

# Baybrook East

El Dorado Blvd & I-45, Webster, TX 77598



Positioned between Houston and Galveston at the heart of a vibrant commercial sector.

**Center Size:** 166,057

**Spaces Available:** 7

## Within 3 Miles

Population	78,467
Avg. Household Income	107,668
Avg. Home Value	\$311,511
Annual Visits	0

Regency  
Centers.

**Rip Reynolds**  
Leasing Contact

713 599 3517  
ripreynolds@regencycenters.com

Updated: Feb 18 2026

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This site plan is not a representation, warranty or guarantee as to size, location, identity of any tenant, the suite number, address or any other physical indicator or parameter of the property and for use as approximated information only. The improvements are subject to changes, additions, and deletions as the architect, landlord, or any governmental agency may direct or determine in their absolute discretion.

SPACE	TENANT	SF
215	AVAILABLE	2,009
D2	AVAILABLE	5,073
D3	AVAILABLE	3,000
D4	AVAILABLE	4,577
E1	AVAILABLE	4,627
E2	AVAILABLE	4,923
E3	AVAILABLE	5,500
RT3	AVAILABLE	1.01 Acres
RT8	AVAILABLE	0.91 Acres
RT9	AVAILABLE	1.45 Acres
O1	H.E.B.	105,828
O2	H.E.B. FUEL STATION	880
110	DAVE'S HOT CHICKEN	2,802
120	TWIN LIQUORS	3,500
130	ONE MEDICAL	4,258
210	PRIME IV HYDRATION & WELLNESS	1,491
220	FLOYD'S 99 BARBERSHOP	1,400
230	BAY COLONY NAIL SPA	2,500
240	PARRY'S PIZZERIA & TAPHOUSE	5,204
300	KEKE'S BREAKFAST CAFE	4,116
310	LOVESAC	2,313
D1	PIADA ITALIAN STREET FOOD	2,400
RT1	CHASE BANK	4,594
RT2	7 BREW	500
RT4	THE RICE BOX	3,500
RT5	THE TACO STAND	3,295
RT6	IN-N-OUT BURGERS	3,867
RT7	P. TERRY'S BURGER STAND	3,500