



Centennial

CentennialRec.com



**WELCOME TO  
BRAZOS MALL**

# OVERVIEW

**PROPERTY NAME:**

Brazos Mall

**CITY/STATE:**

Lake Jackson, TX

**PROPERTY TYPE:**

Regional Mall

**LONGITUDE/LATITUDE:**

29.0562, -95.4575

**SQ FT:**

618,000

**KEY RETAILERS:**

Dillard's  
JCPenney  
Hibbett Sports  
Buckle  
Ross  
Victoria's Secret  
HomeGoods - Coming Soon

**RESTAURANTS & ENTERTAINMENT:**

AMC  
Powerhouse Gym  
Texas Roadhouse  
Chuck E. Cheese

**BUILT/RENOVATED:**

1976, 2007, 2017



**Brazos  
Mall**

CENTENNIAL COLLECTION

**A STRATEGICALLY LOCATED CENTER PRIMED TO BENEFIT FROM CENTENNIAL'S RETAIL HERITAGE.** Brazos Mall is the only major enclosed regional mall in Brazoria County. Last updated in 2017, the mall houses over 70 retail stores in addition to its three anchor stores. Centennial is planning extensive renovations and improvements to continue in 2018 to offer the growing consumer base a modern mix of retail, shopping and entertainment options. The cosmetic and strategic upgrades will include a new look and feel at the mall, as well as a new HomeGoods and in-line specialty retailers.

# DEMOGRAPHICS → AT A GLANCE

## POPULATION

|                       | TRADE AREA |
|-----------------------|------------|
| 2017 TOTAL POPULATION | 193,206    |
| 2022 TOTAL POPULATION | 205,156    |
| POPULATION GROWTH     | 6.2%       |

## HOUSEHOLDS

|                       | TRADE AREA |
|-----------------------|------------|
| 2017 TOTAL HOUSEHOLDS | 67,065     |
| 2022 TOTAL HOUSEHOLDS | 71,677     |
| HOUSEHOLD GROWTH      | 6.9%       |



## DAYTIME EMPLOYMENT

|                  | TRADE AREA |
|------------------|------------|
| TOTAL BUSINESSES | 6,473      |
| TOTAL EMPLOYEES  | 73,633     |

## INCOME

|                   | TRADE AREA |
|-------------------|------------|
| HOUSEHOLD AVERAGE | \$84,328   |
| HOUSEHOLD MEDIAN  | \$65,454   |
| PER CAPITA INCOME | \$29,272   |



## HOUSEHOLD INCOME

|                   | TRADE AREA |
|-------------------|------------|
| \$50,000 OR MORE  | 60.6%      |
| \$75,000 OR MORE  | 43.5%      |
| \$100,000 OR MORE | 30.4%      |
| \$150,000 OR MORE | 13.0%      |

## RACE/ETHNICITY

|                    | TRADE AREA |
|--------------------|------------|
| WHITE              | 71.4%      |
| BLACK              | 12.1%      |
| ASIAN              | 2.2%       |
| OTHER              | 14.4%      |
| HISPANIC OR LATINO | 33.7%      |

## AGE

|            | TRADE AREA |
|------------|------------|
| MEDIAN AGE | 36.9       |

## EDUCATION & OCCUPATION LEVELS

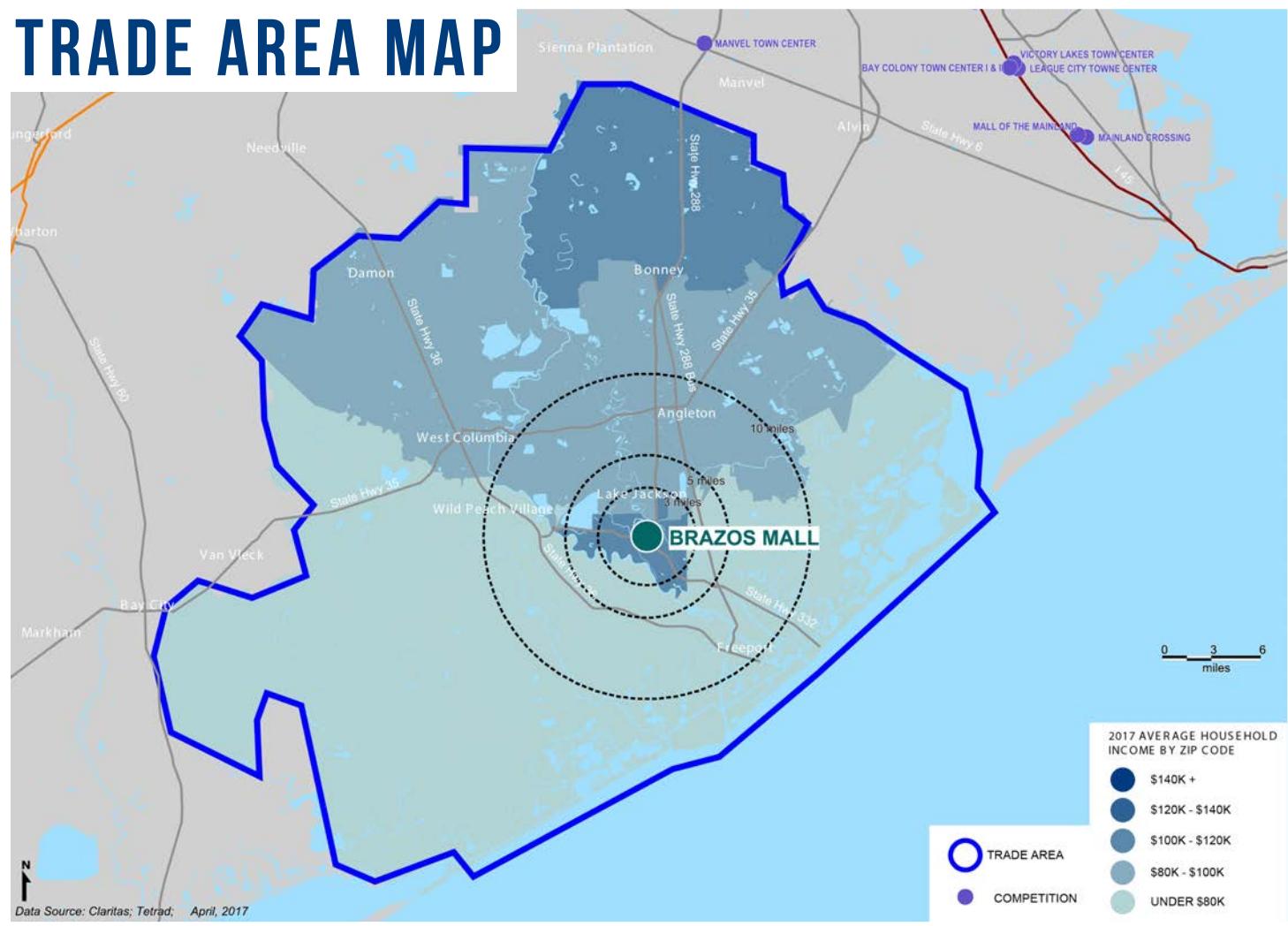
|                   | TRADE AREA |
|-------------------|------------|
| COLLEGE GRADUATES | 18.2%      |
| WHITE COLLAR      | 52%        |



# SITE MAP



# TRADE AREA MAP



## MARKET INFORMATION

| COLLEGES/UNIVERSITIES                | LOCATION     | # OF STUDENTS | MAJOR EMPLOYERS                   | EMPLOYEE COUNT | TOURISM               |
|--------------------------------------|--------------|---------------|-----------------------------------|----------------|-----------------------|
| BRAZOSPORT COLLEGE                   | LAKE JACKSON | 4,221         | INDUSTRIAL CONTRACTORS            | 8,050          | MAJOR HOTELS          |
| PUBLIC DISTRICTS                     | # OF SCHOOLS | # OF STUDENTS | THE DOW CHEMICAL COMPANY          | 3,900          | # OF ROOMS            |
| LAKE JACKSON, TX                     | 6            | 3,690         | TX DEPT CRIMINAL JUSTICE          | 2,409          | CLARION INN           |
| TRADE AREA                           | 38           | 24,901        | THE INFINITY GROUP                | 2,258          | LA QUINTA INN         |
| <b>AREA ATTRACTIONS</b>              |              |               |                                   |                |                       |
| SEA CENTER TEXAS                     |              |               | BRAZOSPORT ISD                    | 1,699          | COLUMBIA LAKES RESORT |
| GULF COAST BIRD OBSERVATORY          |              |               | BRAZORIA COUNTY                   | 1,335          | 132                   |
| MOTOR SPEEDWAY RESORT HOUSTON        |              |               | OLIN CORP                         | 1,087          | 135                   |
| SAN BERNARD NATIONAL WILDLIFE REFUGE |              |               | PHILLIPS 66                       | 1,030          | 107                   |
| BEACHES                              |              |               | BASF CORP                         | 961            |                       |
|                                      |              |               | BRAZOSPORT REGIONAL HEALTH SYSTEM | 650            |                       |

These maps/site plans are not a representation, warranty or guarantee as to size, location, identity of any tenant, address or any other physical indication or parameter of the property and are for use as approximated information only.



Brazos Mall  
CENTENNIAL COLLECTION

BRAZOS MALL

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Lake Jackson, TX 77566

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## CONTACT US

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