



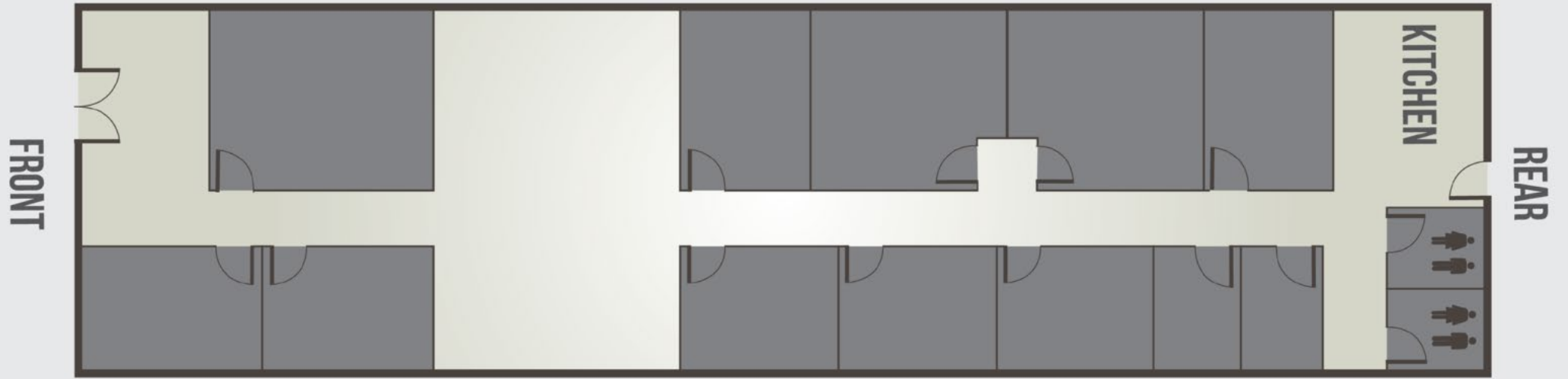
AVAILABLE

RETAIL SPACE AVAILABLE

BAY COLONY CENTER

630-650 FM 517 RD W | DICKINSON, TX 77539

SITE PLAN



PROPERTY HIGHLIGHTS



Frontage along FM 517.



Traffic Count of $\pm 32k$ cars per day.



Average Household income of $\pm \$112k$ a year.



Middle Building in a thriving shopping center.

Diverse Tenant Mix:

Gio's Flying Pizza & Pasta

Genesis Boutique & Salon

Farmers Insurance

A Lifetime of Learning

OPPORTUNITY TO JOIN THESE TENANTS



AVAILABILITY

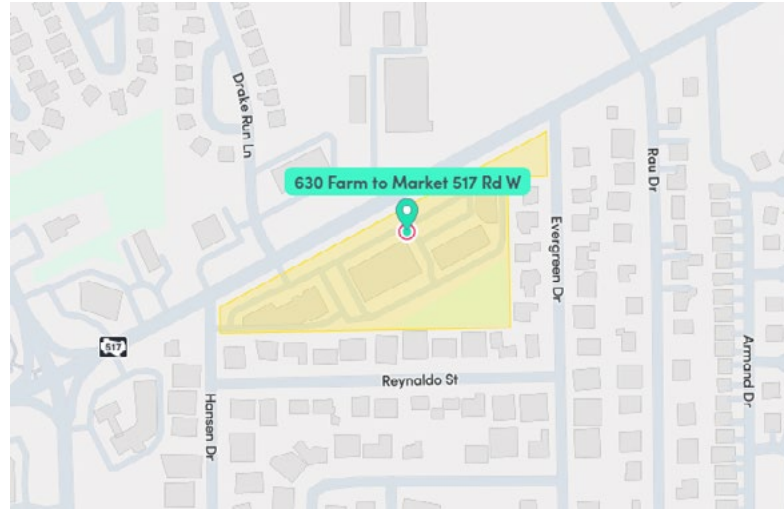


RETAIL SPACE

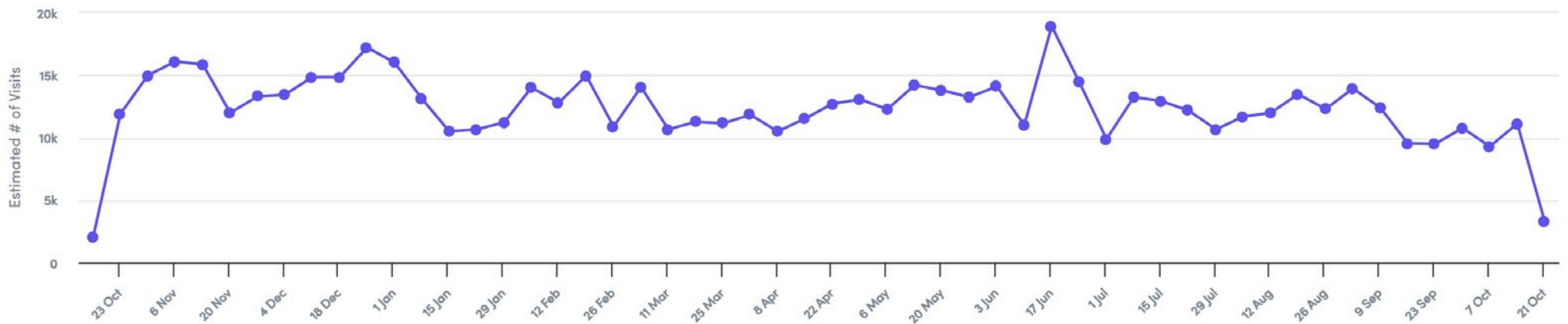
 **646**
UNIT #

 **3,642 SF**
SIZE

 **2008**
YEAR BUILT



VISITS TO THE AREA



TOTAL VISITS LAST 12 MONTHS: 666,976

* Source: AlphaMap



Walmart Supercenter

LOWE'S

LEAGUE CITY TOWNE CENTER

target THE HOME DEPOT five BELW ULTA BEAUTY

ROSS MICHAEL'S TJ-MAXX PETSMART

McDonald's Chick-fil-A WINE STOP crumbl cookies

GNC LIVE WELL maunoes Firestone

JCPenney Party City

HOBBY LOBBY BEST BUY SHOE CARNIVAL

Panera BREAD Starbucks SALLY BEAUTY

DOLLAR TREE Goodwill

Jack in the box WHATABURGER MATTRESS FIRM

Schlotzsky's FIVE GUYS BURGERS and FRIES Denny's



petco

H-E-B

BOOT BARN

Walgreens

Little Caesars Popeyes

BURGER KING Public Storage

TAKE 5 STARBUCKS

ExtraSpace Storage

McDonald's TACO BELL KFC

SONIC

CUBESMART self storage



± 94,661 VPD

517

± 29,659 VPD

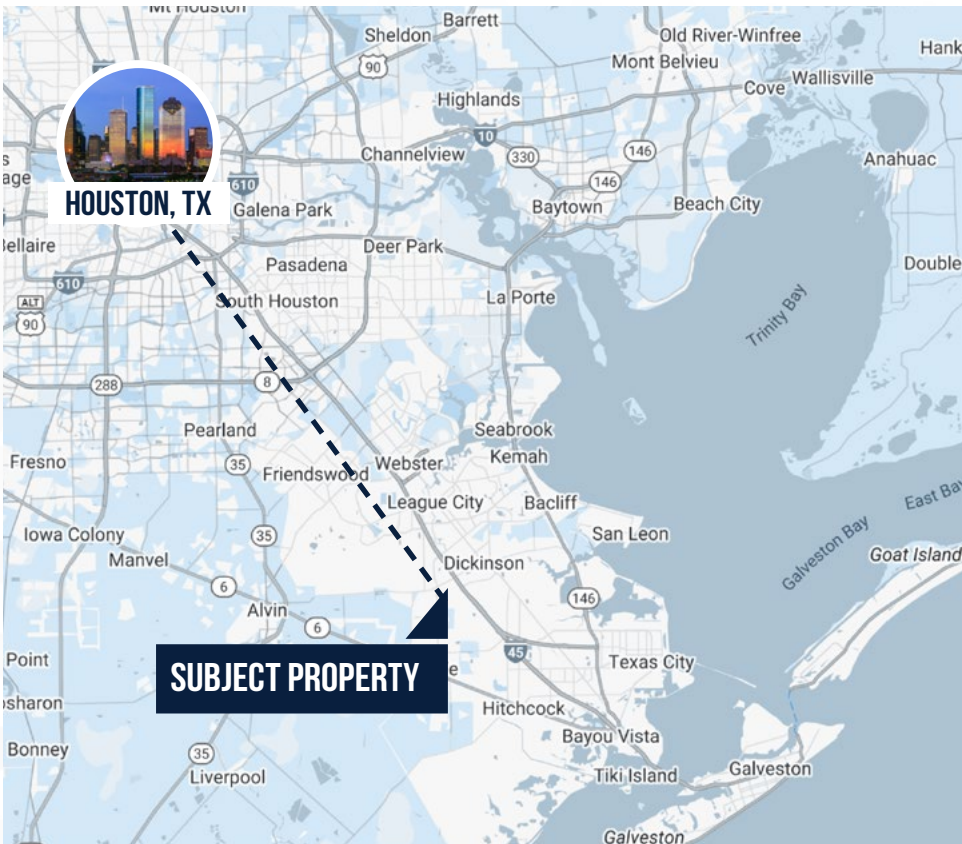
SUBJECT PROPERTY



DICKINSON, TX

Dickinson, Texas, is a charming city located midway between Houston and Galveston, making it a convenient stop for travelers exploring the Gulf Coast region. Known for its friendly community and small-town atmosphere, Dickinson offers a variety of attractions for visitors. Outdoor enthusiasts can enjoy the scenic beauty of the nearby Galveston Bay, with opportunities for fishing, boating, and birdwatching. The city is also home to the Dickinson Historical Society and Museum, where guests can learn about the area's rich history. Proximity to major highways, including Interstate 45, ensures easy access to nearby urban attractions, while public transportation options facilitate exploration of the greater Houston-Galveston area. Whether you're drawn by the natural landscapes or local culture, Dickinson serves as a delightful gateway to Texas's coastal experiences.

LESS THAN 30 MILES TO DOWNTOWN HOUSTON



DEMOGRAPHICS - 2024

1 MILE



10,520
Population

3 MILE



41,267
Population

5 MILE



118,863
Population



3,873
Est. Households



14,560
Est. Households



42,168
Est. Households



\$17.5M
Consumer Spending



\$348.6M
Consumer Spending



\$632M
Consumer Spending

HOUSTON, TEXAS

#2 IN BEST PLACES TO LIVE IN TEXAS
-FORBES, 2024

Houston, Texas is a vibrant and diverse city that stands as the fourth-largest in the United States, known for its unique blend of southern charm and cosmopolitan allure. Located in the southeastern part of the state, Houston boasts a rich cultural tapestry, with a thriving arts scene, world-class museums like the Museum of Fine Arts and the Menil Collection, and a burgeoning culinary landscape featuring a wide array of international cuisines. The city is synonymous with the space industry, home to NASA's Johnson Space Center, where historic moon landings were orchestrated. Additionally, Houston is a hub for the energy sector, with countless oil and gas companies headquartered here. The city's sprawling landscape is dotted with lush parks, including Hermann Park and Buffalo Bayou Park, providing ample opportunities for outdoor recreation. With a booming economy and a warm, welcoming community, Houston continues to be a beacon of opportunity and diversity in the Lone Star State.



**\$16B TOTAL
ECONOMIC IMPACT**



**±15 MILLION
VISITORS ANNUALLY**

LEASING BROCHURE

RETAIL SPACE AVAILABLE

BAY COLONY CENTER

630-650 FM 517 RD W | DICKINSON, TX 77539

GENESIS

boutique + salon

PIZZA & PAS

EXCLUSIVE LEASING AGENTS:



LUKE ARMETTA

ASSOCIATE, LEASING

D (281) 721-4384 M (832) 621-9524

luke.armetta@matthews.com

License No. 817100 (TX)



PATRICK GRAHAM

MARKET LEADER

D (281) 645-6151

patrick.graham@matthews.com

Lic No. 528005 (TX)

BROKER OF RECORD

PATRICK GRAHAM | LIC NO. 9005919 (TX)

This Leasing Package contains select information pertaining to the business and affairs of 630-650 FM 517 Rd W, Dickinson, TX 77539 ("Property"). It has been prepared by Matthews Real Estate Investment Services™. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence. Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered. In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property. This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.



Information About Brokerage Services

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

11-2-2015



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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date