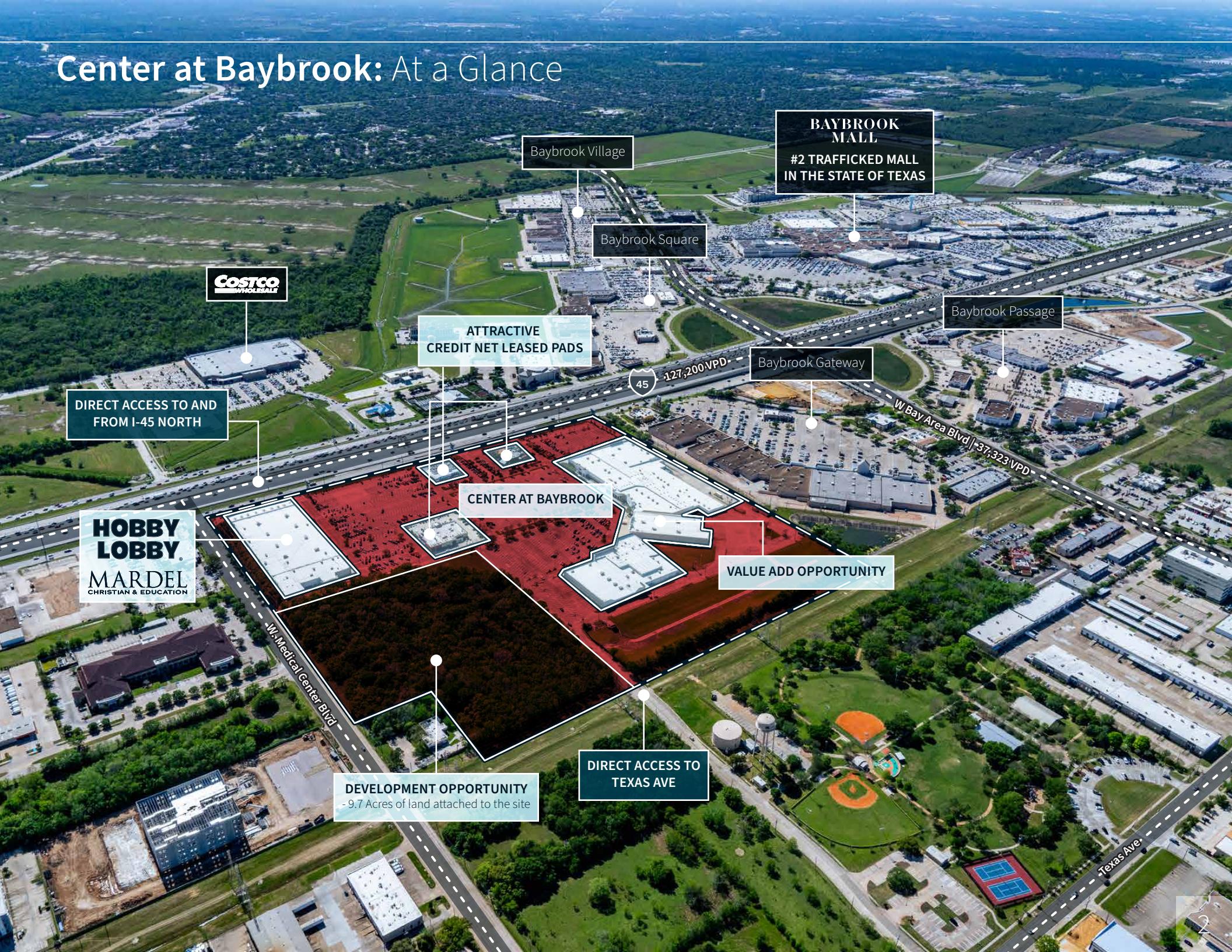


Center At Baybrook



Center at Baybrook: At a Glance



Baybrook Village

BAYBROOK MALL
#2 TRAFFICKED MALL
IN THE STATE OF TEXAS

Baybrook Square

COSTCO
WHOLESALE

ATTRACTIVE
CREDIT NET LEASED PADS

Baybrook Passage

DIRECT ACCESS TO AND
FROM I-45 NORTH

Baybrook Gateway

45

127,200 VPD

W Bay Area Blvd | 37,323 VPD

CENTER AT BAYBROOK

HOBBY LOBBY
MARDEL
CHRISTIAN & EDUCATION

VALUE ADD OPPORTUNITY

W Medical Center Blvd

DEVELOPMENT OPPORTUNITY
- 9.7 Acres of land attached to the site

DIRECT ACCESS TO
TEXAS AVE

Texas Ave

Site Plan



| No. | Tenant | SF |
|-----|--------------------------------|---------|
| 1 | EOS Fitness | 53,829 |
| 2 | VACANT | 3,579 |
| 3 | America's Best Contacts | 3,364 |
| 4 | Cosmic Air | 31,005 |
| 5 | VACANT | 39,998 |
| 6 | Bel Furniture | 58,842 |
| 7 | VACANT | 31,141 |
| 8 | Pappas Delta Blues Steak House | 8,537 |
| 9 | Pappas Seafood | 10,649 |
| 10 | Hobby Lobby/ Mardel | 100,086 |
| 11 | Luby's/ Fuddruckers | 11,000 |
| 12 | Leslie's Pool Supply | 4,500 |
| 13 | 5.11 Tactical | 7,300 |

DEVELOPMENT LAND

- 9.7 Acres of land attached to the site



Southeast Houston's Primary Retail Destination



\$3.65B in Spending Power
WITHIN A 10-MINUTE DRIVE

10-Minute Drive Time

Within a 3-Mile Radius

31,506 Households
77,981 Residents
\$116,039 Average Household Income

Within a 5-Mile Radius

79,527 Households
211,300 Residents
\$125,902 Average Household Income

Within a 7-Mile Radius

132,327 Households
355,581 Residents
\$127,156 Average Household Income

Commerce Center of Southeast Houston

Center at Baybrook serves an optimal combination of population density and spending power with 211,000 residents and a 2027 projected household income of \$142,975.

The prominent retail corridor holds the region's premier retailers, including Apple, Dillard's, Macy's, H-E-B, Dick's and many more.



Baybrook Village

PETSMART **JO-ANN**
Fabric

Burlington **ROSS**
DRESS FOR LESS

McDonald's

Baybrook Mall

Apple **★ Macy's** **Verde House** **DICK'S**
SPORTS GOODS

Total Wine & MORE **Dillard's** **★ STAR**
CINEMAGRILL

The Container Store **Bassett**

H-E-B

LOWE'S

TARGET

COSTCO
WHOLESALE

Baybrook Square

NORDSTROM **Marshall's** **FIVE GUYS**
BURGERS and FRIES

ULTA **HomeGoods** **OLD NAVY**

CENTER AT BAYBROOK

Baybrook Passage

BEST BUY **MIAS** **DXL** **PIERCE**
FABRIC MENS APPAREL

MEMORIAL HERMANN **WELLS FARGO** **TORCHYS**

Baybrook Gateway

Ashley **BARNES & NOBLE**
HOMESTORE BOOKSELLERS

PLATO'S CLOSET

| POPULATION | 1-MILE | 3-MILE | 5-MILE |
|-----------------|--------|--------|---------|
| 2000 Census | 5,690 | 62,114 | 146,843 |
| 2010 Census | 4,844 | 71,713 | 181,829 |
| 2022 Census | 5,865 | 77,981 | 211,300 |
| 2027 Projection | 6,171 | 79,670 | 215,832 |

| POPULATION GROWTH | 1-MILE | 3-MILE | 5-MILE |
|------------------------------|--------|--------|--------|
| Percent Change: 2010 to 2022 | 21.08% | 8.74% | 16.21% |
| Percent Change: 2022 to 2027 | 5.22% | 2.17% | 2.14% |

| HOUSEHOLD GROWTH | 1-MILE | 3-MILE | 5-MILE |
|------------------------------|--------|--------|--------|
| Percent Change: 2010 to 2022 | 31.49% | 7.80% | 15.52% |
| Percent Change: 2022 to 2027 | 5.36% | 3.41% | 2.38% |

| 2027 EST. HOUSEHOLDS BY HH INCOME | 1-MILE | 3-MILE | 5-MILE |
|-----------------------------------|-----------|-----------|-----------|
| 2027 Est. Household Income | \$117,078 | \$116,039 | \$142,975 |

The Baybrook Mall Story

#32
in the U.S.

#2
in Texas

#1
Mall out of 10
(50-Mile Radius)

Source:
 Placer.ai

#4 THE WOODLANDS MALL
9.06M Visits | I-10: 235,700 VPD
53.2 Miles Away From Subject

#7 DEERBROOK MALL
5.42M Visits | 59: 118,500 VPD
41.6 Miles Away From Subject

#6 KATY MILLS MALL
6.34M Visits | I-10: 58,000 VPD
52.3 Miles Away From Subject

#2 MEMORIAL CITY MALL
11.13M Visits | I-10: 293,600 VPD
38.4 Miles Away From Subject

#3 THE GALLERIA
11.01M Visits
610: 208,520 VPD
Westheimer: 59,600 VPD
29.7 Miles Away From Subject

#1 BAYBROOK MALL
13.40M Visits | 45: 127,200 VPD

#5 FIRST COLONY MALL
6.55M Visits
59: 114,800 VPD
Highway 6: 65,900 VPD
34.6 Miles Away From Subject

Houston Economic Overview



THE HOUSTON ECONOMY

Houston has the 7th largest economy in the U.S. with \$512 billion in GDP. If Houston were an independent nation, it would have the 27th largest economy in the world, behind Belgium and ahead of Nigeria. Home to 3.2 million jobs, the Houston GDP is expected to more than double between 2022 and 2045 reaching \$665.5 Billion by 2025.

HOUSTON POPULATION GROWTH

Houston is the 4th most populous city in the Nation and the 5th most populous MSA.

- ▶ 7.1 million residents in the Houston MSA
- ▶ 2.5 million residents in the City of Houston

Houston's population growth will continue to fuel demand.

- ▶ 2.5 million projected growth from present day to 2040
- ▶ No. 2 in the Nation for population growth over the past 10 years

Houston is the most ethnically diverse city in the Nation.

- ▶ 1 in 4 people living in Houston are foreign born

HOUSTON JOB GROWTH

Houston was 4th in the Nation for YOY jobs gained (139,400 jobs). The Greater Houston Partnership forecasts Houston to add 75,500 jobs during 2022. Oxford Economics predicts employment in Houston will return to pre-pandemic levels by the middle of 2022.

HOUSTON HOUSING MARKET

Houston is the No. 1 MSA in the Nation for "Home-Starts" over the past decade.

- ▶ 363,067 permits filed between 2011 and 2021

The median sales price for single family homes increased by 17.2% in 2021.

CORPORATE HEADQUARTERS AND RELOCATIONS

Houston overtook Dallas for number of Fortune 500 Headquarters, ranking 3rd in the Nation in 2021.

- ▶ 24 Fortune 500 Headquarters
- ▶ 40 Fortune 1000 Headquarters

Four new companies were added to Houston's Fortune 500 list in 2021.

- ▶ Hewlett-Packard Enterprise, NRG, KBR, and Academy Sports & Outdoors

Houston Economic Overview

HOUSTON'S PROMINENT INDUSTRIES

Energy

Oil & Gas

- ▶ 237,000+ energy employment, nearly 1/3 of the nation's jobs in oil and gas extraction
- ▶ 4,600+ energy-related firms, 1,100 oilfield service companies
- ▶ Oil prices, rig count, and total employment are on the rise

Renewables

- ▶ 100 solar-related companies & 35 wind-related companies
- ▶ Texas leads the nation in clean-energy projects installed & under construction
- ▶ Houston ranked No. 1 on the EPA's list of green power users
- ▶ Houston could generate enough solar energy to power 1.7M homes annually

Petrochemicals

- ▶ Greater Southeast Houston is home to the largest petrochemical hub in the country, accounting for 42% of nation's manufacturing capacity
- ▶ \$50 billion in facility construction is underway currently

Medical

Texas Medical Center ("TMC")

- ▶ TMC is the largest medical complex in the world
- ▶ TMC is the 8th largest business district in the Nation with 50M SF developed, \$3B under construction, and 106,000 employees
- ▶ 8 million patient encounters per year

Trade

- ▶ The Port of Houston is Texas's largest port with 40% of market share by tonnage
- ▶ \$339 billion in state-wide economic impact
- ▶ 1st in the U.S. in foreign waterborne tonnage, import and export combined

Tech

- ▶ Houston is home to 9,290 tech-related firms, including more than 700 venture-backed startups. These companies have received \$2.7 billion in venture capital funding over the last five years.
- ▶ 12th largest tech workforce in the U.S.



Houston Economic Overview

AEROSPACE

Johnson Space Center / NASA

- ▶ Johnson Space Center is located 25 miles southeast of Downtown Houston
- ▶ Johnson Space Center is a \$1.5 Billion complex occupying 1,620 acres and has served as mission control for U.S. space exploration and astronaut training since 1961
- ▶ The Johnson Space Center managed an annual budget of \$5.56 billion in 2020 and generated more than \$8.7 billion of economic output in 2020.
- ▶ NASA supported 2,950 civil workers (110 of which are astronauts) and 8,942 contractors at JSC in 2020

Ellington Field Spaceport Expansion

- ▶ Ellington Field, located 17 miles southeast of Downtown Houston, became a Federal Aviation Administration (FAA) designated spaceport in 2015
- ▶ In 2020, Phase I construction of the spaceport development was underway, an \$18.8 million project designed to provide infrastructure and utilities
- ▶ One of only 10 spaceports in the U.S., the project is intended to help attract the relocation of aerospace companies and further solidifies Houston as the international hub for aerospace and space exploration

AIRPORTS

- ▶ Houston is one of only 8 U.S. cities with two international airports.
- ▶ 4th largest multi-airport system in the U.S. with 58.3M passengers annually
- ▶ Houston airport system supports more than 230,000 regional jobs and contributes more than \$27 billion to the local economy

Cost of Living Index

94
HOUSTON

153
SEATTLE

158
WASHINGTON DC

194
SAN FRANCISCO

255
NEW YORK

149
LOS ANGELES

152
BOSTON

JLL Contacts

Investment Advisory

RYAN WEST

Senior Managing Director
+1 713 852 3535
ryan.west@jll.com

JOHN INDELLI

Senior Director
+1 832 547 1970
john.indelli@jll.com

CLAY ANDERSON

Analyst
+1 713 243 3388
clay.anderson@jll.com

RYAN OLIVÉ

Analyst
+1 713 212 6552
ryan.olive@jll.com

Debt Advisory

MICHAEL JOHNSON

Managing Director
+1 713 852 3474
michael.johnson@jll.com

MICHAEL J KING

Managing Director
+1 713 852 3476
michaelj.king@jll.com

Land Advisory

DAVIS ADAMS

Managing Director
+1 713 852 3558
davis.adams@jll.com



4200 Westheimer, Suite 1400 | Houston, Texas 77027
www.us.jll.com/capitalmarkets

Jones Lang LaSalle Americas, Inc. or its state-licensed affiliate ("JLL") has been engaged by the owner of the property to market it for sale. Information concerning the property described herein has been obtained from sources other than JLL, and neither Owner nor JLL, nor their respective equity holders, officers, directors, employees and agents makes any representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all reference to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a purchaser. JLL and owner disclaim any liability that may be based upon or related to the information contained herein. Prospective purchasers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. 2024. Jones Lang LaSalle IP, Inc. All rights reserved.

JLL (NYSE: JLL) is a leading professional services firm that specializes in real estate and investment management. JLL shapes the future of real estate for a better world by using the most advanced technology to create rewarding opportunities, amazing spaces and sustainable real estate solutions for our clients, our people and our communities. JLL is a Fortune 500 company with annual revenue of \$20.9 billion, operations in over 80 countries and a global workforce of more than 103,000 as of December 31, 2023. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.