



retail strategies

SEABROOK, TEXAS

Market Guide

City Contact Information



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Focus Properties

Retail Strategies has a catalogue of retail commercial real estate properties in this market.



For more information, please contact the Portfolio Director and/or Retail Development Director listed on the front of this guide.

Demographics (10 Minute Drive Time)



Population
51,015



Average Age
40.4



Household Income (Median)
\$86,272



Household Income (Average)
\$114,514



Number of Households
20,375



Growth Rate
4.34%

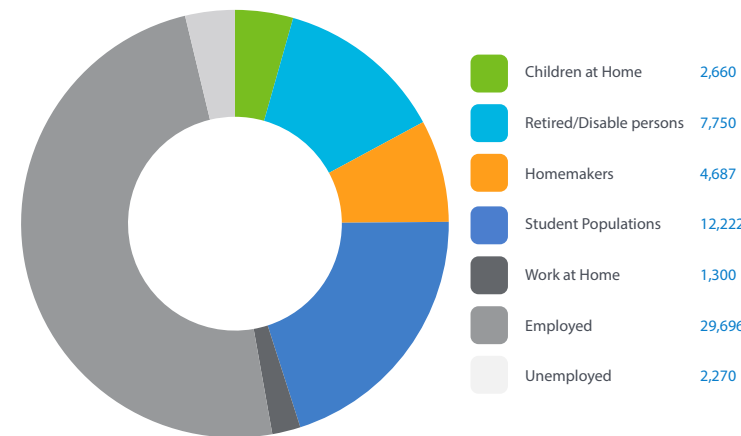
Peer Analysis

The Peer Analysis is derived from a 5 or 10 minute drive time from major comparable retail corridors throughout the country. The variables used are population, income, daytime population, market supply and gross leasable area. The following are retail areas that most resemble this core city:

Peer Trade Areas

- Humble, TX
- Bentonville, AR
- Cibolo, TX
- Burleson, TX
- Gonzales, LA
- Prairieville, LA
- Rockwall, TX

Daytime Population **60,540** (10 Minute Drive Time)



Focus Categories

The top categories for focused growth in the municipality are pulled from a combination of leakage reports, peer analysis, retail trends and real estate intuition. Although these are the top categories, Retail Strategies' efforts are inclusive beyond the defined list. Let us know how we can help you find a site!



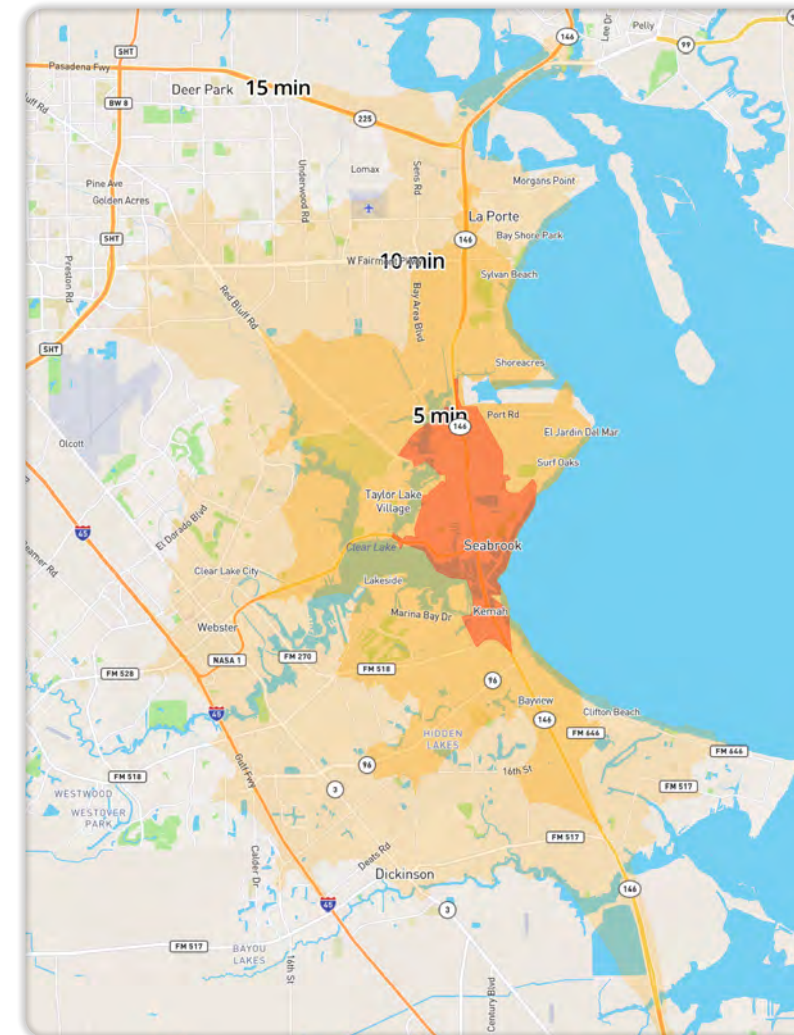
Restaurants



Apparel



Grocery Stores



DEMOGRAPHIC PROFILE	3 Mile Radius	5 Mile Radius	10 Mile Radius
2020 Estimated Population	35,866	90,220	363,433
Daytime Population	31,078	99,228	393,170
Median HH Income	\$91,519	\$89,398	\$81,046
Number of Households	14,500	35,885	136,165

	5 Minute DT	10 Minute DT	15 Minute DT
2020 Estimated Population	11,719	51,015	160,557
Daytime Population	11,896	60,540	209,351
Median HH Income	\$81,977	\$86,272	\$80,878
Number of Households	4,872	20,375	63,262

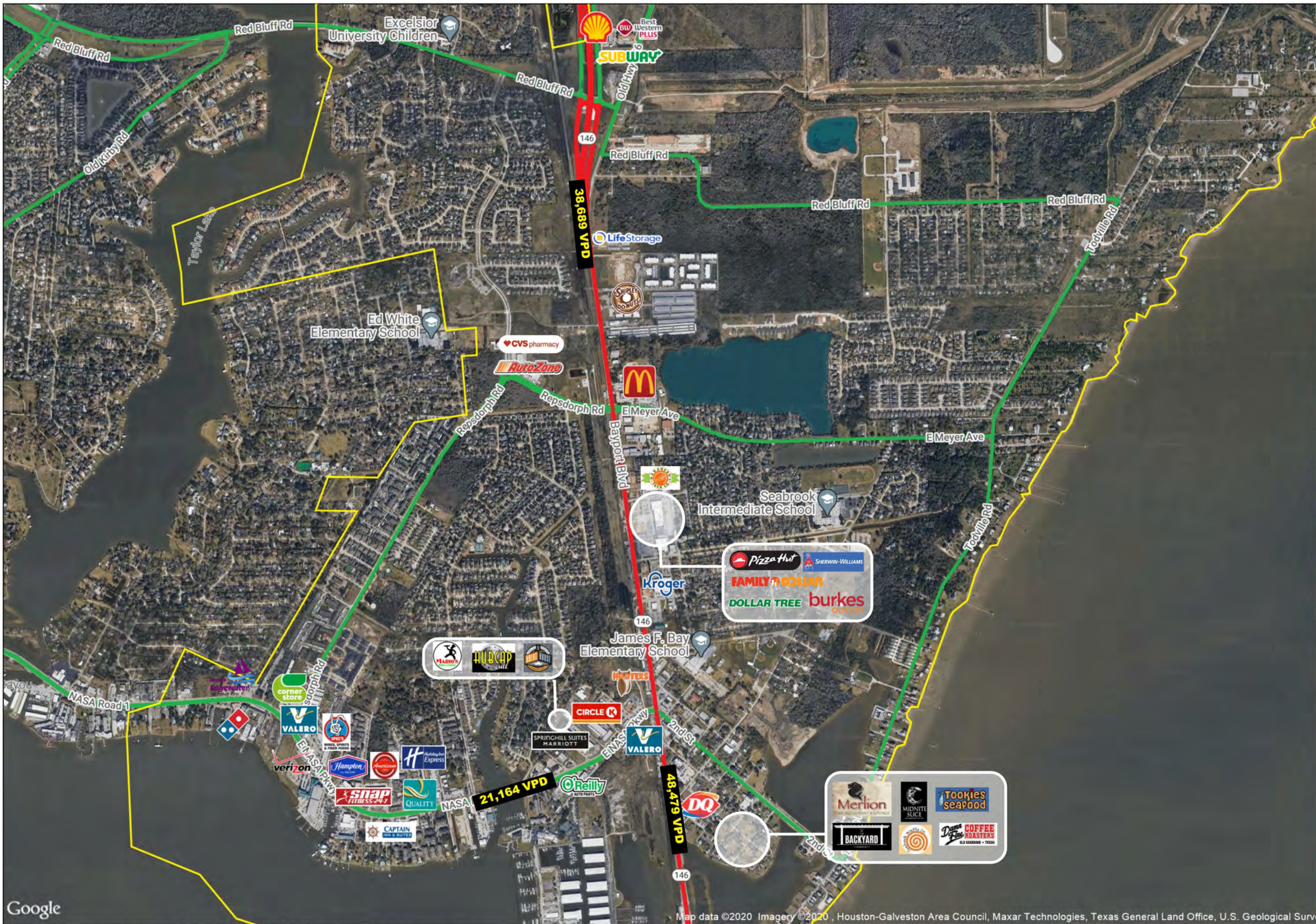


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Major Retail & Restaurants