MATTHEWS™
REAL ESTATE INVESTMENT SERVICES

INTERACTIVE LEASING BROCHURE

BRAZOSPORT VILLAGE SHOPPING CENTER

410 PLANTATION DR | LAKE JACKSON, TX 77566

PROPERTY HIGHLIGHTS

Hard corner of Plantation Dr & Dixie Dr

Consumer Spending: $1.2b in ±3-mile radius

Average household income of $105,367

Ample parking

VACANCIES

- **Former HEB: ±29,000 SF**
- **Unit 426: ±12,500 SF**
- **Former La Toxica: ±4,800 SF**
- **Unit #448 & 450: ±4,800 SF**
- **Unit #454: ±2,000 SF**

ASKING RENT:

- **Former HEB: $5/SF + Est. NNN**
- **Unit 426: $7/SF + Est. NNN**
- **Former La Toxica: $9/SF + Est. NNN**
- **Unit #448 & 450: $10/SF + Est. NNN**
- **Unit #454: $12/SF + Est. NNN**

AVAILABILITY

RETAIL SPACE

FORMER HEB
UNIT

±29,000 SF
SIZE

$5
PER SF

AVAILABILITY

RETAIL SPACE

426
UNIT

±12,500 SF
SIZE

$7
PER SF

AVAILABILITY

RETAIL SPACE

#412
UNIT

±4,800 SF
SIZE

$9
PER SF

AVAILABILITY

RETAIL SPACE

#448 & 450
UNIT

±4,800 SF
SIZE

$10.50
PER SF

AVAILABILITY

RETAIL SPACE

#454
UNIT

±2,000 SF
SIZE

$12
PER SF


FAMILY DOLLAR


SMILE SQUARE


A.P. BEUTEL ELEMENTARY
539 STUDENTS
aSiel's
BRAZOSWOOD HIGH SCHOOL
2,398 STUDENTS
THE LANDING APARTMENT HOMES
256 UNITS
N
LAKE VUE APARTMENTS
360 UNITS
BRAZOSPORT PEDIATRIC CLINIC
UNITED STATES POSTAL SERVICE
SUBJECT PROPERTY
Gulf Coast Driving Academy
T.W. OGG ELEMENTARY
630 STUDENTS
CLUTE INTERMEDIATE SCHOOL
946 STUDENTS
Chevron
CRESCENTWOOD APARTMENTS
216 UNITS
O M ROBERTS ELEMENTARY
605 STUDENTS
W PLANTATION DR ± 10,000 VPD
NAPA
Ollie's Bargain Outlet "GOOD STUFF CHEAP"
Walgreens
DOLLAR TREE
United Rentals
El-Toro
DOLLAR GENERAL
Quality Inn & Suites
Exxon
McDonald's
Louisiana Kitchen Popeyes
TACO BELL
BURGER KING
WHATABURGER
TEXAS 288 FRONTAGE RD ± 48,300 VPD

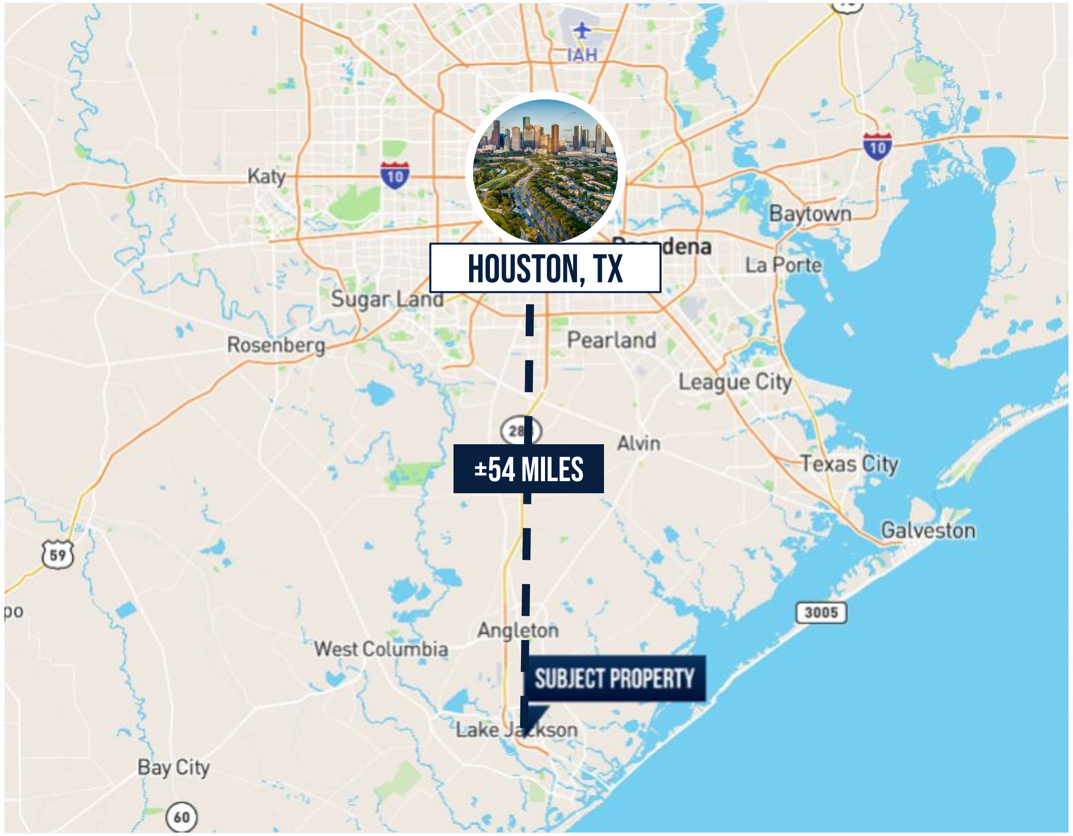
LAKE JACKSON, TX

Lake Jackson, Texas is located roughly ±54 miles south of Houston with direct access via State Highway 288, placing it within a convenient drive of the nation's fourth-largest city.

The city contains more than ±920,000 square feet of retail space, with key hubs like Brazos Mall anchored by national retailers including T.J. Maxx, Dillard's, and AMC Theatres. The area continues to attract new investment, such as the co-branded Fatburger and Round Table Pizza planned for Center Way, with construction expected to begin in August 2025.

Additionally, the newly completed Lake Jackson Medical Plaza, located adjacent to an ±83,000-square-foot H-E-B, has added healthcare capacity and brought more daily traffic to the corridor. Retail and service demand are reinforced by the city's position along a primary route between Houston and the Gulf Coast, along with its connection to nearby industrial hubs like Freeport and the Dow Chemical complex. Lake Jackson was established in the 1940s as a master-planned community to support Dow Chemical's operations. Architect Alden B. Dow designed the street plan, creating a distinctive layout still visible today. The area reflects a history tied to industry and science, which continues to shape its economic base.

Cultural and recreational amenities include Sea Center Texas, a marine aquarium and fish hatchery; the Brazoria National Wildlife Refuge; and MacLean Park, among others. The city is also close to Surfside Beach and coastal attractions, making it a regional draw for weekend visitors. Combined with strong household incomes and ongoing commercial development, Lake Jackson remains a stable and expanding market for retail leasing and investment.



LESS THAN ±54 MILES TO DOWNTOWN HOUSTON

DEMOGRAPHICS			
POPULATION	**1-MILE**	**3-MILE**	**5-MILE**
Five-Year Projection	11,260	45,872	60,813
Current Year Estimate	10,668	42,960	56,519
2020 Census	9,507	39,100	51,530
Growth Current Year-Five-Year	5.55%	6.78%	7.60%
Growth 2020-Current Year	12.21%	9.87%	9.68%
HOUSEHOLDS	**1-MILE**	**3-MILE**	**5-MILE**
Five-Year Projection	4,443	18,283	24,163
Current Year Estimate	4,092	16,662	21,837
2020 Census	3,695	14,910	19,414
Growth Current Year-Five-Year	8.60%	9.73%	10.65%
Growth 2020-Current Year	10.72%	11.75%	12.48%
INCOME	**1-MILE**	**3-MILE**	**5-MILE**
Average Household Income	$105,367	$106,427	$109,070

HOUSTON, TX MSA

Houston is the fourth-largest city in the United States and a major economic and cultural hub. Known for its diversity, the city's metro area has a population of over 2.3 million residents and continues to experience steady growth. Houston is home to a thriving job market driven by key industries such as healthcare, energy, aerospace, and technology. The city also has a dominant presence in education and research, with institutions like Rice University and the University of Houston contributing to innovation and workforce development. Additionally, Houston's affordability, relative to other major metropolitan areas, along with its lack of state income tax, makes it an attractive place to live and do business. Its expansive infrastructure, including a well-connected highway system and one of the busiest ports in the U.S., further enhances its appeal as a major commercial and logistical hub.

Houston's commercial real estate market is one of the most dynamic in the country, offering significant opportunities for investors and business owners. As a city with no zoning laws, Houston provides a level of flexibility in development that is rarely found in other major metropolitan areas. The healthcare and technology sectors, in particular, have fueled an increased need for office space. Retail spaces, including national chains and neighborhood shopping centers, continue to perform well due to Houston's strong consumer spending power.

ECONOMY

Houston's economy is one of the most diverse and fastest-growing in the U.S., driven by sectors like healthcare, energy, aerospace, and manufacturing. As a global energy center, it hosts numerous oil and gas companies, including many Fortune 500 firms, alongside a rising renewable energy presence. The Texas Medical Center—the largest of its kind—anchors a strong healthcare and biotech industry. Houston's logistics strength is supported by the Port of Houston, one of the busiest ports in the country.

For restaurant operators, Houston offers a strong investment case with its growing population, stable economic base, and high consumer demand. The city's demographic diversity provides a wide customer base and steady foot traffic, while its expansive highway system and concentration of commercial centers make it a strategic location for retail and food service businesses.

PORT OF HOUSTON

TEXAS MEDICAL CENTER

MATTHEWS™
REAL ESTATE INVESTMENT SERVICES

LEASING BROCHURE

BRAZOSPORT VILLAGE SHOPPING CNTR

410 PLANTATION DR | LAKE JACKSON, TX 77566

EXCLUSIVE LEASING AGENTS:

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License No. 9005919 (TX)

TREC
TEXAS REAL ESTATE COMMISSION

11-2-2015

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

EQUAL HOUSING OPPORTUNITY

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials　　　Date