

Central Business District of Bay Area Houston

Economy

The City of Webster is the central business district of Clear Lake in that over 80% of the City is commercial. During the past decade, Webster has become renowned as the retail, dining, and entertainment capital of Bay Area Houston, the medical center of the south, and the aerospace capital of the southwest. Webster's strategic location, key industry sectors, super-regional market, and business-friendly credo contribute to the City's commercial vibrancy.

Retail

Webster's retail stronghold is predicated upon its central location – midway between downtown Houston and Galveston – with exposure and access along key corridors, such as Interstate 45, Bay Area Boulevard, NASA Parkway, Magnolia Avenue, and Highway 3. Webster's trade area is considered "super-regional," consisting of more than 3,200,000 people.

Webster has literally paved the way for retail projects through its Economic Development Corporation, established in 1999, to facilitate significant infrastructure. Webster's retail strength is illustrated by featuring some of the top-performing stores within the entire Houston Metropolitan Statistical Area. For example, Webster's Hooters is the top-performing store in the United States and number four in the world. Webster's Cheddar's Casual Café is the number two store in the chain, outperforming more than 75 stores in the United States.

Webster enjoys being at the top in the commercial arena. Academy Sports & Outdoors built its largest Texas store in Webster, and Fry's Electronics, with its International Space Station-theming, is the largest electronics destination in the region. Main Event, a 65,000 square foot family entertainment venue, touts Webster as its number one location, outperforming stores in Austin, Plano, and The Woodlands. From Barnes and Noble to Bed, Bath & Beyond to Stein-Mart, Webster features the demographics that propel many of its retailers to the top.

Webster's tourism partner, Space Center Houston, NASA's official visitors' center, accounts for a significant visitor population that shops, dines, stays, and plays in the City. More than 3,000,000 visitors land in the Webster market annually. Webster's retail



Academy choose Webster to build its largest Texas Store.



Fry's Electronics, 148,000 square feet of state-of-the-art electronics, choose Webster for its Space Station-themed electronics destination.



Webster's Hooters continually performs within the top ten world-wide.



Webster's Cheddar's Casual Café performs as the number two store in the chain of more than 60 locations.



Main Event Entertainment features its top-performing location in Webster.

stronghold is derived from its excellent mix of industry sectors, including tourism, medical, aerospace, office, and higher education, in conjunction with its strategic positioning in the nucleus of Clear Lake.

Medical

For the past decade, Webster's emergence as the medical center of the south has been fueled by impressive, new, state-of-the-art facilities, with more than 2,200 renowned physicians who perform comprehensive procedures and services for a service area population that has exploded. Webster's medical center accommodates 1.5 million patients annually, and that number is expected to escalate within the next two years.

While Houston features the "medical center of the north," Webster's position as the "medical center of the south" is solidified by four essential components: 1) unprecedented residential growth within a 15-mile radius; 2) established medical facilities and physician base; 3) new and expanding medical facilities; and 4) convenience and mobility.

Webster's Medical Center encompasses a two-mile radius spanning NASA Parkway, Texas Avenue, Blossom, Orchard, Medical Center Boulevard, and Highway 3. The entire district is easily navigable with free parking and patient-friendly access.

Aerospace

While NASA-Johnson Space Center is in Webster's back yard, just four miles east of I-45 along NASA Parkway, Webster is home to top aerospace companies. United Space Alliance, Lockheed Martin, Boeing, Raytheon, and Ad Astra Rocket Company have a significant presence in the City. From the early Gemini, Apollo, and Skylab projects to today's International Space Station and Space Shuttle programs and to tomorrow's Orion Exploration Vehicle, JSC leads NASA's human space exploration initiative.

Johnson Space Center, NASA Mission Control, and United States Human Space Exploration activities account for more than 17,000 jobs with more than \$2.5 billion in personal income, a highly-educated workforce, and strong community partnerships. Lockheed Martin Corp. was awarded the contract to design, develop, and build Orion, NASA's shuttle successor. The Orion contract is valued at \$4.2 billion and is expected to create 1,100 jobs for the Webster area. JSC administers over \$4 billion in federal aerospace contracts annually.



The renowned Clear Lake Regional Medical Center completed the Heart & Vascular Hospital in 2007.



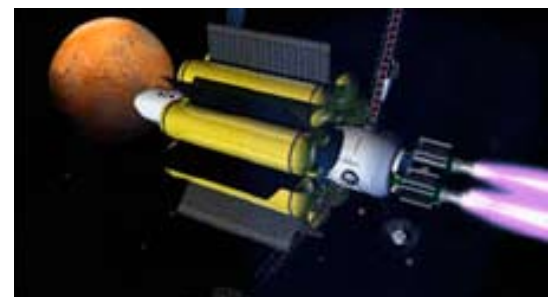
251 Medical Center Boulevard is the region's first Gold LEED-certified medical facility and features the State's largest living roof.



JSC, located in Webster's backyard, is "Mission Control" for human space flight.



Future astronauts will fly into space aboard Lockheed Martin's Orion space capsule, which is being developed in Webster.



Webster's Ad Astra's VASIMR engine will enable interplanetary flights.