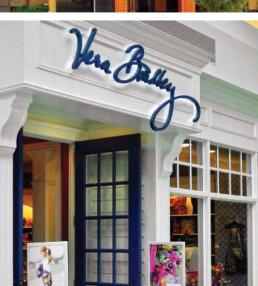
BAYBROOK MALL

FRIENDSWOOD, TEXAS











AFFLUENT, GROWING MARKET

- Baybrook Mall is located within the Greater Houston Metro Service Area, recognized as one of the nation's fastest-growing areas.
- The trade area attracts an educated workforce due to the low cost of living, diverse economic base and strong job growth.
- Strategically located at the dynamic intersection of I-45 South and Bay Area Boulevard.
- Baybrook Mall has excellent access and is known for its convenience to the densely populated commercial and residential neighborhoods of Clear Lake.
- Growth in the area is fueled by a diverse economy and is supported by an assortment of major industries, including aerospace engineering, bioscience/biotechnology R&D, chemical and plastics, and health care.
- Major companies include NASA/Johnson Space Center, The Boeing Company, Lockheed Martin, Clear Creek Independent School District, Clear Lake Regional Medical Center, Equistar Chemicals, Jacobs Engineering, Bayshore Medical Center, and Industrial Specialists. Inc.

STRONG SALES AND HOT RETAILERS

- Department store volumes are all above Houston average.
- Anchored by favorites Dillard's, Forever 21, jcpenney, Macy's and Sears, which offer a broad assortment of merchandise and reflect the center's strong presence in the market.
- 18 million visits per year.
- Baybrook Mall features an exciting variety of many of the most sought-after, point-of-difference retailers in America, including Abercrombie & Fitch, American Eagle Outfitters, Apple, Banana Republic, Caché, Chico's, Coach, Coldwater Creek, Garage, H&M, The LEGO Store, Michael Kors, Sephora, Talbots, White House | Black Market and Williams-Sonoma. The Cheesecake Factory and P.F. Chang's China Bistro offer full-service dining options.

TOP TWO PERFORMING CATEGORIES

- Home entertainment and electronics
- Jewelry

MALL INFORMATION

LOCATION: High-profile presence at I-45 South at Bay Area Boulevard in Friendswood, TX

MARKET: Houston

DESCRIPTION: One-level, enclosed, regional shopping center

ANCHORS: Dillard's, Macy's, jcpenney, Sears, Forever 21

TOTAL RETAIL SQUARE FOOTAGE: 1,293,593

PARKING SPACES: 5,725

OPENED: 1978

EXPANDED: 1984

RENOVATED: 1994, 2004

DAILY TRAFFIC COUNTS:

165,000 Vehicles I-45 South/Gulf Freeway 52,000 Vehicles Bay Area Boulevard

TRADE AREA PROFILE

2013 POPULATION 787,655

2018 PROJECTED POPULATION 853,945

2013 HOUSEHOLDS 279,239

2018 PROJECTED HOUSEHOLDS 301,955

2013 MEDIAN AGE 35.1

2013 AVERAGE HOUSEHOLD INCOME \$83,745

2018 PROJECTED AVERAGE HOUSEHOLD INCOME \$89,819

5 - MILE RADIUS

2013 POPULATION 191,052

2018 PROJECTED POPULATION 206,859

2013 HOUSEHOLDS 72,672

2018 PROJECTED HOUSEHOLDS 78,612

2013 MEDIAN AGE 36.6

2013 AVERAGE HOUSEHOLD INCOME \$96,158

2018 PROJECTED AVERAGE HOUSEHOLD INCOME \$100,906

DAYTIME EMPLOYMENT

3 - MILE RADIUS 41,164

5 - MILE RADIUS 85,711

Source: Nielsen

