



Brazos Mall

LAKE JACKSON, TEXAS

amc

Brazos Mall

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Centennial

LAKE JACKSON **GREATER HOUSTON AREA**

RANKED THE **14TH BEST COUNTY IN TEXAS** TO LIVE IN, BRAZORIA COUNTY IS HOME TO WELL OVER 370,000 RESIDENTS AND IS THE **8TH MOST DIVERSE COUNTY IN TEXAS**.

THE MEDIAN HOUSEHOLD INCOME IN BRAZORIA COUNTY IS **19% HIGHER** THAN THE STATE OF TEXAS.

BRAZORIA COUNTY HOSTS A **ROBUST BUSINESS CLIMATE**, **CONNECTING** WITH THE WORLD THROUGH INTERNATIONAL DEEPWATER PORT, PORT FREEPORT.

SINCE 2013, THERE HAS BEEN **\$31 BILLION IN INDUSTRIAL INVESTMENT** IN BRAZORIA COUNTY.

HOME TO ONE OF THE **LARGEST PETROCHEMICAL COMPLEXES IN THE WORLD**, MORE THAN **\$30 BILLION** HAS BEEN INVESTED HERE BY THE PETROCHEMICAL INDUSTRY.



9%

INCREASE IN HOME
VALUES OVER THE
PAST YEAR



18%

POPULATION
GROWTH FROM
2010-2020

PROPERTY AERIAL

BRAZOS MALL HAS A PRIME LOCATION IN THE MARKET WITH EXCELLENT VISIBILITY, SEEING 100,8K+ VEHICLES PER DAY.



FM 2004 CPD - 18,313

LAKE ROAD CPD - 9,064

288 HIGHWAY 288 CPD - 44,091

332 HIGHWAY 332 CPD - 29,363

Dillard's

urbanAir
ADVENTURE PARK

amc
THEATRES

BRAZOS
MALL

JCPenney

ULTA
BEAUTY

T.J. maxx
HomeGoods

332

332
TEXAS

288
TEXAS

Mistletoe St

Tamarisk Trail

Tulip Trail

Any Way St

Mesquite St

Linden

Oak Dr

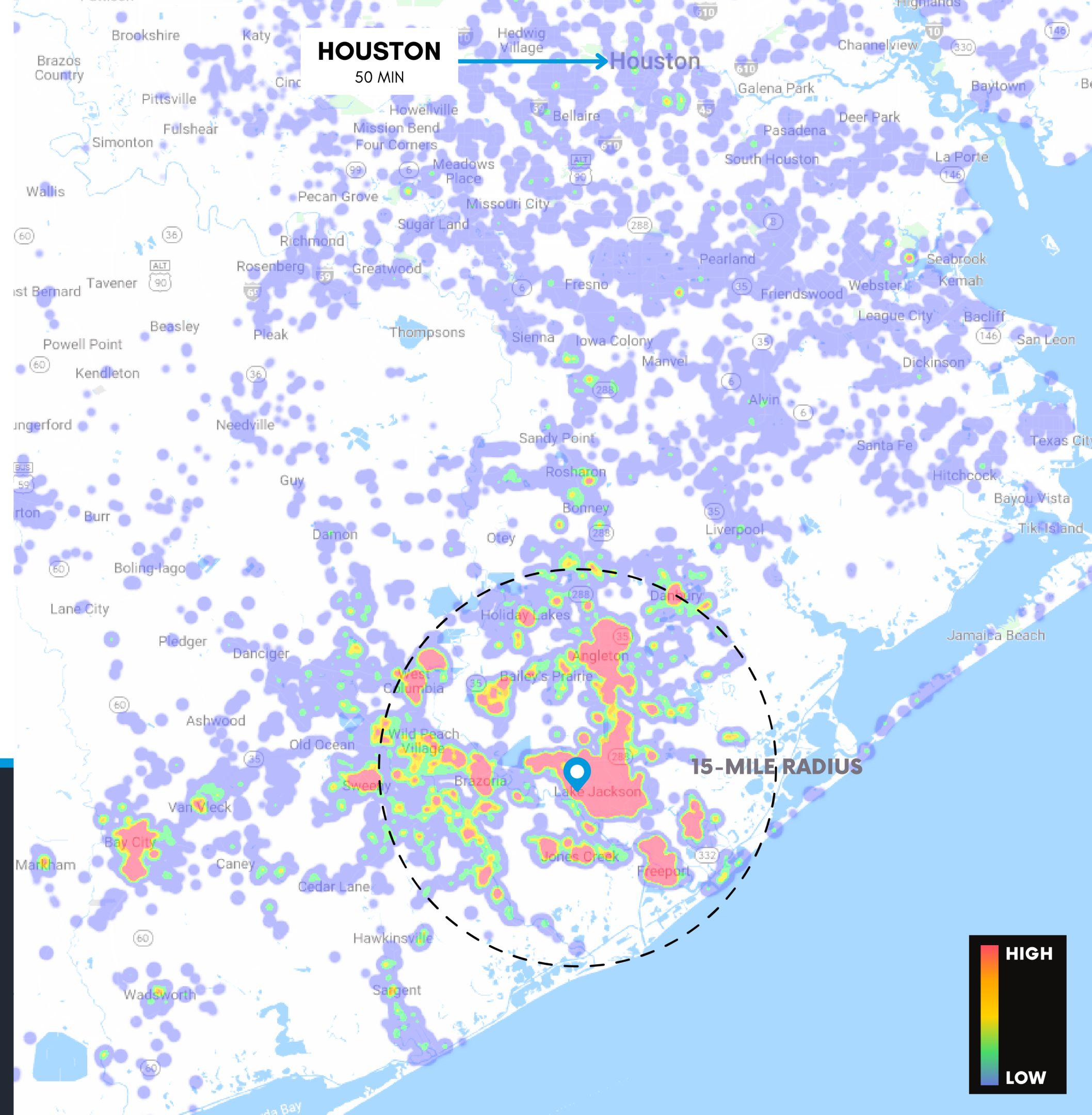
TRAFFIC DATA

Annual Number of Visits	3.4M
Annual Avg. Visit Frequency	9.78
Avg. Dwell Time	91 MINS

10-MILE RADIUS DEMOGRAPHICS

Population	96,953
Daytime Population	109,946
Households	35,552
Family Households	24,366
Average HHI	\$86,000
College Degree	55%

4,890+ HOUSEHOLDS
WITHIN 5 MILES OF BRAZOS MALL
EARN \$125,000 OR HIGHER





OUR TYPICAL CUSTOMER

DATA BASED ON 5-MILE DEMOGRAPHICS

SPENDING PATTERNS

Avg. Household Income	\$96,076	+	ABOVE U.S. AVERAGE
Household Income \$200K+	8.6%	+	
Avg. Discretionary Income	\$61,069	+ 1.9X	
Discretionary Income \$150K+	4.6%	+ 1.8X	

GENERATIONAL BREAKDOWN

Millennial	22.7%
Gen X	18.6%
Baby Boomers	20.7%

CUSTOMER LOYALTY

LOYALTY CLASSIFIED AS 2+ VISITS



3.3M OF OUR CUSTOMER VISITS ARE LOYAL MAKING US THEIR GO-TO SHOPPING DESTINATION.



POP-UPS



KIDS-EVENTS



HOLIDAY

MORE THAN 20 EVENTS EACH YEAR WITH THOUSANDS OF ATTENDEES



HALLOWEEN



BACK TO SCHOOL



MOTHER'S DAY

NATIONAL LEASING

JAKE DATNOFF

JDANTNOFF@CENTENNIALREC.COM

205.795.4131



Brazos Mall

 SHOPBRAZOSMALL.COM

