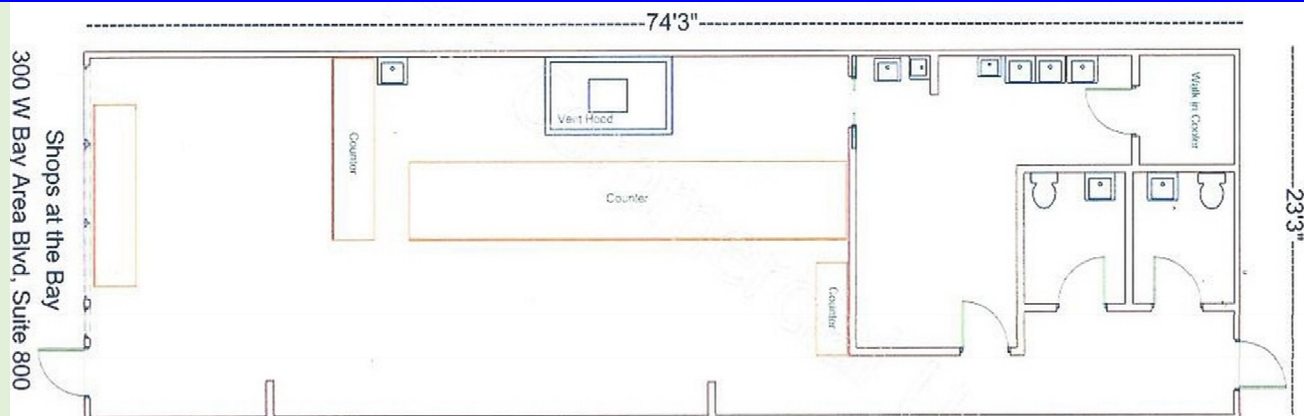
Overall Site Plan with Holiday Inn



Building A – 304 Bay Area Blvd.



Building B – 300 Bay Area Blvd.



300 Bay Area Blvd. Suite 800: 1,793 +/- SF

Approximately 74'3" Deep x 23'3" Wide – Inside Dimensions

Restaurant with counters & serving line, walk-in cooler, multiple sinks, 2 restrooms.

FORMER RESTAURANT - SUITE 800 – 1,793 SF



BAY AREA SHOPS

Suite 800
1,793 +/- SF



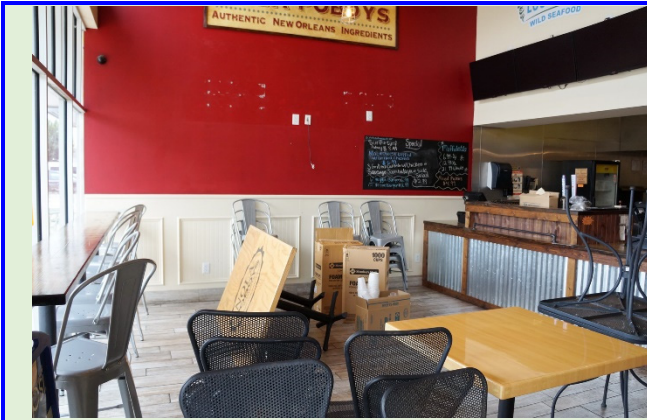
Suite 800
1,793 +/- SF



SOME BUILT-IN
EQUIPMENT WILL
REMAIN

DINING AREA & SERVING LINE

1,793 SF FORMER RESTAURANT



PORTION OF DINING AREA



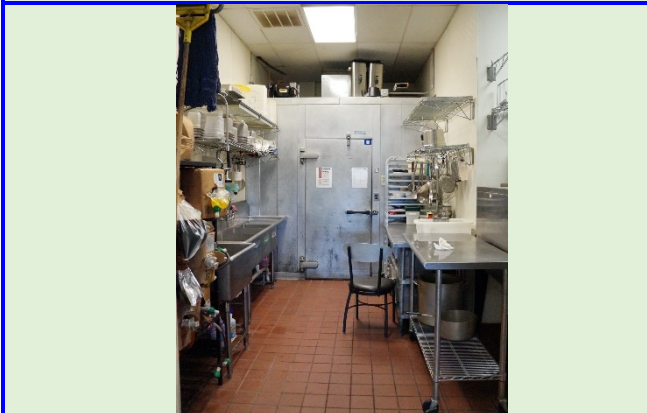
DINING AREA AND COUNTER



COUNTER AND FRONT KITCHEN AREA



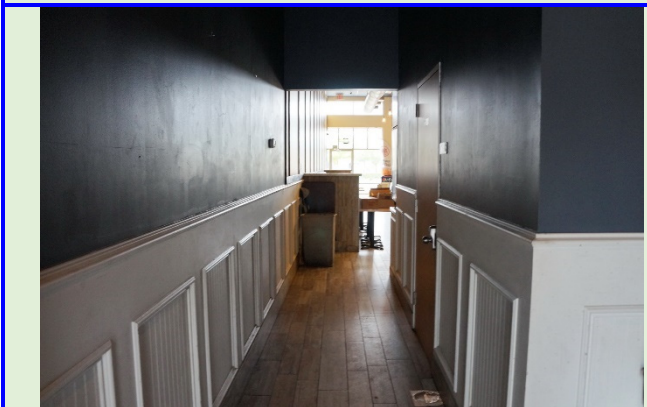
FRONT KITCHEN AREA & COUNTER



BACK KITCHEN, SINKS, COOLER



BACK KITCHEN & EXIT TO HALL



HALL TO RESTROOMS & BACK LOT PARKING



**SOME BUILT-IN
EQUIPMENT WILL
REMAIN**

TWO RESTROOMS

BAY AREA SHOPS – HOTEL ACCESS & SIGNAGE



ADJACENT BUILDING "B" OF BAY AREA SHOPS. VERY VISABLE STORE SIGNAGE.



HOILDAY INN SHARES MAIN DRIVE



PRIME PYLON SIGNAGE FOR SUITE 800



BAY AREA SHOPS VIVID FASCIA SIGNAGE AT NIGHT

BAY AREA SHOPS – THE LEASING OPPORTUNITY

- BAY AREA BLVD IS MAIN ROUTE FROM I-45 TO CLEAR LAKE COMMUNITY – 44,000 VPD
 - OVER 88,000 PEOPLE WITHIN 3 MILES; HIGHLY EDUCATED; SOLID GROWTH
 - OVER 200,000 DAYTIME POPULATION; MULTIPLE HOTELS NEARBY
 - DENSE BUSINESS & MEDICAL NEARBY, PROVIDING DAYTIME CUSTOMER TRAFFIC
 - ONLY ONE SUITE AVAILABLE
 - 1,793 +/- SF WITH WIDE STOREFRONT FOR GOOD, VISIBLE, WELL-LIT SIGNAGE
 - SUITE IS IN GOOD SHAPE; SOME BUILT-IN EQUIPMENT WILL REMAIN
 - PRIME PYLON SIGN POSITION NEAR DRIVEWAY ENTRANCE TO HOLIDAY INN/CENTER
-
- BASE RENT STARTING AT \$26.00/SF + \$12.25/SF CURRENT NNN EXPENSES
 - LANDLORD MAY PERFORM A REASONABLE AMOUNT OF RENOVATIONS
 - FIVE-YEAR MINIMUM TERM

BAY AREA SHOPS – NOTICE

NOTICE: The information in this document has been obtained from sources we deem reliable. However, we make no guarantee, warranty or representation, expressed or implied, as to its accuracy or completeness.

References to location, rentable areas and land areas are approximate and are for example only.

User should investigate to verify the information and bears all risk for any inaccuracies or omissions.

ALL PROPERTY IS SUBJECT TO PRIOR LEASING OR REMOVAL FROM MARKET.
MCADAMS ASSOCIATES 2018.

**BAY AREA SHOPS ARE EXCLUSIVELY LEASED
BY MCADAMS ASSOCIATES – BROKER**

VALERIE STAPLES – 281-610-7401 vsstaples@comcast.net

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Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>McAdams Associates</u> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	<u>438677</u> License No.	<u>martymcadams@aol.com</u> Email	<u>(281) 358-0799</u> Phone
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<u>Valerie Staples</u> Sales Agent/Associate's Name	<u>189667</u> License No.	<u>vsstaples@comcast.net</u> Email	<u>(281) 610-7401</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

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IABS 1-0

Info Broker

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