BAYBROOK EAST

RETAIL SPACE AND PAD OPPORTUNITIES

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



Regency Centers.

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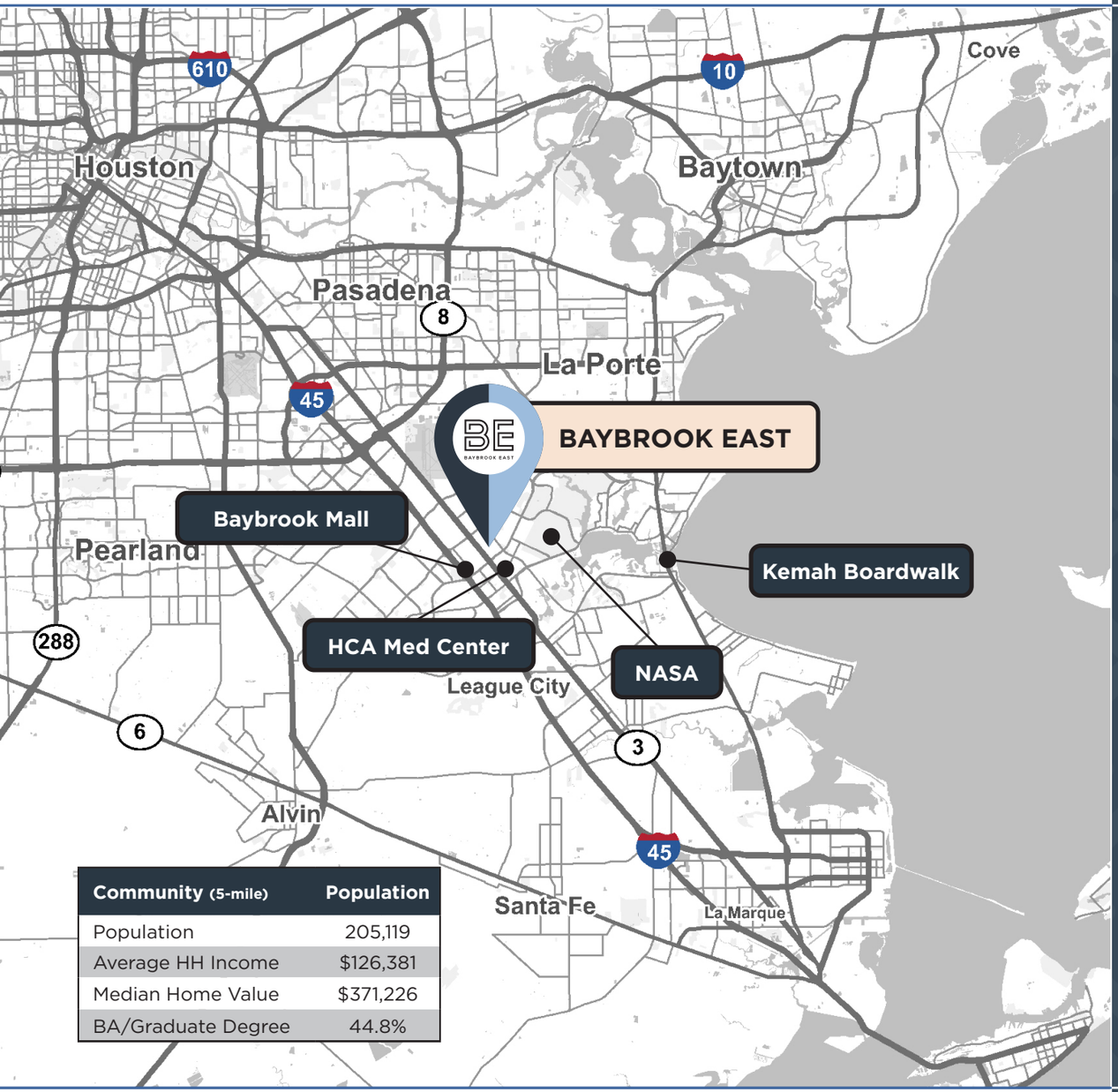


BE Inspired
BAYBROOK EAST

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 outparecels, 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.



Community (5-mile)	Population
Population	205,119
Average HH Income	$126,381
Median Home Value	$371,226
BA/Graduate Degree	44.8%

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

#1

MOST VISITED SUPER REGIONAL MALL IN TEXAS

Based on number of annual visits

1M+ SF

of Medical Usage

Employment

* 3-mile radius



87K+

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**







Source: Green Street Mall Sales Productivity Ranking

BAYBROOK EAST NEW PHASE COMING SOON



BE Seen

BAYBROOK EAST

Baybrook Mall

16.6M
VISITS

1.7M
VISITORS

#23
MOST VISITED MALL IN USA

#1
MOST VISITED MALL IN TEXAS

Baybrook East's H-E-B

3.1M
VISITS

TOP 5%
PERFORMING H-E-B NATIONWIDE

*Source: Placer.ai

BE
BAYBROOK EAST

Part of the Neighborhood



205K+
POPULATION
5-Mile Radius

208K+
DAYTIME POPULATION
5-Mile Radius



Booming with Confidence

9.6%*

- 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

9.2%*

- 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

19.6%*

- 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	12,252	78,467	205,119	128,575
Total Daytime Population	15,355	88,725	208,480	143,018
Average Household Income	$ 96,998	$107,668	$126,381	$109,399
Median Home Value	$247,594	$311,511	$371,226	$316,607

Source: Mosaic



BE Here
BAYBROOK EAST

PHASE I OPPORTUNITIES

	LEASED	SIZE
110	DAVE'S HOT CHICKEN	2,866
120	TWIN LIQUORS	3,506
130	ONE MEDICAL	4,258
210	PRIME IV HYDRATION & WELLNESS	1,491
215	PETFOLK	2,009
220	FLOYD'S 99 BARBERSHOP	1,400
230	BAY COLONY NAIL SPA	2,500
240	PARRY'S PIZZERIA & TAPHOUSE	5,204
300	KEKE'S BREAKFAST CAFE	4,116
310	LOVESAC	2,313
RT1	JPMORGAN CHASE BANK	.61 Acre Pad
RT2	7BREW	.68 Acre Pad
RT4	THE RICE BOX	3,435
RT5	THE TACO STAND	.71 Acre Pad
RT6	IN-N-OUT BURGER	1.12 Acre Pad

	AVAILABLE	SIZE
RT3	AVAILABLE	1.01 Acre Pad



PHASE II OPPORTUNITIES

AVAILABLE

*Flexible space sizes

UNIT	SIZE
D2	5,073
D3	3,000
D4	4,577
E1	4,627
E2	4,923
E3	5,500
RT8	.91 Acres
RT9	1.45 Acres

LEASED

UNIT		SIZE
E4	CHOP SHOP	2,500
D1	PIADA ITALIAN STREET FOOD	2,400
RT7	P.TERRY'S BURGER STAND	.84 Acres





BE Impressed

BAYBROOK EAST











BE Thrilled
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, 26 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.

We considerately 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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