



Brazos Mall

LAKE JACKSON, TEXAS



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 101.2K+ VEHICLES PER DAY.



FM 2004 CPD - 19,076

LAKE ROAD CPD - 8,753

288 TEXAS HIGHWAY 288 CPD - 44,091

332 TEXAS HIGHWAY 332 CPD - 29,363

Dillard's

urban Air
ADVENTURE PARK

AMC
THEATRES

BRAZOS
MALL

JCPenney

ULTA
BEAUTY

TJ-maxx
HomeGoods

332

Oak Dr

Any Way St

Mesquite St

Mistletoe St

Tamarisk Trail

Tulip Trail

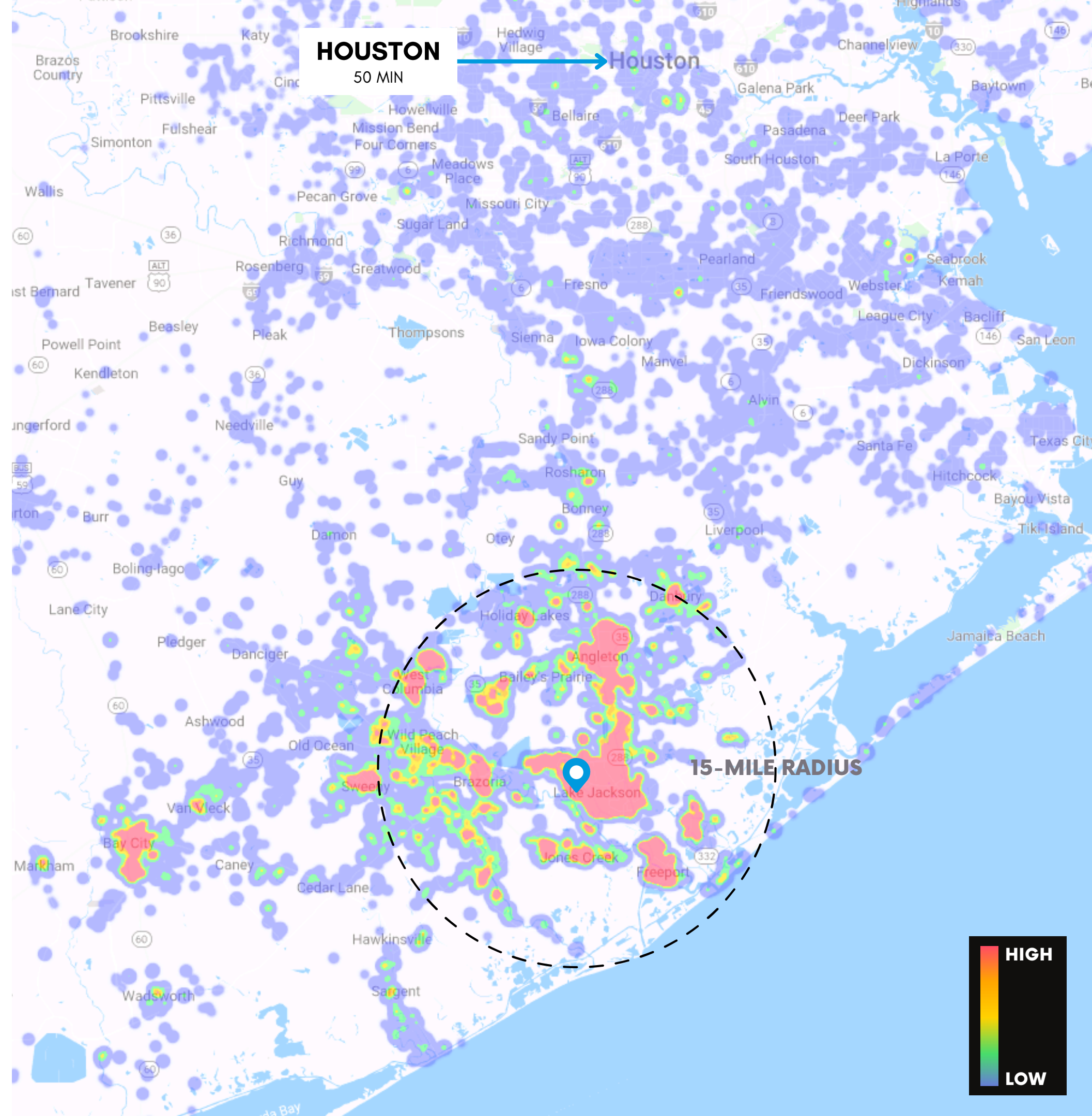
Ryan Expy

TRAFFIC DATA

Annual Number of Visits	3.5M
Annual Avg. Visit Frequency	10.38
Avg. Dwell Time	64 MINS

TRUE TRADE AREA DEMOGRAPHICS

Population	96,838
Daytime Population	109,946
Households	37,284
Family Households	25,157
Average HHI	\$94,718
College Degree	57%





OUR CORE CUSTOMER

DATA BASED ON 5-MILE DEMOGRAPHICS

SPENDING PATTERNS

ABOVE U.S. AVERAGE

Avg. Household Income	\$107,794	+
Household Income \$200K+	12.5%	+
Avg. Discretionary Income	\$65,010	+
Discretionary Income \$150K+	5.4%	+

PSYCHOGRAPHICS

Singles & Starters **18.9%**

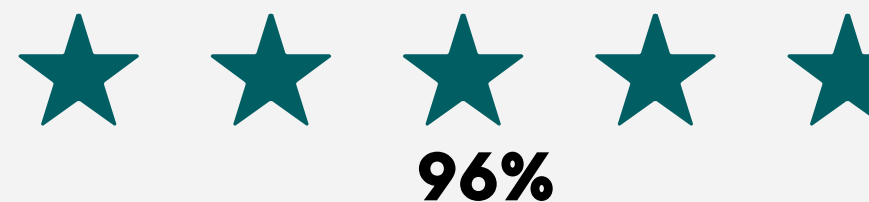
Young singles starting out and some starter families living a city lifestyle

Booming With Confidence **11.2%**

Prosperous, established couples in their peak earning years living in suburban homes

CUSTOMER LOYALTY

LOYALTY CLASSIFIED AS 2+ VISITS



3.1M OF OUR CUSTOMER VISITS ARE LOYAL MAKING US THEIR GO-TO SHOPPING DESTINATION.



MORE THAN 20 EVENTS EACH YEAR WITH THOUSANDS OF ATTENDEES



NATIONAL LEASING

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Brazos Mall

SHOPBRAZOSMALL.COM



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