## **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: 154,707 Spaces Available: 7

## Within 3 Miles

Population 78,578

Avg. Household Income 109,692

Avg. Home Value \$319,215

Annual Visits 0

Regency Centers.

**Rip Reynolds**Leasing Contact

**\** 713 599 3517

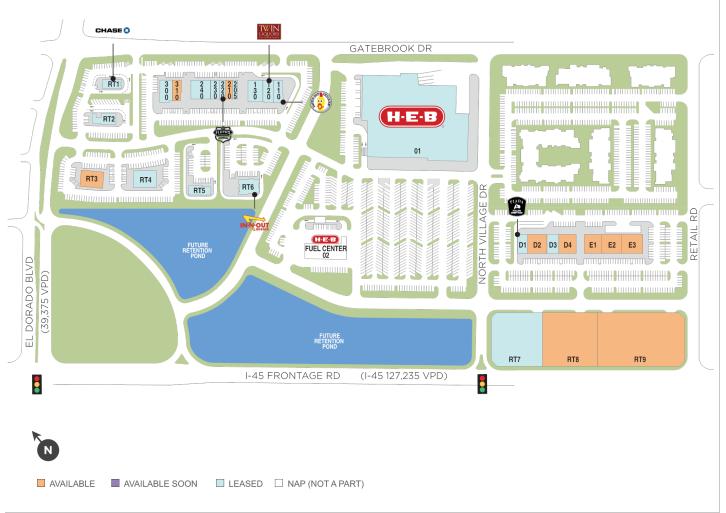
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Updated: Aug 26 2025

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## **Baybrook East**

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



**Center Size: 154,707** 

210       AVAILABLE       2,011         310       AVAILABLE       2,313         D2       AVAILABLE       5,073         D4       AVAILABLE       4,577         E1       AVAILABLE       4,923         E2       AVAILABLE       1,03 Acres         RT3       AVAILABLE       1,03 Acres         RT8       AVAILABLE       0,91 Acres         RT9       AVAILABLE       1,45 Acres         01       H.E.B. FUEL STATION       0         100       DAVE'S HOT CHICKEN       2,802         120       TWIN LIQUORS       3,500         130       ONE MEDICAL       4,258         205       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       4,116         D1       PIADA ITALIAN STREET FOOD       2,400         D3       GREAT RETAIL COMING SOON       3,500         RT1       CHASE BANK       4,594         RT2       7 BREW       500         RT5       THE TACO STAND       3	SPACE	TENANT	SF
D2         AVAILABLE         5,073           D4         AVAILABLE         4,577           E1         AVAILABLE         4,627           E2         AVAILABLE         5,500           RT3         AVAILABLE         1.03 Acres           RT8         AVAILABLE         0.91 Acres           RT9         AVAILABLE         0.91 Acres           01         H.E.B.         105,858           02         H.E.B. FUEL STATION         0           110         DAVE'S HOT CHICKEN         2,802           120         TWIN LIQUORS         3,500           130         ONE MEDICAL         4,258           205         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         4,116           D1         PIADA ITALIAN STREET FOOD         2,400           D3         GREAT RETAIL COMING SOON         3,000           RT1         CHASE BANK         4,594           RT2         7 BREW         500           RT4         TH	210	AVAILABLE	2,011
D4         AVAILABLE         4,577           E1         AVAILABLE         4,627           E2         AVAILABLE         4,923           E3         AVAILABLE         1.03 Acres           RT3         AVAILABLE         1.03 Acres           RT8         AVAILABLE         0.91 Acres           RT9         AVAILABLE         1.45 Acres           01         H.E.B.         105,858           02         H.E.B. FUEL STATION         0           110         DAVE'S HOT CHICKEN         2,802           120         TWIN LIQUORS         3,500           130         ONE MEDICAL         4,258           205         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         4,116           D1         PIADA ITALIAN STREET FOOD         2,400           D3         GREAT RETAIL COMING SOON         3,000           RT1         CHASE BANK         4,594           RT2         7 BREW         500           RT4         <	310	AVAILABLE	2,313
E1 AVAILABLE 4,627 E2 AVAILABLE 4,923 E3 AVAILABLE 5,500 RT3 AVAILABLE 1.03 Acres RT8 AVAILABLE 0.91 Acres RT9 AVAILABLE 1.45 Acres 01 H.E.B. 105,858 02 H.E.B. FUEL STATION 0 110 DAVE'S HOT CHICKEN 2,802 120 TWIN LIQUORS 3,500 130 ONE MEDICAL 4,258 205 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 4,116 D1 PIADA ITALIAN STREET FOOD 2,400 D3 GREAT RETAIL COMING SOON 3,000 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	D2	AVAILABLE	5,073
E2 AVAILABLE 4,923 E3 AVAILABLE 5,500 RT3 AVAILABLE 1.03 Acres RT8 AVAILABLE 0.91 Acres RT9 AVAILABLE 1.45 Acres 01 H.E.B. 105,858 02 H.E.B. FUEL STATION 0 110 DAVE'S HOT CHICKEN 2,802 120 TWIN LIQUORS 3,500 130 ONE MEDICAL 4,258 205 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 4,116 D1 PIADA ITALIAN STREET FOOD 2,400 D3 GREAT RETAIL COMING SOON 3,000 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	D4	AVAILABLE	4,577
E3 AVAILABLE 5,500 RT3 AVAILABLE 1.03 Acres RT8 AVAILABLE 0.91 Acres RT9 AVAILABLE 1.45 Acres 01 H.E.B. 105,858 02 H.E.B. FUEL STATION 0 110 DAVE'S HOT CHICKEN 2,802 120 TWIN LIQUORS 3,500 130 ONE MEDICAL 4,258 205 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 4,116 D1 PIADA ITALIAN STREET FOOD 2,400 D3 GREAT RETAIL COMING SOON 3,000 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	E1	AVAILABLE	4,627
RT3         AVAILABLE         1.03 Acres           RT8         AVAILABLE         0.91 Acres           RT9         AVAILABLE         1.45 Acres           01         H.E.B.         105,858           02         H.E.B. FUEL STATION         0           110         DAVE'S HOT CHICKEN         2,802           120         TWIN LIQUORS         3,500           130         ONE MEDICAL         4,258           205         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         4,116           D1         PIADA ITALIAN STREET FOOD         2,400           D3         GREAT RETAIL COMING SOON         3,000           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	E2	AVAILABLE	4,923
RT8         AVAILABLE         0.91 Acres           RT9         AVAILABLE         1.45 Acres           01         H.E.B.         105,858           02         H.E.B. FUEL STATION         0           110         DAVE'S HOT CHICKEN         2,802           120         TWIN LIQUORS         3,500           130         ONE MEDICAL         4,258           205         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         4,116           D1         PIADA ITALIAN STREET FOOD         2,400           D3         GREAT RETAIL COMING SOON         3,000           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	E3	AVAILABLE	5,500
RT9         AVAILABLE         1.45 Acres           01         H.E.B.         105,858           02         H.E.B. FUEL STATION         0           110         DAVE'S HOT CHICKEN         2,802           120         TWIN LIQUORS         3,500           130         ONE MEDICAL         4,258           205         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         4,116           D1         PIADA ITALIAN STREET FOOD         2,400           D3         GREAT RETAIL COMING SOON         3,000           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	RT3	AVAILABLE	1.03 Acres
01       H.E.B.       105,858         02       H.E.B. FUEL STATION       0         110       DAVE'S HOT CHICKEN       2,802         120       TWIN LIQUORS       3,500         130       ONE MEDICAL       4,258         205       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       4,116         D1       PIADA ITALIAN STREET FOOD       2,400         D3       GREAT RETAIL COMING SOON       3,000         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	RT8	AVAILABLE	0.91 Acres
02         H.E.B. FUEL STATION         0           110         DAVE'S HOT CHICKEN         2,802           120         TWIN LIQUORS         3,500           130         ONE MEDICAL         4,258           205         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         4,116           D1         PIADA ITALIAN STREET FOOD         2,400           D3         GREAT RETAIL COMING SOON         3,000           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	RT9	AVAILABLE	1.45 Acres
110       DAVE'S HOT CHICKEN       2,802         120       TWIN LIQUORS       3,500         130       ONE MEDICAL       4,258         205       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       4,116         D1       PIADA ITALIAN STREET FOOD       2,400         D3       GREAT RETAIL COMING SOON       3,000         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	01	H.E.B.	105,858
120         TWIN LIQUORS         3,500           130         ONE MEDICAL         4,258           205         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         4,116           D1         PIADA ITALIAN STREET FOOD         2,400           D3         GREAT RETAIL COMING SOON         3,000           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	02	H.E.B. FUEL STATION	0
130       ONE MEDICAL       4,258         205       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       4,116         D1       PIADA ITALIAN STREET FOOD       2,400         D3       GREAT RETAIL COMING SOON       3,000         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	110	DAVE'S HOT CHICKEN	2,802
205       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       4,116         D1       PIADA ITALIAN STREET FOOD       2,400         D3       GREAT RETAIL COMING SOON       3,000         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	120	TWIN LIQUORS	3,500
220       FLOYD'S 99 BARBERSHOP       1,400         230       BAY COLONY NAIL SPA       2,500         240       PARRY'S PIZZERIA & TAPHOUSE       5,204         300       KEKE'S       4,116         D1       PIADA ITALIAN STREET FOOD       2,400         D3       GREAT RETAIL COMING SOON       3,000         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	130	ONE MEDICAL	4,258
230       BAY COLONY NAIL SPA       2,500         240       PARRY'S PIZZERIA & TAPHOUSE       5,204         300       KEKE'S       4,116         D1       PIADA ITALIAN STREET FOOD       2,400         D3       GREAT RETAIL COMING SOON       3,000         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	205	PRIME IV HYDRATION & WELLNESS	1,491
240       PARRY'S PIZZERIA & TAPHOUSE       5,204         300       KEKE'S       4,116         D1       PIADA ITALIAN STREET FOOD       2,400         D3       GREAT RETAIL COMING SOON       3,000         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	220	FLOYD'S 99 BARBERSHOP	1,400
300       KEKE'S       4,116         D1       PIADA ITALIAN STREET FOOD       2,400         D3       GREAT RETAIL COMING SOON       3,000         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	230	BAY COLONY NAIL SPA	2,500
D1         PIADA ITALIAN STREET FOOD         2,400           D3         GREAT RETAIL COMING SOON         3,000           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	240	PARRY'S PIZZERIA & TAPHOUSE	5,204
D3         GREAT RETAIL COMING SOON         3,000           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	300	KEKE'S	4,116
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	D1	PIADA ITALIAN STREET FOOD	2,400
RT2         7 BREW         500           RT4         THE RICE BOX         3,500           RT5         THE TACO STAND         3,295           RT6         IN-N-OUT BURGERS         3,867	D3	GREAT RETAIL COMING SOON	3,000
RT4         THE RICE BOX         3,500           RT5         THE TACO STAND         3,295           RT6         IN-N-OUT BURGERS         3,867	RT1	CHASE BANK	4,594
RT5 THE TACO STAND 3,295 RT6 IN-N-OUT BURGERS 3,867	RT2	7 BREW	500
RT6 IN-N-OUT BURGERS 3,867	RT4	THE RICE BOX	3,500
	RT5	THE TACO STAND	3,295
RT7 GREAT RETAIL COMING SOON 36,590	RT6	IN-N-OUT BURGERS	3,867
	RT7	GREAT RETAIL COMING SOON	36,590

1 of 1

Regency Centers.

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