



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 94.4K+ VEHICLES PER DAY.



FM 2004 CPD - 17,926

LAKE ROAD CPD - 9,508

288 TEXAS HIGHWAY 288 CPD - 43,573

332 TEXAS HIGHWAY 332 CPD - 23,373

Dillard's

Urban Air
ADVENTURE PARK

AMC
THEATRES

BRAZOS
MALL

JCPenney

ULTA
BEAUTY

T.J. maxx
HomeGoods

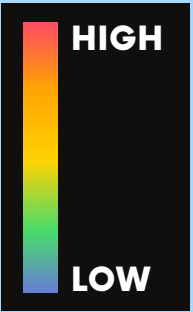
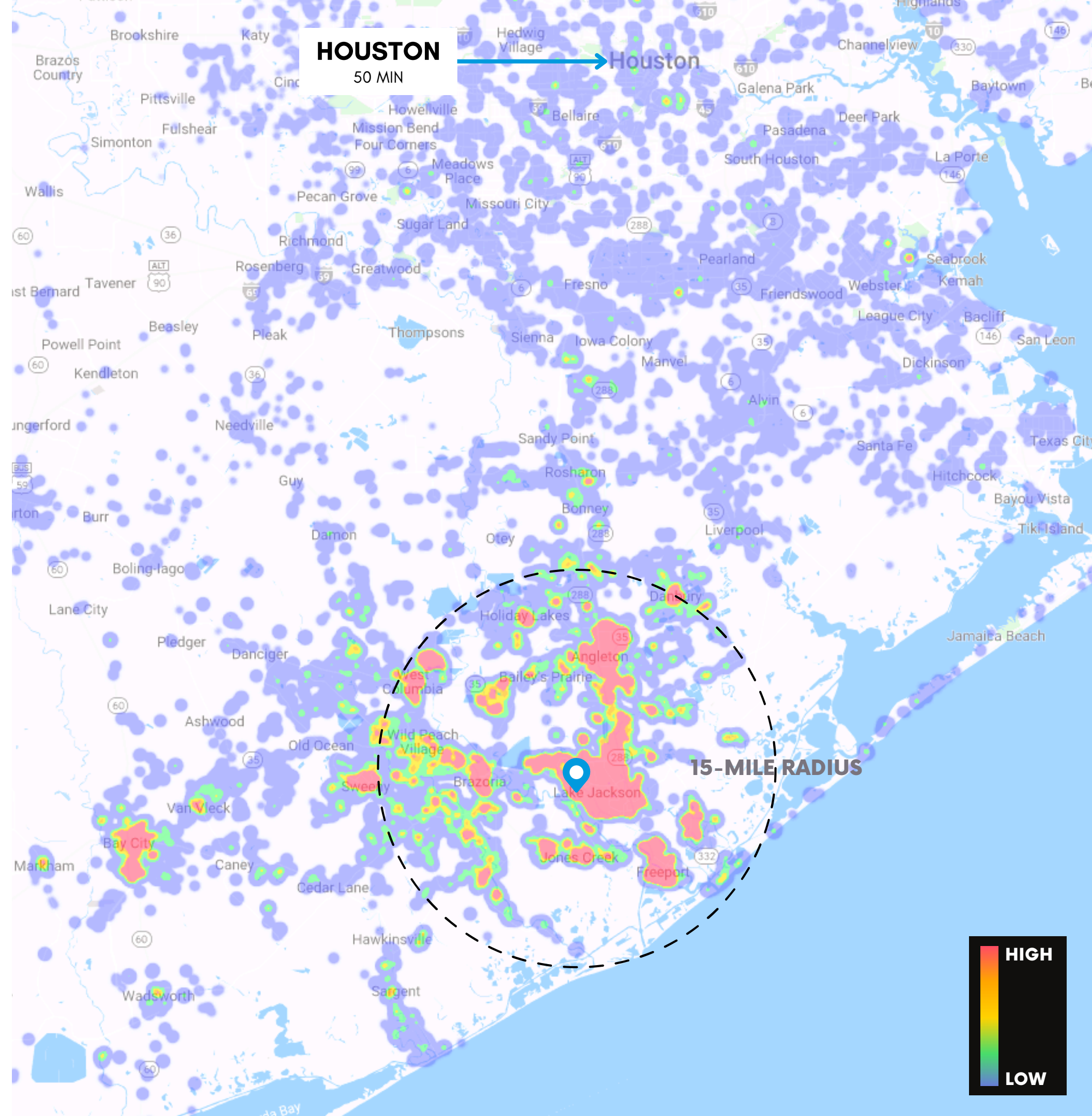
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TRAFFIC DATA

Annual Number of Visits **3.6M**
Annual Avg. Visit Frequency **10.7**
Avg. Dwell Time **64 MINS**

TRUE TRADE AREA DEMOGRAPHICS

Population **94,693**
Daytime Population **105,882**
Households **36,541**
Family Households **24,636**
Average HHI **\$95,901**
College Degree **57.6%**





OUR CORE CUSTOMER

DATA BASED ON 5-MILE DEMOGRAPHICS

SPENDING PATTERNS

ABOVE U.S. AVERAGE

Avg. Household Income	\$103,895	+
Household Income \$200K+	11.8K	+
Avg. Discretionary Income	\$62,471	+
Discretionary Income \$150K+	3.1%	+

PSYCHOGRAPHICS

Singles & Starters **14%**

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

Booming With Confidence **10.4%**

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

CUSTOMER LOYALTY

LOYALTY CLASSIFIED AS 2+ VISITS



96%

3.49M 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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 SHOPBRAZOSMALL.COM



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