



BAYBROOK EAST

RETAIL SPACE AND PAD OPPORTUNITIES

SEC I-45 & El Dorado Blvd. Houston, TX MSA



Regency
Centers.

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BAYBROOK EAST NEW PHASE COMING SOON



BE *Inspired*
BAYBROOK EAST

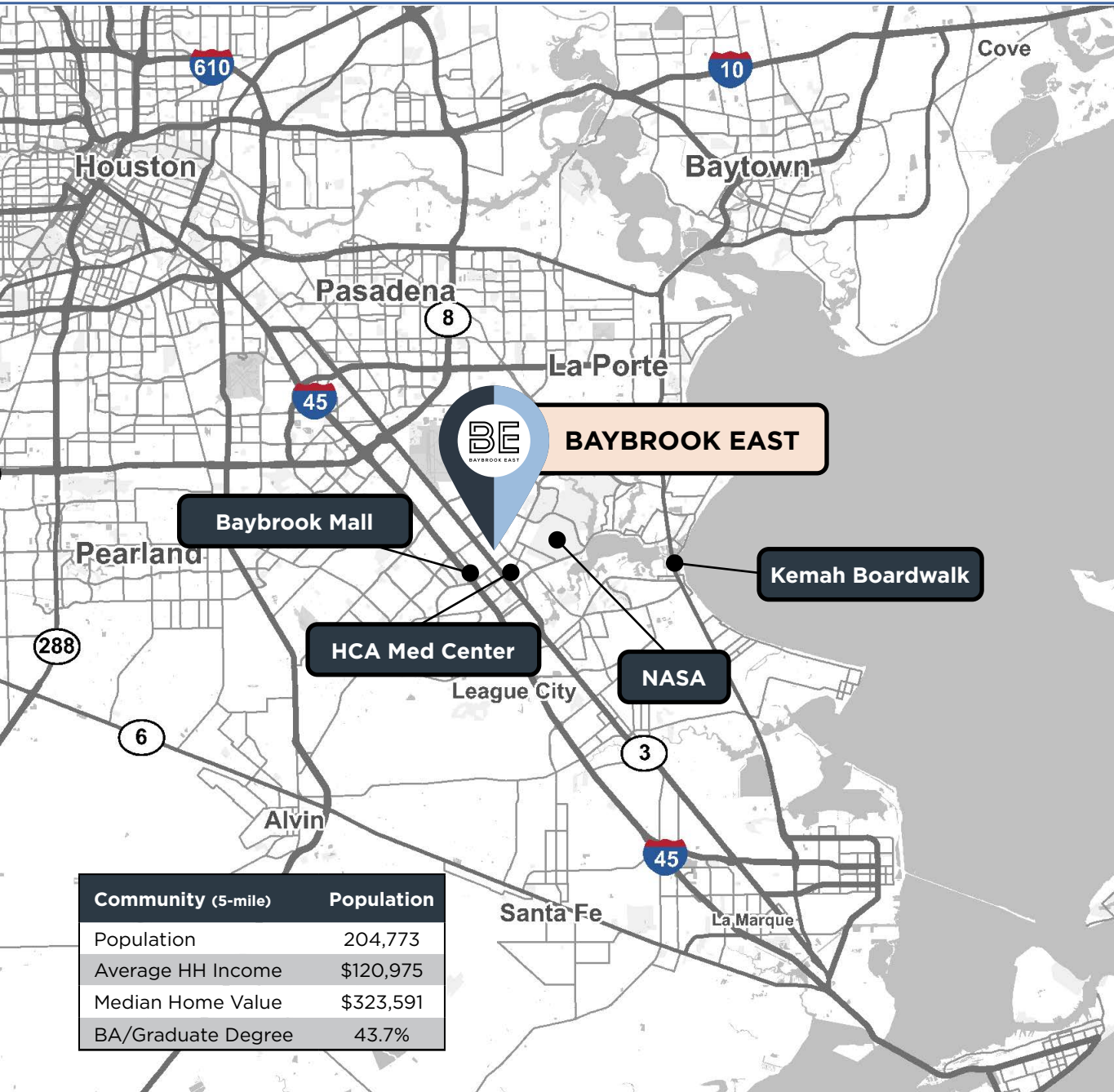
NEW PHASE AND PAD OPPORTUNITIES

Baybrook East offers a full spectrum of restaurants, exciting placemaking, and sensational shopping.

This additional phase will include additional retail space. Combined with the existing H-E-B and H-E-B fuel center, shops and outparcels, the entirety of Baybrook East will be approximately 160,000 SF of quality retail, and cater to a wide array of dining options for the consumer. This merchandising mix is specifically curated to meet a need within the existing market.



BAYBROOK EAST NEW PHASE COMING SOON



Community (5-mile)	Population
Population	204,773
Average HH Income	\$120,975
Median Home Value	\$323,591
BA/Graduate Degree	43.7%

BE Here

BAYBROOK EAST

Positioned midway between downtown Houston and Galveston, Baybrook East sits at the heart of a vibrant commercial sector – home to more than **21,000 businesses** and **400,000 full-time employees** in a 15 mile radius.

Some of the top nearby growth industries have historically included aerospace, tourism, and medical. The nearby hospitals uphold the area’s reputation as the **“medical center of the South.”**



21,000+
BUSINESS



400K+
FULL-TIME EMPLOYEES



BE Unique

BAYBROOK EAST

Points of Interest

BAYBROOK MALL

#3

**PERFORMING MALL
IN HOUSTON MSA**

by sales per SF. The mall has more than 1.8M SF, 99% occupancy and 200 retailers

1M+ SF

of Medical Usage

Employment

* 3-mile radius



93K+

DAYTIME POP.*

24%

WORKPLACE POP.
in Health Care*

127K+

VPD DAILY
I-45 Commuters

Tourism

** Visits annually



1M

NASA SPACE CENTER**

6M

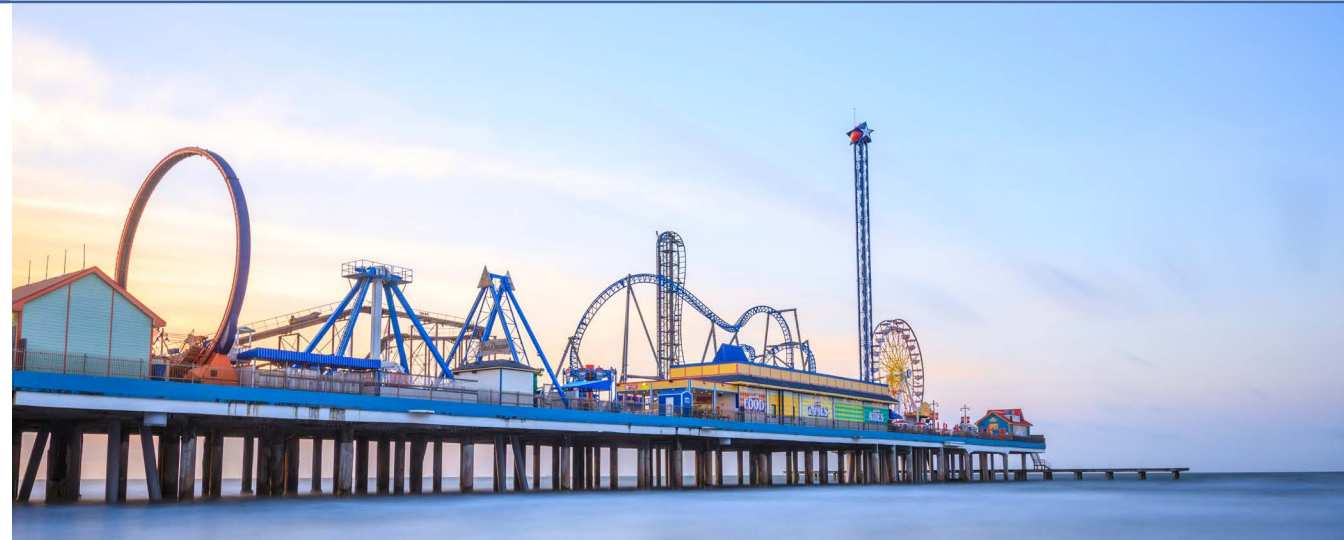
GALVESTON BEACHES**

4M

KEMAH BOARDWALK**

14M+

HOBBY AIRPORT**



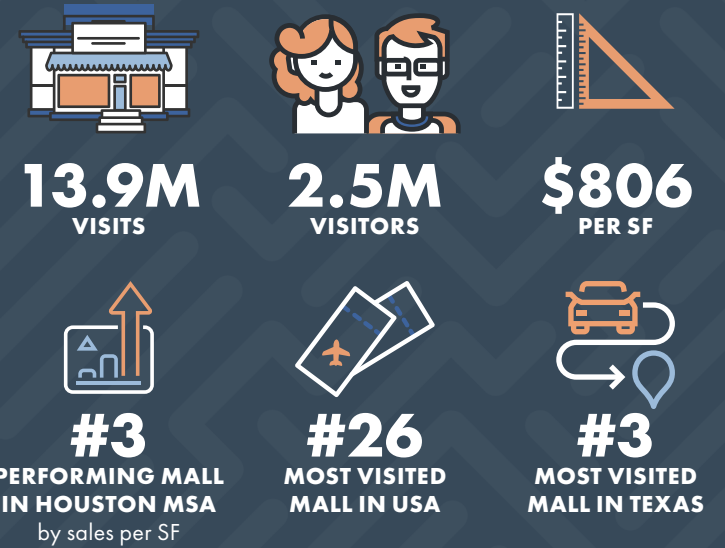
BAYBROOK EAST NEW PHASE COMING SOON



BE Seen

BAYBROOK EAST

Baybrook Mall



Baybrook East's H-E-B



*Source: Green Street & Placer



Part of the Neighborhood



215K+
POPULATION
5-Mile Radius

233K+
DAYTIME POPULATION
5-Mile Radius



Booming with Confidence
10.5%*

- Prosperous, established couples in their peak earning years living in suburban homes
- Affluent, Highly Educated, Savvy-Invested, Active
- Ages 51 - 65
- Single Family Homeowners



Flourishing Families
10.5%*

- Affluent, middle-aged families and couples earning prosperous incomes and living very comfortable and active lifestyles
- Charitable Family-oriented activities, Athletic Activities,
- Ages 36 - 45 with children between 13-18
- Single Family Homeowners



Singles and Starters
20.6%*

- Young singles starting out and some starter families living a city lifestyle
- Single Adults & Couples without Children
- Foodies, Digitally Savvy
- Ages 25-30
- Rents in Multi-Family Units

	1-Mile	3-Mile	5-Mile	10-Min Drive
Population	11,412	79,105	204,773	151,475
Total Daytime Population	14,611	86,583	206,209	167,198
Average Household Income	\$ 86,998	\$ 103,971	\$ 120,975	\$ 104,557
Median Home Value	\$235,840	\$267,435	\$323,591	\$279,850

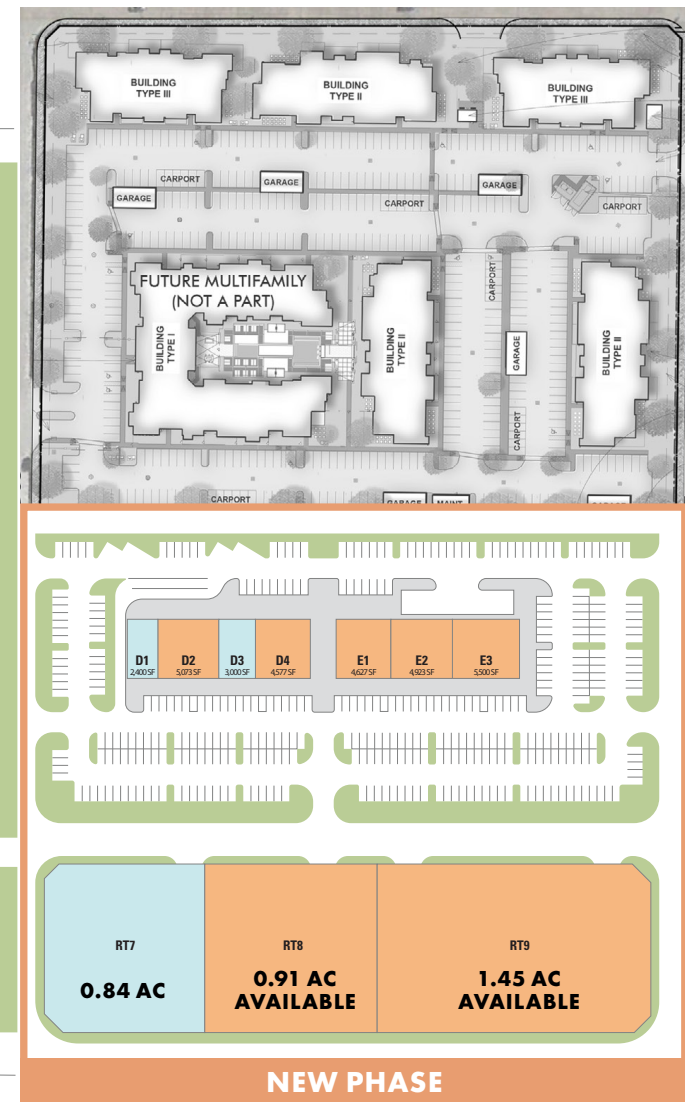
PHASE I OPPORTUNITIES



■	LEASED	SIZE
110	DAVE'S HOT CHICKEN	2,866
120	TWIN LIQUORS	3,506
130	ONE MEDICAL	4,258
205	PRIME IV HYDRATION & WELLNESS	1,491
220	FLOYD'S 99 BARBERSHOP	1,400
230	BAY COLONY NAIL SPA	2,500
240	PARRY'S PIZZERIA & TAPHOUSE	5,204
RT1	JPMORGAN CHASE BANK	.61 Acre Pad
RT2	7BREW	.68 Acre Pad
RT5	THE TACO STAND	.71 Acre Pad
RT6	IN-N-OUT BURGER	1.12 Acre Pad
■	AVAILABLE	SIZE
210	FIRST GENERATION AVAILABLE	2,011
300	FIRST GENERATION AVAILABLE	6,429
RT3	AVAILABLE	1.01 Acre Pad
RT4	AVAILABLE	1.12 Acre Pad

■ AVAILABLE
 ■ LEASED
 ■ AT LEASE
 NAP (NOT A PART)

BAYBROOK EAST NEW PHASE COMING SOON



PHASE II OPPORTUNITIES

■ AVAILABLE

UNIT	SIZE
D2	5,073
D4	4,577
E1	4,627
E2	4,923
E3	5,500

■ LEASED

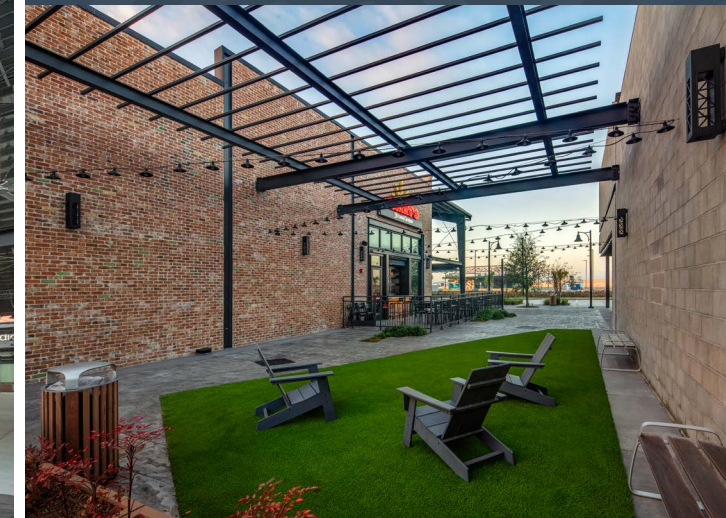
UNIT	SIZE
D1 Restaurant	2,400
D3 Veterinarian	3,000

■ AVAILABLE ■ LEASED ■ AT LEASE □ NAP (NOT A PART)

BAYBROOK EAST NEW PHASE COMING SOON



BE *Impressed*
BAYBROOK EAST





BAYBROOK EAST

About Regency

For 60 years, Regency Centers® has owned, operated, and developed leading retail centers that are exceptionally merchandised and maintained. Our legacy of success is evidenced by 480+ thriving centers, 23 regional offices, and properties in most major U.S. markets.

We focus on **MERCHANDISING** in order to find the right mix of the best operators and unique retailers to increase consumer interest.



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We considerably incorporate **PLACEMAKING** to create a more inviting environment to increase dwell time, shopper experience, and attract new shoppers to the location.

Finally, we make sure we are **CONNECTING** the centers with our communities by utilizing technology, sustainability, and targeted consumer engagement.

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