

# Seabrook Town Centre

- Seabrook Town Centre will bring 320 multi-family units and 19,020 SF of mixed-use space in the city's new 30-acre retail development district.
- In an affluent locale with average household incomes of \$136,217 contributing to \$500 million in annual consumer spending within a three-mile radius.
- The site receives exposure to over 38K vehicles daily but the newly expanded Highway 146/99- The Grand Parkway will accelerate the already booming growth.
- Pad sites are available up to 6,500 SF or the land can be leased directly, with drive-thru options and multiple curb cuts connecting Highway 146.
- Build-outs and tenant improvement allowances are available to qualified users.

## LOCATION

Highway 146 / 99 - Grand Parkway  
Seabrook, Texas 77586

## BUILDING TYPE

Class A Mixed-Use

## SQUARE FOOTAGE AVAILABLE

Approximately 36,040 SF

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Highway 146 / 99 - Grand Parkway  
Seabrook, Texas 77586



## Demographics



### POPULATION

89,938 (5 mi)



### HOUSEHOLDS

37,639 (5 mi)



### AVERAGE HH INCOME

\$131,638 (5 mi)

## Traffic Counts



### HWY 146/BAYPORT BLVD

33,461 VPD ('21)

(Newly Expanded Hwy 146/99-  
The Grand Parkway projected  
to increase traffic by 40%)



### REPSDORPH RD

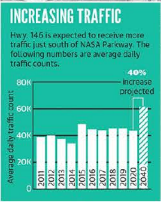
12,641 VPD ('21)

For more information, visit  
[newregionalplanning.com/](https://www.newregionalplanning.com/)

## FOR MORE INFORMATION, PLEASE CONTACT

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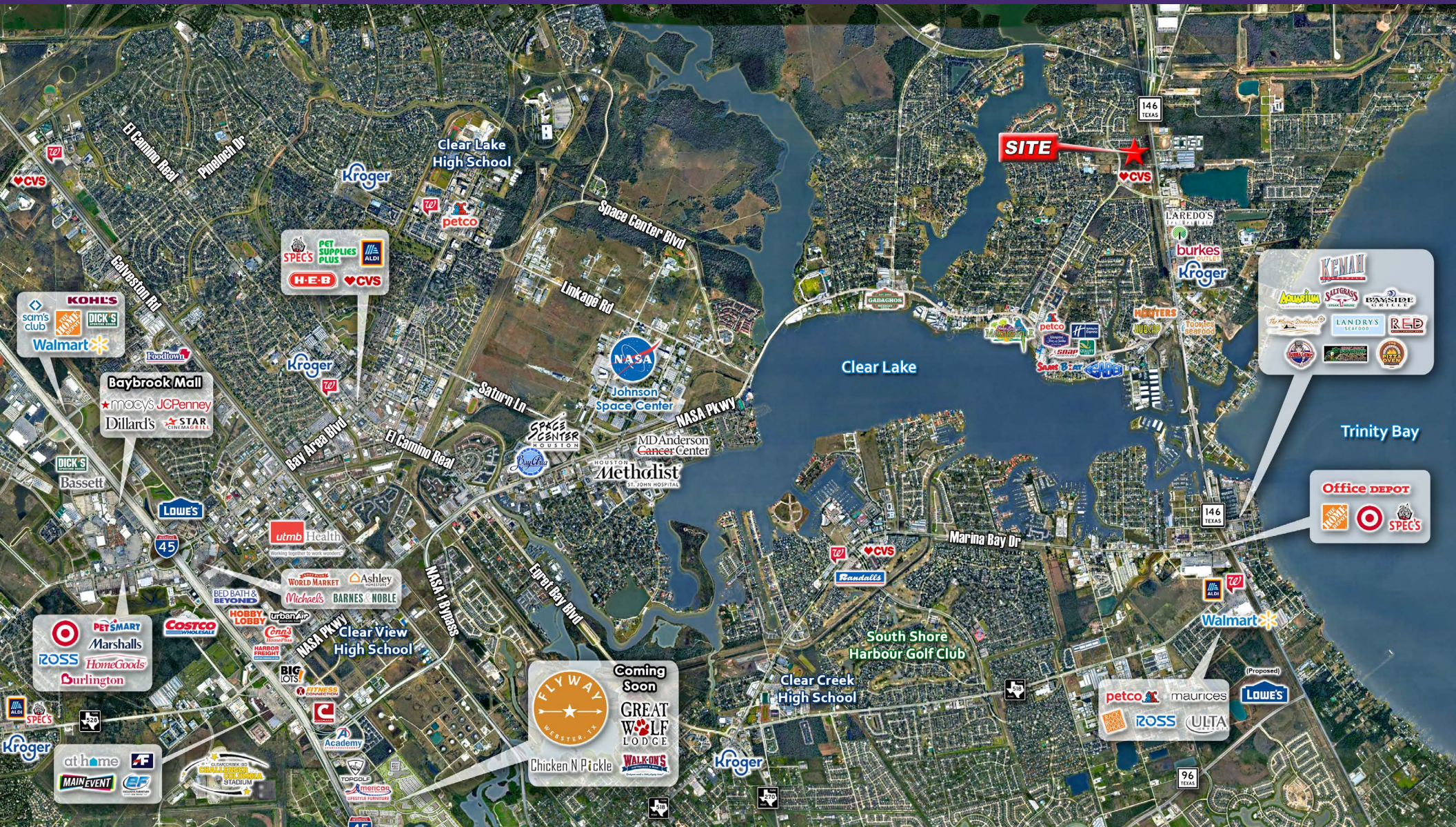
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|                                  | 1 mile    | 3 miles   | 5 miles   | 10 minutes |
|----------------------------------|-----------|-----------|-----------|------------|
| <b>Population Summary</b>        |           |           |           |            |
| 2023 Total Population            | 10,093    | 33,939    | 89,938    | 43,578     |
| 2023 Group Quarters              | 3         | 116       | 124       | 130        |
| 2028 Total Population            | 10,884    | 35,679    | 93,898    | 46,459     |
| 2023-2028 Annual Rate            | 1.52%     | 1.00%     | 0.87%     | 1.29%      |
| 2023 Total Daytime Population    | 7,093     | 30,119    | 96,908    | 47,080     |
| Workers                          | 2,421     | 13,952    | 54,092    | 26,015     |
| Residents                        | 4,672     | 16,167    | 42,816    | 21,065     |
| <b>Household Summary</b>         |           |           |           |            |
| 2023 Households                  | 4,001     | 14,699    | 37,639    | 18,288     |
| 2023 Average Household Size      | 2.52      | 2.30      | 2.39      | 2.38       |
| 2028 Households                  | 4,318     | 15,535    | 39,571    | 19,583     |
| 2028 Average Household Size      | 2.52      | 2.29      | 2.37      | 2.37       |
| 2023-2028 Annual Rate            | 1.54%     | 1.11%     | 1.01%     | 1.38%      |
| 2023 Families                    | 2,716     | 9,149     | 23,843    | 11,789     |
| 2023 Average Family Size         | 3.10      | 2.94      | 3.02      | 2.99       |
| 2028 Families                    | 2,927     | 9,625     | 25,019    | 12,644     |
| 2028 Average Family Size         | 3.10      | 2.92      | 3.00      | 2.97       |
| <b>Housing Unit Summary</b>      |           |           |           |            |
| 2023 Housing Units               | 4,330     | 16,272    | 41,354    | 20,232     |
| Owner Occupied Housing Units     | 58.3%     | 55.3%     | 56.2%     | 54.7%      |
| Renter Occupied Housing Units    | 34.1%     | 35.0%     | 34.8%     | 35.7%      |
| Vacant Housing Units             | 7.6%      | 9.7%      | 9.0%      | 9.6%       |
| 2028 Housing Units               | 4,639     | 17,129    | 43,308    | 21,489     |
| Owner Occupied Housing Units     | 56.0%     | 54.4%     | 55.6%     | 53.3%      |
| Renter Occupied Housing Units    | 37.1%     | 36.3%     | 35.8%     | 37.8%      |
| Vacant Housing Units             | 6.9%      | 9.3%      | 8.6%      | 8.9%       |
| <b>2023 Households by Income</b> |           |           |           |            |
| Household Income Base            | 4,001     | 14,699    | 37,639    | 18,288     |
| <\$15,000                        | 7.0%      | 5.6%      | 6.0%      | 6.6%       |
| \$15,000 - \$24,999              | 4.4%      | 4.1%      | 3.7%      | 3.7%       |
| \$25,000 - \$34,999              | 5.6%      | 5.5%      | 5.9%      | 6.6%       |
| \$35,000 - \$49,999              | 8.3%      | 9.4%      | 9.5%      | 9.4%       |
| \$50,000 - \$74,999              | 15.9%     | 14.6%     | 14.4%     | 15.2%      |
| \$75,000 - \$99,999              | 9.5%      | 11.7%     | 11.4%     | 11.5%      |
| \$100,000 - \$149,999            | 15.2%     | 18.1%     | 20.5%     | 19.2%      |
| \$150,000 - \$199,999            | 13.2%     | 12.8%     | 12.2%     | 12.8%      |
| \$200,000+                       | 20.7%     | 18.2%     | 16.4%     | 15.0%      |
| Average Household Income         | \$141,064 | \$136,217 | \$131,638 | \$127,153  |
| <b>Median Age</b>                |           |           |           |            |
| 2023                             | 39.8      | 43.2      | 41.7      | 42.0       |
| 2028                             | 41.3      | 43.8      | 42.1      | 42.7       |

**89,938**  
Population



**2.4**  
Average Household Size

**41.7**  
Median Age

**\$97,500**  
Median Household Income

**3.8%**  
Unemployment Rate

**4.4%**  
No High School Diploma

**15.4%**  
High School Graduate

**31.2%**  
Associate's Degree

**48.9%**  
Bachelor's/Grad Prof Degree

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# 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.

**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.

|  |                      |                |                |
|--|----------------------|----------------|----------------|
| _____<br>Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | _____<br>License No. | _____<br>Email | _____<br>Phone |
| _____<br>Designated Broker of Firm   | _____<br>License No. | _____<br>Email | _____<br>Phone |
| _____<br>Licensed Supervisor of Sales Agent/<br>Associate                      | _____<br>License No. | _____<br>Email | _____<br>Phone |
| _____<br>Sales Agent/Associate’s Name  | _____<br>License No. | _____<br>Email | _____<br>Phone |

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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