

BRAZOS MALL

LAKE JACKSON, TEXAS



BRAZOS MALL

OVERVIEW

- Brazos Mall is a one-level enclosed regional shopping center anchored by Dillard's, Sears, and JCPenney.
- Brazos Mall is the only mall in Brazoria County and draws customers from a 50-mile radius. Located approximately 45 minutes south of Houston, the area population has grown significantly in recent years.
- Recent additions to the center include a Starplex Cinema, a food court and updated interior decor. The new 14-screen Starplex Cinema is the only entertainment complex within 40 miles.
- Key retailers include Ross Dress for Less, Aeropostale, Victoria's Secret, American Eagle Outfitters, Chuck E. Cheese and over 60 specialty stores.
- A community of families, the area is home to more than 55,000 students in grades 1-12 and 10,000 college students, while more than 40 percent of area households have children less than 18 years-of-age living at home.

PROPERTY INFORMATION

Location

100 Highway 332 West
Lake Jackson, TX
www.shopbrazosmall.com

Regional Access

Highway 288

Description

One-level enclosed shopping center

Major Stores

Dillard's, Sears, JCPenney, Starplex Cinema, Victoria's Secret, Ross Dress for Less, and Chuck E. Cheese

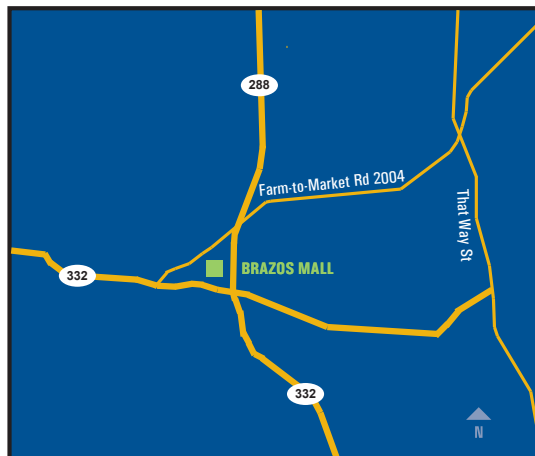
Number of Stores
80

Total Retail Sq. Ft.
684,165

Parking
3,775 spaces

Opened
1976

PROPERTY LOCATION



TRADE AREA PROFILE

Population

2015 Projection: 221,380
2010 Estimate: 205,732
2000 Census: 188,772

Population Age

36% Age Under 25
43% Age 25-54
21% Age 55+
Median Age: 34

Household Income

\$66,481 Average Income
68% Income Over \$35,000

Total Households

70,378

30-mile ring

Source: Urban Retail Properties, LLC
Market Research
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