



**NOTICE OF SPECIAL JOINT MEETING
CITY COUNCIL / ECONOMIC DEVELOPMENT CORPORATION / PLANNING & ZONING
THURSDAY, NOVEMBER 12, 2020 - 6:00 PM**

For City information visit www.seabrooktx.gov
For SH 146 updates visit www.sh146.com

NOTICE IS HEREBY GIVEN THAT THE SEABROOK CITY COUNCIL, THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION AND THE SEABROOK PLANNING & ZONING COMMISSION WILL MEET IN SPECIAL JOINT SESSION ON **THURSDAY, NOVEMBER 12, 2020 AT 6:00 PM BY TELECONFERENCE** TO DISCUSS, CONSIDER, AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO THE ITEMS LISTED BELOW.

DUE TO THE CONTINUED INCREASE IN COVID-19 POSITIVE CASES, **THIS MEETING WILL BE OPEN TO THE PUBLIC VIA REMOTE ACCESS THAT ALLOWS FOR TWO-WAY COMMUNICATIONS FOR THOSE DESIRING TO PARTICIPATE. MEMBERS OF THE PUBLIC MAY ATTEND THE MEETING BY REGISTERING AT THE FOLLOWING WEB LINK: www.seabrooktx.gov/public-mtg-110920**

In order to view all exhibits during the meeting, members of the public can use a desktop PC, laptop, tablet, or iPad to enter the above address into the Google Chrome address bar to be taken directly into the meeting, or may download the GoToWebinar app on their Android or iPhone free of charge and use Meeting ID: 238-239-075 when prompted.

MEMBERS OF THE PUBLIC MAY ACCESS THE AGENDA AND ATTACHMENTS ONLINE AT WWW.SEABROOKTX.GOV/AGENDACENTER.

1. PUBLIC COMMENTS AND ANNOUNCEMENTS

At this time, we would like to listen to any member of the audience on any subject matter, whether or not that item is on the agenda. All comments are limited to a maximum of four minutes for each speaker, shall be limited to city business or city-related business or matters of general public interest, and shall not include any personal attacks. In accordance with the Open Meetings Act, members may not discuss or take action on any item that has not been posted on the agenda. Names of those registered to speak will be called in the order in which they registered. When your name is called, please state your name and address clearly before making your comments. Thank You.

2. ROUTINE BUSINESS

2.1 Approve the minutes from the August 20, 2020 Joint Teleconference Meeting. (For City Council and Planning & Zoning)

ATTACHMENT 1: [August 20, 2020 Joint Meeting Minutes](#)

3. JOINT WORK SESSION

3.1 Conduct a joint work session to hear a presentation by Consultant, Retail Strategies, to review local retail and commercial forecast for the City of Seabrook (Chavez)

ATTACHMENT 2: [Presentation](#) [Seabrook, TX City Flyer](#)

THE SEABROOK CITY COUNCIL, THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION AND THE SEABROOK PLANNING & ZONING COMMISSION RESERVES THE RIGHT TO HEAR ANY OF THE ABOVE DESCRIBED AGENDA ITEMS THAT QUALIFY FOR AN EXECUTIVE SESSION IN AN EXECUTIVE SESSION BY PUBLICLY ANNOUNCING THE APPLICABLE SECTION NUMBER OF THE OPEN MEETINGS ACT, (CHAPTER 551 OF THE TEXAS GOVERNMENT CODE) THAT JUSTIFIES EXECUTIVE SESSION TREATMENT.

I certify that this notice was posted on the bulletin board on or before Monday, November 09, 2020 no later than 5:00 p.m. and that this notice will remain posted until the meeting has ended.

Robin Lenio

Robin Lenio, TRMC
City Secretary

Pat Patel

Pat Patel
EDC Administrative Assistant

ATTACHMENT

1

The City Council and the Planning & Zoning Commission of the City of Seabrook met in special teleconference session on Thursday, August 20, 2020 at 6:00 p.m. to discuss, consider and if appropriate, take action on the items listed below.

THOSE PRESENT WERE:

COUNCIL

THOM KOLUPSKI

ED KLEIN

LAURA DAVIS – Ex. Abs.

JEFF LARSON

NATALIE PICHA

BUDDY HAMMANN

JOE MACHOL

GAYLE COOK

SEAN LANDIS

STEVE WEATHERED

ROBIN LENIO

MAYOR

COUNCIL PLACE NO. 1

COUNCIL PLACE NO. 2

COUNCIL PLACE NO. 3

MAYOR PRO TEM

COUNCIL PLACE NO. 4

COUNCIL PLACE NO. 5

COUNCIL PLACE NO. 6

CITY MANAGER

DEPUTY CITY MANAGER

CITY ATTORNEY

CITY SECRETARY

PLANNING & ZONING COMMISSION

GARY RENOLA

MIKE GIANGROSSO

SCOTT REYNOLDS

ROSEBUD CARADEC

GREG AGULAR

DARRELL PICHA

ROB HEFNER

CHAIR

VICE-CHAIR

MEMBER

MEMBER

MEMBER

MEMBER

MEMBER

Mayor Kolupksi and Chair Renola called the meeting to order at 6:01 p.m. and conducted roll call to establish a quorum of City Council Planning and Zoning Commission members.

1. PUBLIC COMMENTS AND ANNOUNCEMENTS - None

2. CONSENT AGENDA

2.1 Approve the minutes of the August 4, 2020 special joint meeting. *Robin Lenio, City Secretary*

Motion made by Mayor Pro Tem Picha and seconded by Councilmember Klein

To approve the Consent Agenda

MOTION CARRIED BY UNANIMOUS CONSENT

Motion made by Vice-Chair Giangrosso and seconded by Member Picha

To approve the minutes for the August 4, 2020 special joint meeting

MOTION CARRIED BY UNANIMOUS CONSENT

3. SPECIFIC PUBLIC HEARING

3.1 Conduct a joint public hearing on a Request for approval of a Preliminary Planned Unit Development (Preliminary PUD) to create "Seabrook Town Center" comprising of a 324 unit luxury multi-family apartment complex, 37,000 sq. ft. of leasable retail space, an entertainment plaza, and 751 parking spaces located on 3 tracts of land approximately 19.5355 acres. *Sean Landis, Deputy City Manager*

Applicant / Owner: Pacific Ridge Properties, 211 E. Carrillo Street, #204, Santa Barbara, CA 93101

Legal Description:

Tract 1: A 3.9818 acre tract of land situated in the Ritson Morris Survey, Abstract 52, Harris County, Texas, and being out of and a part of Lots 17 and 18 of Ruggles Subdivision as recorded in Volume 5 at Page 30 of Map Records of Harris County, Texas. Said tract also being all of that certain 3.982 acres conveyed by The Presbyterian Extension Committee, Presbyterian Church, U.S. of Greater Houston to Richard W. Harral, Jr., by Deed dated July 10, 1978 and recorded under County Clerk's File No. F676747 of Deed Records of Harris County, Texas.

Tract 2: A 3.4196 acre tract of land situated in the Ritson Morris Survey, Abstract 52, Harris County, Texas, and being out of and a part of Lots 17 and 18 of Ruggles Subdivision as recorded in Volume 5 at Page 30 of the Map Records of Harris County, Texas. Said tract also being all of that certain 1.716 acres conveyed by Red Bluff Development Company to City of Seabrook by Deed dated August 2, 1972 and recorded under County Clerk's File No. D695743 of the Deed Records of Harris County, Texas; all of that certain 0.6887 of an acre conveyed by Red Bluff Development Company to City of Seabrook by Deed dated April 19, 1966 and recorded under County Clerk's File No. C401938 of the Deed Records of Harris County, Texas and all of that certain 1.00 acre December 9, 1967 and recorded under County Clerk's File No. C828387 of the Deed Records of Harris County, Texas.

Tract 3: A 12.1341 acre tract of land situated in the Ritson Morris Survey, Abstract 52, Harris County, Texas and being out of and a part of Lots 15, 16, 17 and 18 of Ruggles Subdivision as recorded in Volume 5 at Page 30 of the Map Records of Harris County, Texas. Said tract also being out of and a part of the residue of that certain 40.92 acre tract of land conveyed by Theodore Dee McCollum, Jr. to Seabrook Venture II by Correction Deed dated March 1, 2000 and recorded under County Clerk's File No. U265748 of the Official Public Records of Real Property of Harris County, Texas.

Location: This property is located north of Repsdorph Road, south of Oak Dale Way, west of State Highway 146, and east of Lakeside Drive.

Deputy City Manager, Sean Landis, explained the Preliminary and Final PUD Process as seen in Attachment A.

The Applicants presented the proposed preliminary planned unit development as seen in Attachment B.

Mayor Kolupski opened the joint public hearing.

The City Council members and Planning & Zoning Commission members discussed the following:

- An ordinance for this development will help maintain the high-end residential apartments. The number of units and parking spots balance out the amount of retail space available.
- The current occupancy of multifamily throughout the City is 80%-90%. There is not a lot of vacancy.
- Pubs, full service restaurants and retails stores are what is typically attracted to this type of development.
- Golf carts will be allowed to park at this facility.
- The main entrance to this development is coming off SH146 with only one outlet connecting to Lakeside Drive. A traffic study will be a part of the approval process to see how this development will affect the elementary and junior high school nearby.
- The dog park in the development will be for residents and public use.
- Once this project is built, the SH146 Expansion Project will be close to an end and retail shops will make their way to the development and express interest. Broker firms have said there is too much construction to bring any interested retail.
- Paul Chavez, the Seabrook Economic Director stated a lot of prospectors are looking for developments that are new and available now. Having this development close to a highway is an added bonus.
- Mr. Boswell, with Pacific Ridge Properties, stated that their development in San Diego has been successful. The experience with this type of development brings mostly single, professional tenants, which brings a good mix between residential and retail.
- A landscaping company will maintain the landscaping.
- The lighting will be low profile, 8ft decorative lighting fixture, the lights will stay within the property to be less invasion to the adjacent residential community.
- There could be an expansion of the charging car station and golf cart parking.
- There is a possibility of retail establishments with a drive-thru.
- The supply/delivery trucks will be restricted to entering the property through the main entrance from SH146 instead of the residential route of Lakeside Drive.
- The dining facilities in the development can have the option for outside dining. Music will be a light, mood playlist.
- Due to the Coronavirus, the developer was not able to hold a meeting with concerned residents prior to presenting to the Planning & Zoning Commission and City Council.

- Restricting the apartment traffic to the SH146 entrance would take away a lot of concern from the citizens.
- There will not be a connection from CVS or Autozone to this development.
- There should be more of a buffer zone between the development and residential area.
- The retail buildings average to be about 150 feet away from the residential area.

City Council members and Planning & Zoning Commission members heard from a number of Seabrook residents and other members of the public on questions and concerns regarding the above rezoning request.

Residents were concerned about traffic issues, additional multi-family units in Seabrook, ingress and egress, lighting, noise, buffering, the ability to attract high end retailers, the effects of the development on the surrounding schools, whether an anchor store, such as a grocery store, could be built instead of the apartment building, golf cart traffic and parking, continued small town feel, lack of development of retail on other approved projects, and the effect of the development on surrounding home values.

Mayor Kolupski closed the joint public hearing.

Upon motion duly made and seconded, Mayor Kolupski adjourned the meeting at 10:28 p.m.

CITY COUNCIL

PLANNING & ZONING COMMISSION

Thomas G. Kolupski,
Mayor

Gary Renola,
Chair

Robin Lenio, TRMC
City Secretary

Pat Patel,
Administrative Assistant

PRELIMINARY PUD PROCESS

ATTACHMENT A



FILING

APPLICANT

Submits required applications and copy of **Preliminary PUD** plans to the City of Seabrook for review and consideration.

CITY

Staff reviews application & **Preliminary PUD** plans. Staff ensures plans are complete and comply with all city codes and requirements.



NOTICE

CITY

The community is notified of Public Hearing for the **Preliminary PUD** as required by state mandates; 500' mailout and newspaper listing (15 days in advance).

COUNCIL & PZ

Council & PZ is presented the Preliminary PUD & encourages public input for consideration. P&Z makes recommendation & Council takes action on **Preliminary PUD**.



DECISION

APPLICANT

If approved by Council, applicant will then start the **Final PUD** process. If denied, the applicant may make adjustments and may choose to reapply for **Preliminary PUD**.



MEETING



REVIEW

**Estimated time for entire PUD Process (preliminary, final & construction) may range between 4 to 12 months.*

FINAL PUD PROCESS



FILING

APPLICANT

Submits required applications and copy of ***Final PUD*** plans to the City of Seabrook for review and consideration.

CITY

Staff reviews application & ***Final PUD*** plans. Staff ensures plans are complete and comply with all city codes and requirements.



NOTICE

CITY

The community is notified of Public Hearing for the ***Preliminary PUD*** as required by state mandates; 500' mailout and newspaper listing (15 days in advance).

COUNCIL & PZ

Council & PZ is presented the Preliminary PUD & encourages public input for consideration. P&Z makes recommendation & Council takes action on ***Final PUD***.



DECISION

APPLICANT

If approved, a second reading of the ***Final PUD*** will be scheduled. If denied, applicant will be allowed to make adjustments to ***Final PUD*** for further consideration.



**Estimated time for entire PUD Process (preliminary, final & construction) may range between 4 to 12 months.*

ATTACHMENT B

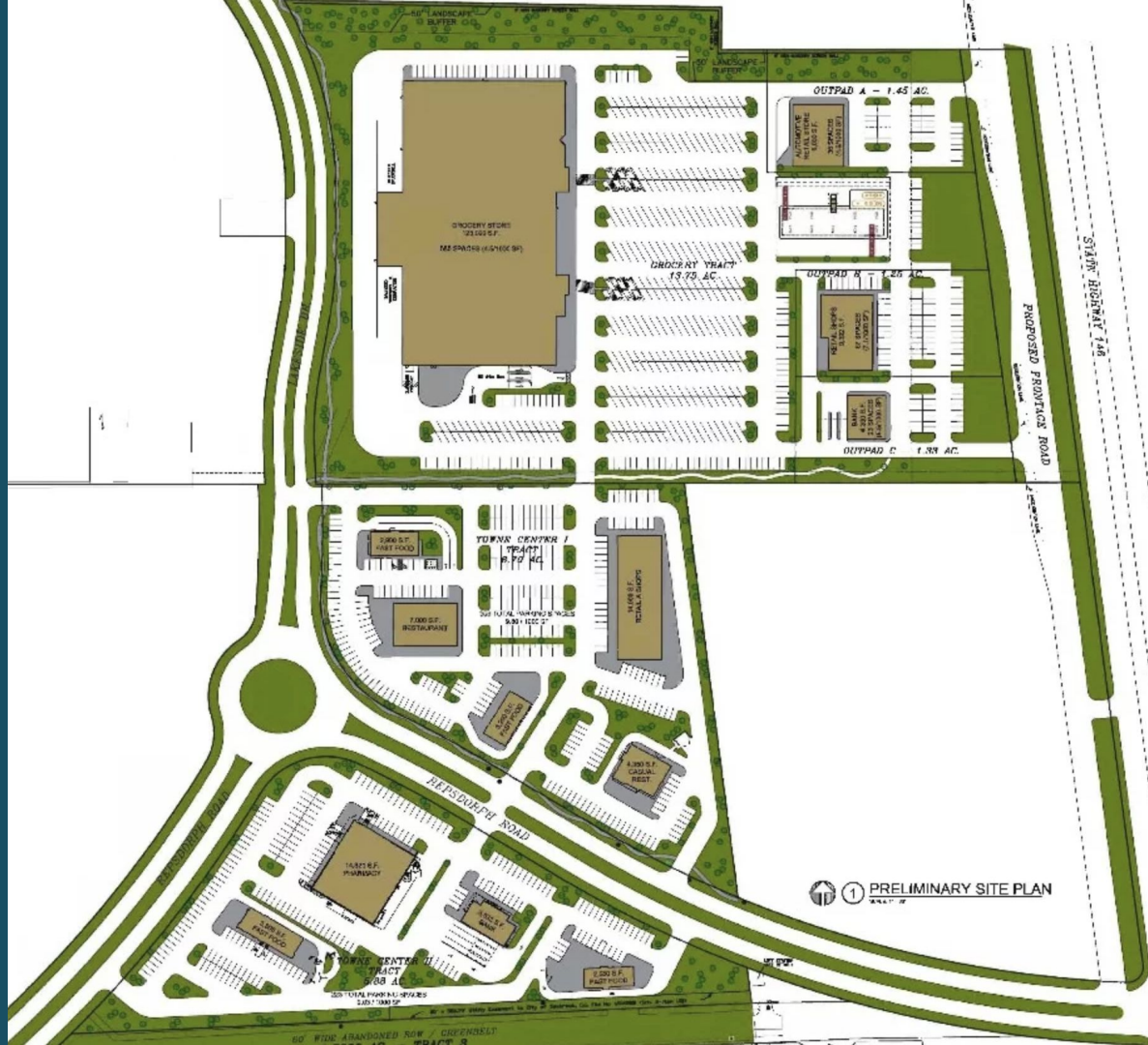


PACIFIC RIDGE PROPERTIES, WMF INVESTMENTS & MCS ARCHITECTS, LLC

Proposed Preliminary Planned Unit Development Presentation

History of TOWNE CENTER PUD

- ▶ Request from City
- ▶ Rezoning
- ▶ Marketing Efforts
- ▶ Current Proposal



Proposed MITIGATIONS FOR NEIGHBORING PROPERTIES

- ▶ 8-foot Decorative Wall
- ▶ 50-foot landscape buffer-partially planted with trees
- ▶ Significant building setbacks



Comparison of Traffic

COMMUNITY SHOPPING CENTER & MID-RISE MIXED USE

PM Peak Hour	Commercial/ Residential Ratio	
Mid-rise Residential Trips per unit	0.44	
Shopping Center Trips per thousand sf	3.81	8.66
Supermarket Trips per thousand sf	9.24	21.00

Weekday Cumulative Vehicle Trip Rate

Mid-Rise Residential Trips per unit	5.44	
Community Shopping Center Trips per thousand sf per day	46.12	8.48
Supermarket Trips per thousand sf per day	106.78	19.63
Saturday	177.62	32.65

Trip GENERATION COMPARISON

CONCLUSION

A Community Shopping Center generates between 8 and 21 times as many PM peak hour trips and between 8 and 19 times as many cumulative daily trips compared to same size Mid-Rise Residential.



PERSPECTIVE

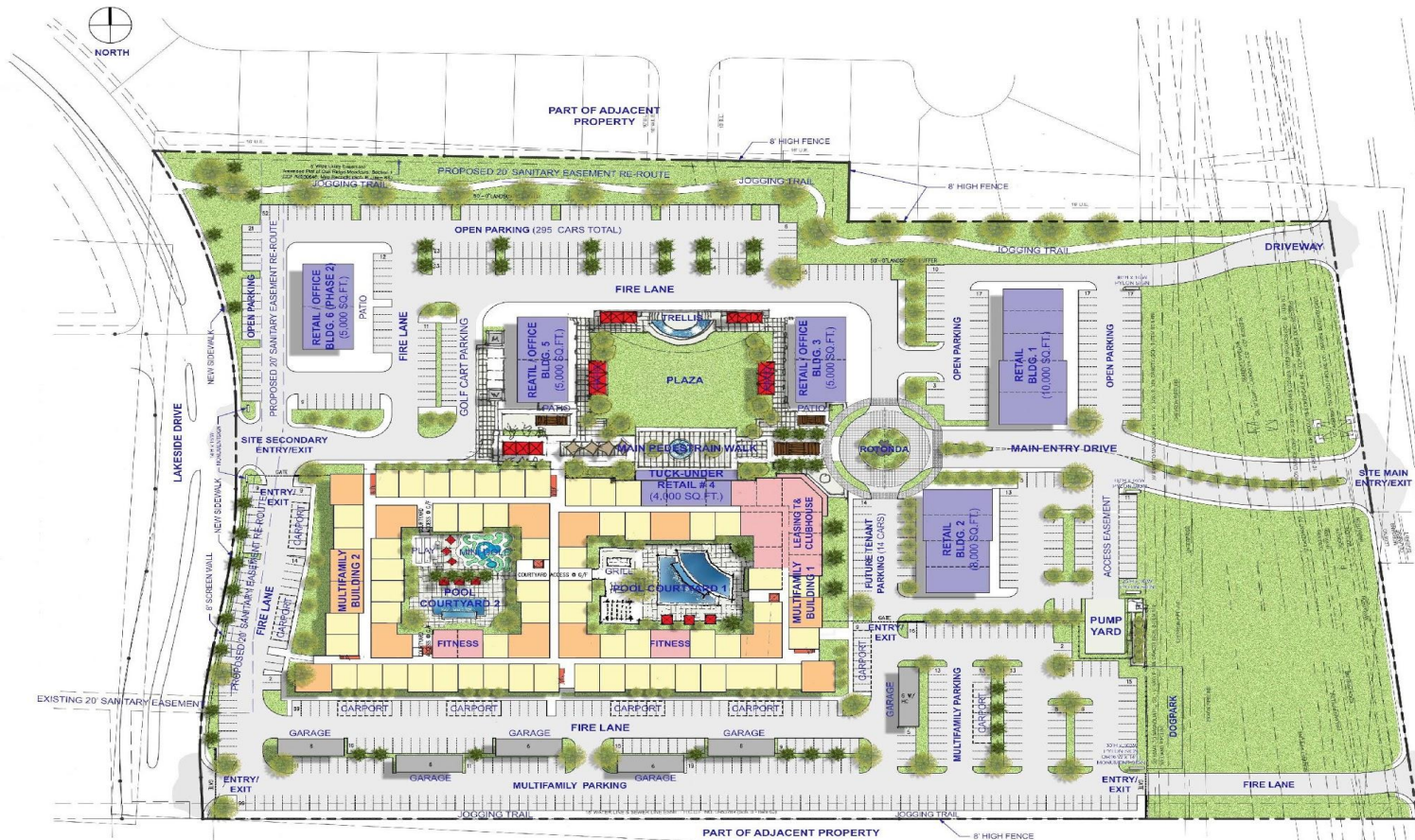
SEABROOK TOWN CENTER
A PROPOSED COMMERCIAL AND MULTIFAMILY MIXED USE DEVELOPMENT

SEABROOK, TX

ARCHITECTURE • PLANNING • INTERIORS
3221A WEST ALABAMA • HOUSTON, TEXAS 77098
Office 713-522-1054 • Fax 713-522-4496 • info@mesouston.com

MCS
ARCHITECTS LLC

2020 06 23



SITE PLAN

SCALE: 1" = 50'

SEABROOK TOWN CENTER

A PROPOSED COMMERCIAL AND MULTIFAMILY MIXED USE DEVELOPMENT

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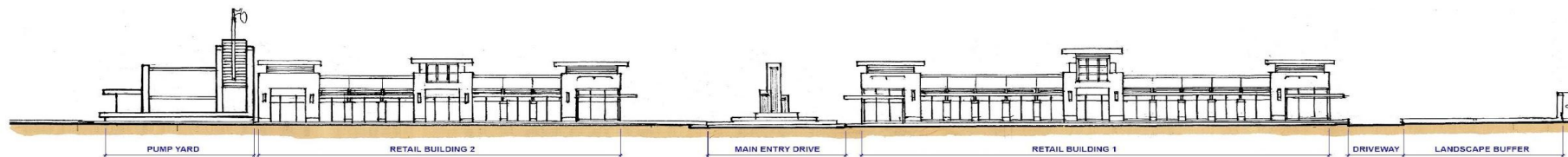
MULTIFAMILY			
Level	2-BR	1-BR	Subtotal
Level 1	14	35	49
Level 2	21	62	83
Level 3	22	64	86
Level 4	22	64	86
Subtotal	79	245	324
Percentage	24%	76%	
Total			324
Ground Floor	90,336		
Second Floor	90,336		
Third Floor	94,336		
Fourth Floor	94,336		
MF Gross Floor Area	369,344	sq. ft.	
No. of Req'd Parking	131		326
Total Required			457
Multifamily Parking Count			
Leasing		14	
Open Parking		406	
Detached Parking		36	
Total Parking			456 spaces
RETAIL			
Phase 1			
Retail / Office Bldg 2		5,000	
Tuck-Under Retail (Attached to MF)		4,000	
Retail / Office Bldg 3		5,000	
Subtotal		14,000	
Phase 2			
Retail Bldg 1		10,000	
Retail Bldg 2		8,000	
Retail / Office Bldg 6		5,000	
Subtotal		23,000 sq. ft.	
Total Rentable		37,000 sq. ft.	
Parking Ratio	8	spaces per 1,000 sq. ft.	
Open Parking Provided		295 spaces	
Golf Cart Parking		14 spaces	

2020 06 23



VIEW FROM STATE HIGHWAY 146
SITE EAST OVERALL FACADE

SCALE: 1/16" = 1'-0"



VIEW FROM STATE HIGHWAY 146
RETAIL EAST ELEVATION

SCALE: 1/16" = 1'-0"

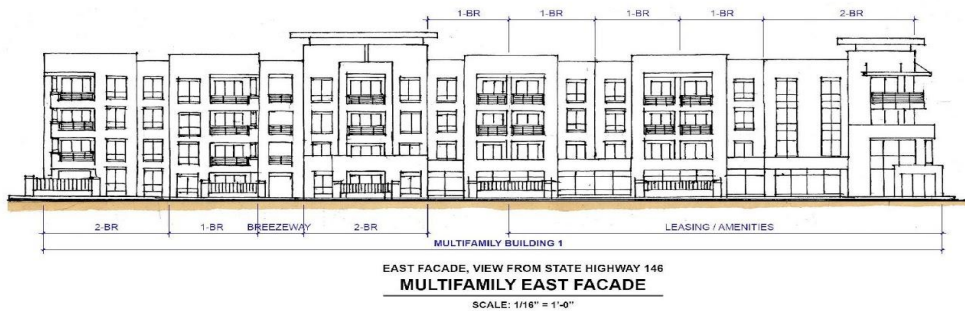
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2020 06 23

ATTACHMENT

2

SEABROOK, TX

There's a lot of potential here.



retail strategies





Executive Summary

This executive summary gives you a snapshot of everything that was accomplished within the first year of the relationship between Retail Strategies and the City of Seabrook. The engagement begins with a 90 day discovery phase that consists of getting to know the community and discovering everything it has to offer. This process is completed through market visits, data research, and collaboration with the local leadership. During the discovery phase, initial data reports are run, real estate analysis is completed, and the initial retailer prospect list is curated. Throughout the engagement, all of these items will be updated accordingly. Once the 90 day discovery phase is complete, the active outreach begins. The active outreach consists of connecting with the retailer prospects that were identified in our research through individual outreach as well as through conference and networking engagements.

Year 1 Snapshot

- Over 20 properties were identified and inventoried as current and/or long-term retail opportunities within the city limits. The property catalog is updated in real time as well as annually through an anniversary audit.
- Over 100 retail prospects were identified using peer analysis, gap analysis, retailer expansion plans, and general industry intuition. Of the retailers identified, over 40 percent have produced feedback thus far.
- We are having continued conversations with 21 retailers on the initial prospect list that have expressed interest in learning more about Seabrook for potential new locations.
- Since the initial engagement Seabrook has been represented at 3 retailer conferences with full reports being provided.

SEABROOK, TX

CHRISTOPHER BONTRAGER
PORTFOLIO DIRECTOR
205.534.4916
cbontrager@retailstrategies.co



Discovery Phase

I. DISCOVERY PHASE SUMMARY

Items listed in this section were completed during the initial 90 days of our partnership. All research and reports identified here were included in the Retail Recruitment Plan; published via the Basecamp online platform.

ANALYTICAL & QUANTITATIVE RESEARCH

Trade area identification:

- 5, 10, 15 Mile Radius Ring
- 10,20,30 Minute Drive Time
- Custom Boundary Geographies – Hand drawn trade area based on cellular tracking data, surrounding competitive areas, and real estate intuition

Demographic reports ran and analyzed for the geographic trade area

- Consumer attitude & behavior analysis
- Tapestry Segmentation

Distance tolerance / Void analysis Mapping & aerial imagery:

Competitive Market Aerial

- Thematic Demographic Mapping
- Market Retail Competitor Aerial

Peer market comparison report

Retail gap analysis report

IN-MARKET REAL ESTATE ANALYSIS “BOOTS ON THE GROUND”: In-market real estate analysis completed by Retail Strategies real estate team

- Identified new development, re-development, and higher & better use opportunities
- Boots on the ground visit conducted with Paul Chavez
- Completed assessment of existing retail real estate landscape
- Completed analysis of tenant mixture of shopping centers & retail corridors

SEABROOK, TX

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PORTFOLIO DIRECTOR

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Discovery Phase

PROPERTY CATALOG & PROSPECT LIST:

Property catalog created of retail real estate opportunities

- Over 20 properties were identified and inventoried as current and/or long-term retail opportunities within the city limits
 - Database of properties is continually updated and provided to the EDC.
- Retail Strategies began outreach efforts to local brokers and/or property owners associated with identified properties.

Retail recruitment prospect list created

- Over 100 retail prospects were identified using peer analysis, gap analysis, retailer expansion plans, and general industry intuition
 - Of the initial prospects, we have received feedback from 40 percent of the retailers that were identified on the initial prospect list.
 - As with the property database, the prospect list is refreshed regularly as retailers in the industry expand and contract.

CUSTOM MARKETING MATERIALS

- Custom marketing guide created and approved by primary point of contact.
- Custom aerials created for specific properties.

STRATEGIC RETAIL RECRUITMENT PLAN

Retail Recruitment Plan was completed and presented to Paul Chavez and Pat Patel in person at city hall.

RETAIL CITY SITE

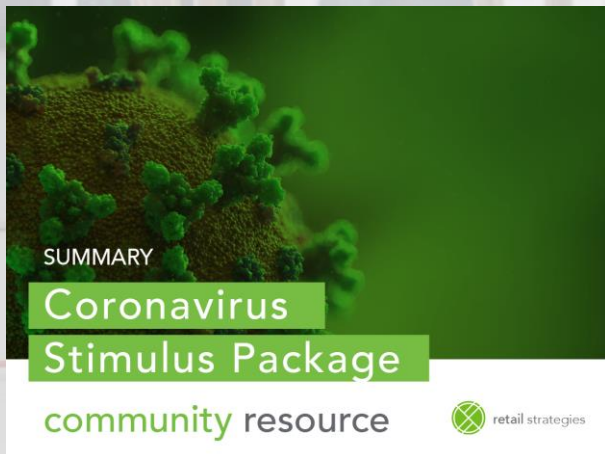
The City's retail website was created upon completion of the recruitment plan and was delivered to the EDC for review before being launched. The website will undergo an annual review for content and technical upgrades.

SEABROOK, TX

CHRISTOPHER BONTRAGER
PORTFOLIO DIRECTOR
205.534.4916
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COVID-19

During the pandemic when communities had to shift their focus to support their local businesses, we added support for our client communities through providing the latest information on economic relief measures. Information included federal relief information as well as best practices amongst other municipalities throughout the country.



Marketing Guide



retailstrategies.com



retail strategies

SEABROOK, TEXAS

Market Guide

City Contact Information



Paul M. Chavez
Economic Development Director
pchavez@seabrooktx.gov
1700 1st Street
Seabrook, TX 77586
281.291.5730 direct
832.547.5721 cell
www.seabrooktx.gov

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
74,607



Average Age
39.4



Household Income (Median)
\$85,736



Household Income (Average)
\$111,880



Number of Households
29,376



Growth Rate
7.71%

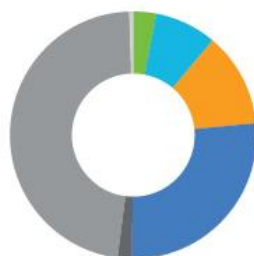
Peer Analysis

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
Oklahoma, TX
Burleson, TX
Gonzales, LA
Prairieville, LA
Rockwall, TX

Daytime Population 80,937 (10 Minute Drive Time)



Children at Home 3,691
Retired/Disable persons 9,012
Homemakers 7,240
Student Populations 22,056
Work at Home 1,527
Employed 35,875
Unemployed 1,435

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!



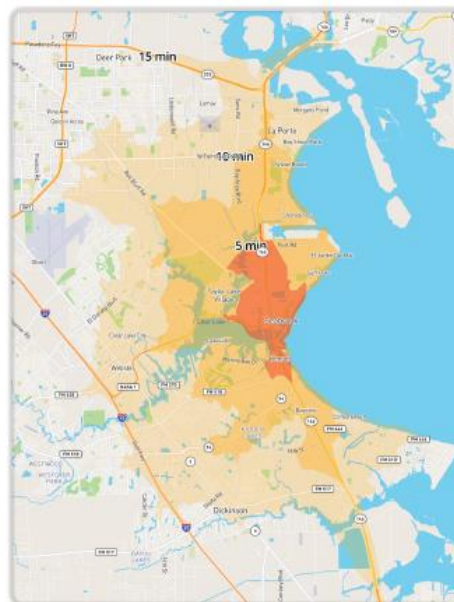
Restaurants



Apparel



Grocery Stores



DEMOGRAPHIC PROFILE	3 Mile Radius	5 Mile Radius	10 Mile Radius
2019 Estimated Population	36,070	89,996	360,833
Daytime Population	30,438	101,370	406,950
Median HH Income	\$89,188	\$96,385	\$79,919
Number of Households	14,598	35,877	135,398

	5 Minute DT	10 Minute DT	15 Minute DT
2019 Estimated Population	16,118	74,607	208,164
Daytime Population	16,273	80,937	288,492
Median HH Income	\$95,889	\$95,736	\$77,848
Number of Households	6,471	29,376	80,194

*Source: DTI Population



Christopher Bontrager
Portfolio Director
cbontrager@retailstrategies.com
205.534.4916 cell



Madison Neal
Retail Development Coordinator
mneal@retailstrategies.com
205.314.0383 office

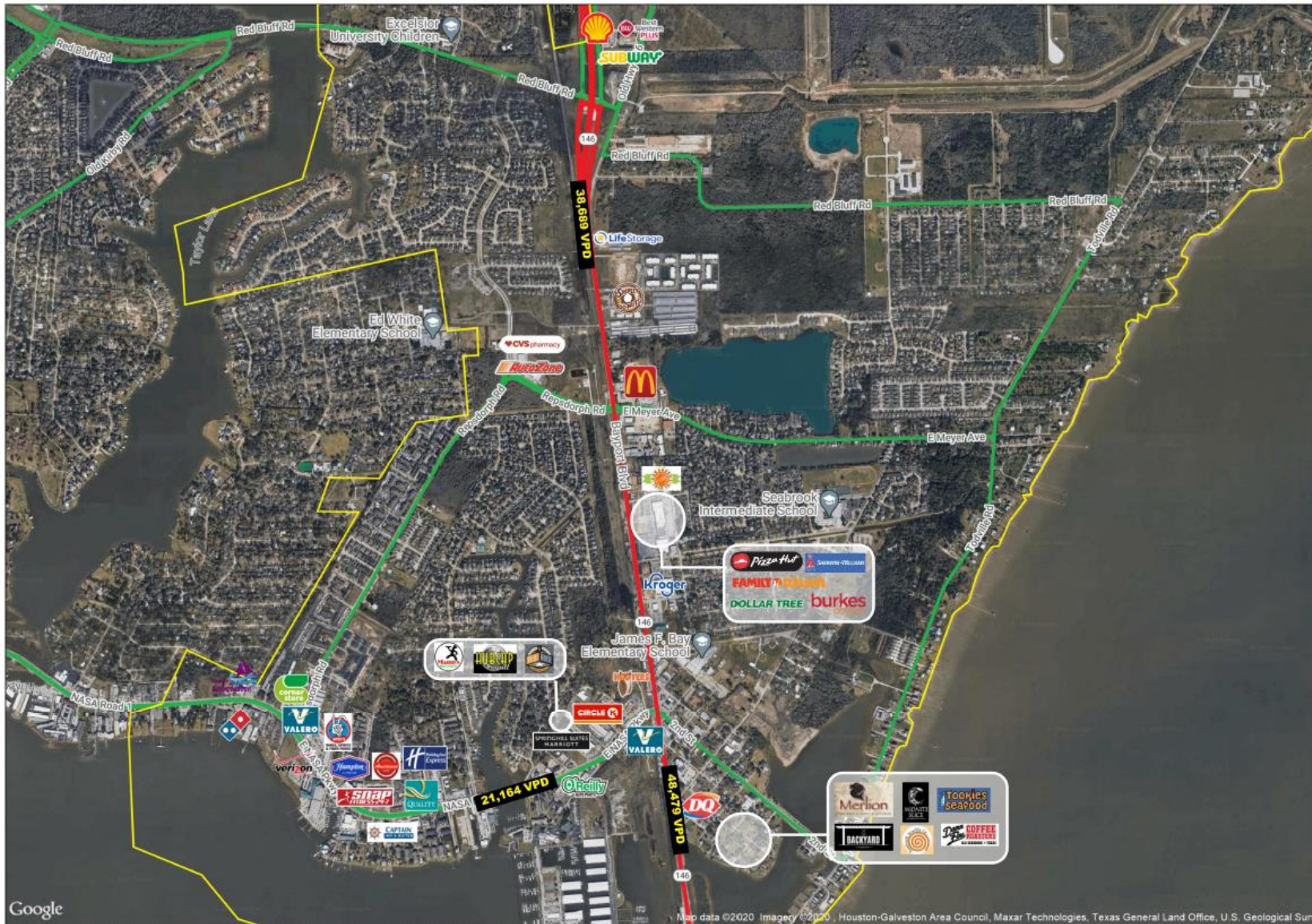


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2

Marketing Guide



SEABROOK, TEXAS
Major Retail & Restaurants



retail strategies

Thank You.

There's a lot of potential here.



retail strategies

SEABROOK, TEXAS

Market Guide

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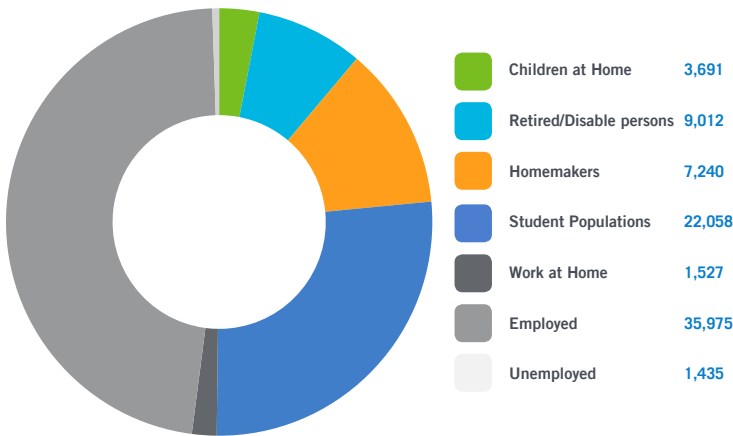
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- Humble, TX
- Bentonville, AR
- Cibolo, TX
- Burleson, TX
- Gonzales, LA
- Prairieville, LA
- Rockwall, TX

Daytime Population **80,937** (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!*



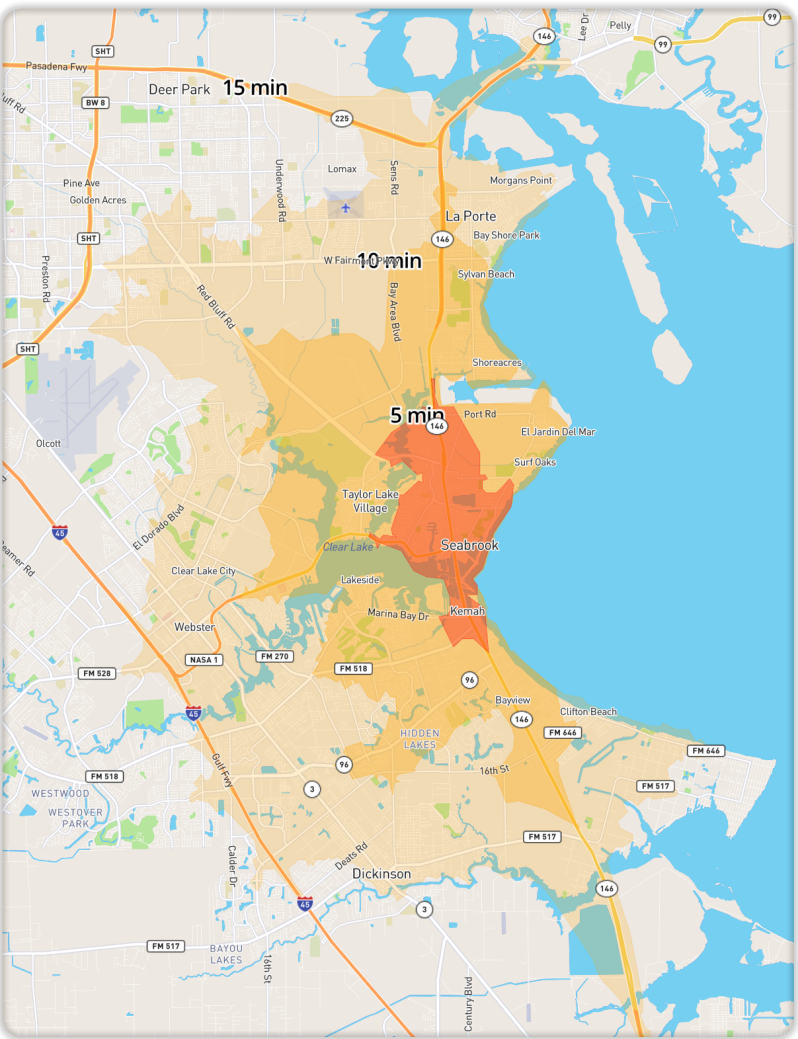
Restaurants



Apparel



Grocery Stores



DEMOGRAPHIC PROFILE	3 Mile Radius	5 Mile Radius	10 Mile Radius
2019 Estimated Population	36,070	89,996	360,833
Daytime Population	30,438	101,370	406,950
Median HH Income	\$89,188	\$86,385	\$79,919
Number of Households	14,598	35,877	135,398

	5 Minute DT	10 Minute DT	15 Minute DT
2019 Estimated Population	16,118	74,607	208,164
Daytime Population	16,273	80,937	288,492
Median HH Income	\$85,889	\$85,736	\$77,848
Number of Households	6,471	29,376	80,194

*Source: STI PopStats

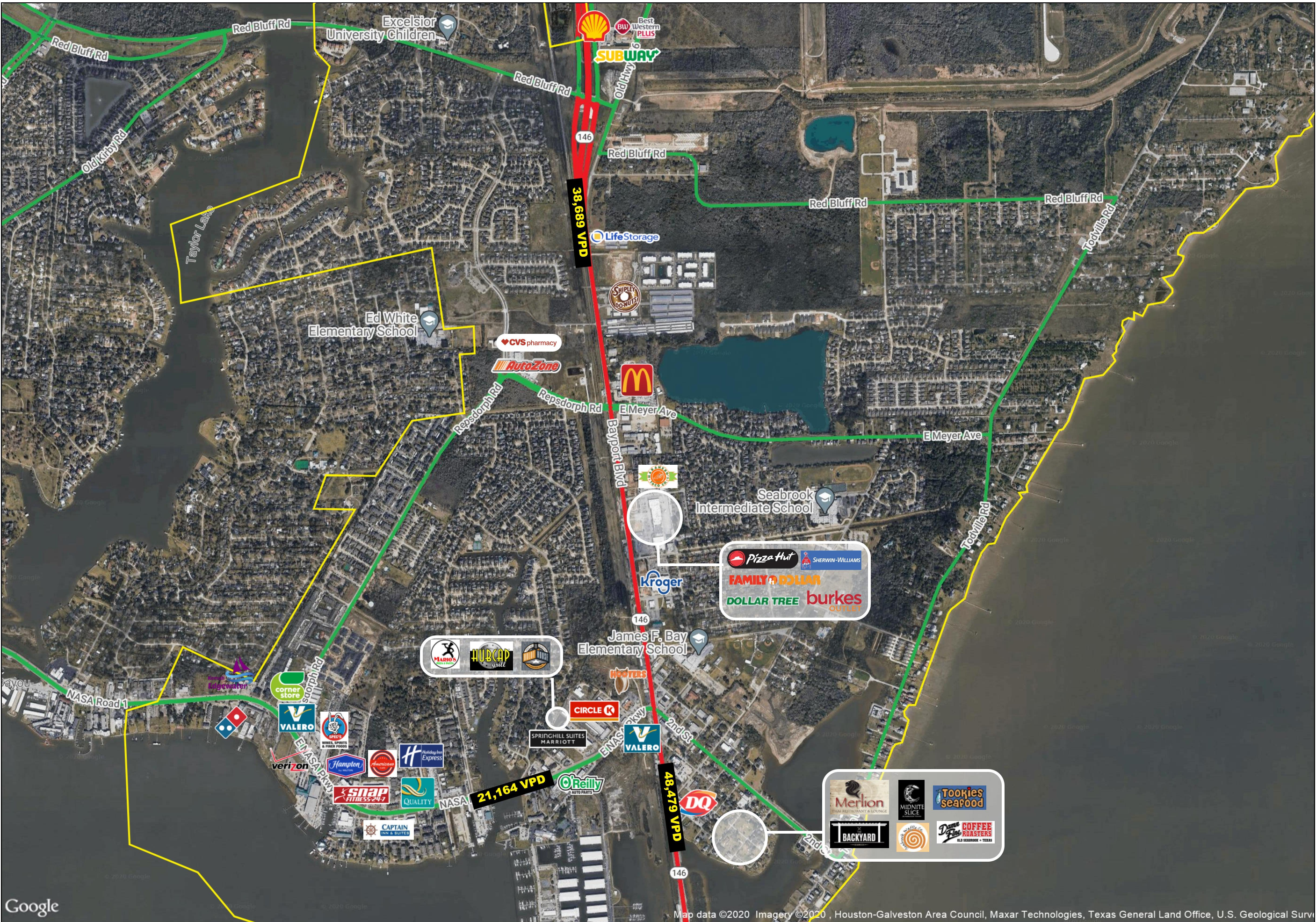


Christopher Bontrager
Portfolio Director
cbontrager@retailstrategies.com
205.534-4916 cell



Madison Neal
Retail Development Coordinator
mneal@retailstrategies.com
205.314.0383 office





SEABROOK, TEXAS

Major Retail & Restaurants