

Quick Market Statistics: Fourth Quarter 2009

Statistics that attest to the incredible strength of Webster's super-regional market

- **Academy Sports & Outdoors:** Academy, which chose Webster, to build its largest Texas store, 113,000 square feet, touts Webster as one of its top-performing locations within the nation. In fact, Academy operates 112 stores in 12 states with Webster continually performing as the number three store in the company. Academy is one of the nation's largest and most successful sporting goods retailer.
- **Aerospace Capital of the Southwest:** Webster is home to Lockheed Martin's Orion Project – the successor to the Space Shuttle. Orion has brought new capital investment exceeding \$55,000,000 and new employees. Furthermore, in August 2007, NASA announced that Boeing was the recipient of the \$514,000,000 Ares contract. Ares I will launch the Orion crew exploration vehicle and is part of the Constellation program designed to propel astronauts to the moon by 2020. Webster is home to an aerospace sector that consists of more than 17,000 NASA civil servants and contractors. Top aerospace companies call Webster "home," including United Space Alliance, Boeing, Lockheed Martin, Jacobs, Raytheon, and Ad Astra Rocket Company.
- **Award-Winning City:** "Webster Goes Green," an innovative program that encourages, recognizes, and rewards new LEED commercial projects, won international acclaim for 2009 from International Economic Development Council.
- **Baybrook Mall:** located at the intersection of I-45 and Bay Area Boulevard, this top suburban mall accommodates over 18,000,000 visitors annually, consistently outperforming malls in The Woodlands, Sugar Land, and north Houston. This statistic is based upon sales per square foot (\$500). Baybrook Mall is second in sales only to the Houston Galleria and surpasses all other Houston-area malls.
- **Blast Off Theater:** Webster is the proud sponsor of the Blast Off Theater, the only place on Earth where one can experience the thrill of launching into space and view an exclusive Webster video. After blast off, a Mission Briefing Officer provides updates on current space flights and astronaut training activities.
- **Boating and Recreational Destination:** this area is home to the nation's third largest pleasure boat basin. The "Boating Capital of Texas" features Clear Lake, a 2,000 acre inlet of Galveston Bay.
- **Central Business District:** Webster has this nomenclature – the central business district of Clear Lake. When it comes to industry sectors, like medical, biomedical, aerospace, retail, entertainment, hospitality, professional office, higher education, and tourism, Webster outperforms neighboring cities.
- **Cheddar's Casual Café:** this 9,200 square foot fast-casual restaurant, located on Interstate 45 at Magnolia, is the number two Cheddar's in the chain, outperforming more than 75 stores in the United States.
- **Cinemark:** an 18-screen theater, located at Interstate 45 and Magnolia, sells an average of 120,000 tickets each month. Cinemark attracts a super-regional population who resides in more than 14 cities.

- **Class-A Office Growth:** Galaxy II, located at 455 Medical Center Boulevard, opened in September 2008, and is home to Jacobs. Furthermore, Bay Creek I and II, ensconced on 13 acres behind Academy on Rice Creek Lane, is accepting pre-leases. Both premier, green office facilities enhance Webster's professional office footprint.
- **Clear Lake Regional Medical Center:** more than 40 specialties are represented at this tertiary regional referral hospital offering comprehensive inpatient and outpatient medical, surgical, and specialty services. Clear Lake Regional Medical Center employs a staff of 1,800 and is ranked number one in the Houston area and among the top five percent nationwide for Overall Cardiac Services for 2007 by HealthGrades, the nation's leading independent healthcare ratings company. In addition, this hospital is ranked number one in Houston for Coronary Interventional Procedures.
- **Economic Vitality:** Webster's attainment of a successful bond issue to develop infrastructure, like Rice Creek Lane, Water Street, Rogers Drive, and wastewater treatment facility, together with an upgraded bond rating, reflects an expanding local economy and sales tax base with per capita sales nearly five times the national average.
- **Edgewater:** Webster's first master-planned community is underway. Edgewater is a high-end project on over 500 acres, located on NASA Parkway just to the east of Highway 3. Edgewater will add more than 2,600 new residents to Webster's market, along with vibrant, new retail offerings, amid a marina. More than 400 villas have been completed.
- **Fry's Electronics:** this mega-electronics retail destination that encompasses 148,000 square feet is positioned along the new NASA Road I Bypass at Interstate 45 and features interior and exterior NASA Space Station theming. Fry's impressive Webster location consistently performs among the top four in the nation's chain.
- **Gateway to Economic Development:** Webster's quarterly news magazine received international recognition from International Economic Development Council for 2009 for its exceptional content, layout, and platform.
- **Heart & Vascular Hospital:** located at 495 Medical Center Boulevard and connected to Clear Lake Regional Medical Center via a pedestrian skywalk, the Heart & Vascular Hospital opened in April 2007 to provide the region with nationally-recognized cardiac care. The \$100,000,000 facility expands Clear Lake Regional Medical Center's space by 255,000 square feet.
- **Hooters:** Webster's Hooters is one of the top ten locations in the world! Hooters, which is located at the Clear Lake Center, attracts a super-regional clientele.
- **Hotel Growth:** Webster is indisputably the place to land for business travelers, family vacationers, eco-tourists, as well as family and friends of those undergoing treatment in Webster's medical facilities. Webster features 16 hotels and over 1,430 guest rooms. A new Holiday Inn Express is underway at Baybrook Commons. Recently completed is the Holiday Inn Select hotel on Bay Area Boulevard.
- **Hunting and Fishing Licenses:** Texas Parks and Wildlife reports that this area sells more hunting and fishing licenses than any other region within the State. Accessible and plentiful waterways, ample disposable income, sufficient leisure time among a solid workforce, and proximity to wildlife and recreational areas are the reasons behind this statistic.

- IDEV Technologies opened its new headquarters in fall 2009 at 253 Medical Center Boulevard. IDEV, a company celebrated for its research, design, and development of medical devices in the fields of interventional radiology, gastroenterology, vascular surgery, and cardiology, chose Webster because of its renown as the medical center of the south and due to Jeff Mickler's award-winning gold-LEED facility at 251 Medical Center Boulevard.
- LEED-Certified Medical Facility: 251 Medical Center Boulevard is heralded as the first LEED medical facility within the entire Houston MSA and is one of Texas' rare "gold" medical buildings with its stringent environmental design and construction. This medical facility recently won *Houston Business Journal's* prestigious "green project landmark of the year" award. LEED certification is an outstanding achievement based on the results from ratings in five categories, including sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. The 14,500 square foot green roof is the largest in Texas. The first 48,000 square foot edifice opened in May 2007 and is home to a bank, pharmacy, pediatricians, gynecologists, obstetricians, and dentists.
- Main Event Webster: this 65,000 square foot family entertainment venue is consistently the number one location within the company's system, outperforming locations, such as Austin, The Woodlands, Grapevine, Lewisville, Ft. Worth, and Plano. Main Event Webster accommodates 35,000 to 40,000 guests each month.
- Medical Center of the South: Webster's medical service area population is growing rapidly – from 650,000 in 2005 to over 1,500,000 in 2008. Webster's medical center is convenient, centrally located, concentrated, and vibrant. New facilities, renowned physicians, and comprehensive services define Webster's world-class medical center. Within a highly accessible area, Webster's medical center features over thirteen hospitals and major medical facilities.
- Medical Plaza at Clear Lake: Webster's medical center is home to one of the region's newest integrated medical facilities, Medical Plaza at Clear Lake. This 113,000 square foot integrated medical care facility is pioneered by Texas Gulf Coast Medical Group who expanded its services to serve Webster's growing medical service area population who seek integrated, "convenience medicine" or comprehensive health care in one location.
- Residential Explosion: Since January 2007, there are 57,000 new residential units underway in Bay Area Houston. When multiplied by 2.2 (average household size), the power of a Webster location is impressive. According to 2008 population estimates from the Texas State Data Center for Bay Area Houston, Friendswood's population is 33,100; League City's is 68,800; Pasadena's is 152,163, and South Houston's is 2,025,746.
- Restaurant Capital: Webster features over 100 restaurants in its 6.7 square miles, propelling this city into distinction. Some of the restaurant capital's latest offerings include Chipotle, Thai Lemongrass, Baba's Mediterranean Grill, Genghis Grill, McAlister's Deli, Mooyah Burgers, Firehouse Subs, and MichiRu Sushi & Asian Restaurant.
- Retail Powerhouse: Webster features top retailers whose Webster stores outperform other Houston-area locations – Academy Sports & Outdoors, Barnes & Noble, Bed Bath & Beyond, Chair King, Fry's Electronics, Michaels, Old Navy, Stein Mart, RoomStore.

Burlington Coat Factory. and more.

- **Space Center Houston:** Webster's exclusive tourism partnership with Space Center Houston accounts for approximately 40% of the City's hotel occupancy. Space Center Houston markets Webster on its collateral and aligns the City with big names like Pepsi, Lucasfilm, Disney, Pokemon, and more. The City of Webster won the 2008 "partnership award" for its highly successful public-private partnership with Houston's number one attraction – Space Center Houston – NASA's official visitor center.
- **Super-Regional Market:** Webster's market is super-regional because of its strategic location midway between downtown Houston and Galveston, its renown as the "central business district" of Clear Lake, its position as the Medical Center Of The South, Aerospace Capital Of The Southwest, and Retail, Dining, and Entertainment Capital of Clear Lake. Excellent traffic counts along major arteries, like Interstate 45, Bay Area Boulevard, NASA Parkway, Texas Avenue, and Highway 3 are what businesses seek. Webster's developer-friendly credo, along with outstanding demographics, propels Webster's market into the super-regional category. Within a 30-mile radius, the population exceeds 3,200,000.
- **Tax Advantage:** Webster's prime position as the central business district translates into one of the lowest ad valorem tax rates in the region: 0.23 per \$100 valuation. In Webster, commerce is strong, so property tax rates are ultra-low.
- **Tourism:** Webster features 16 hotels with 1,500 guest rooms with an additional hotel slated to open early 2010. Webster's tourism market is fueled by the area's top attraction, strong companies, medical center, and perfect location midway between downtown Houston and Galveston beaches.
- **Traffic Counts that Count:** Webster features exceptional traffic counts on major arteries that are key to businesses' success: Interstate 45 accommodates 250,000 vehicles daily; Bay Area Boulevard touts 100,000 vehicles daily; and NASA Parkway, the "Gateway to NASA," serves 75,000 vehicles each day.