



Outlets at Hillsboro

Hillsboro, Texas

TENANTS INCLUDE:

- | | |
|--------------------------|---------------------------------|
| Bath & Body Works | L'eggs Hanes Bali Playtex |
| Burkes Outlet | Levi's Outlet Store |
| Carter's babies and kids | Maurices |
| Dressbarn | Nike Clearance Store |
| Famous Footwear Outlet | Polo Ralph Lauren Factory Store |
| Gap Factory Store | Skechers |
| Haggar Factory Store | Sunglass Hut |
| Kitchen Collection | Under Armour Clearance House |



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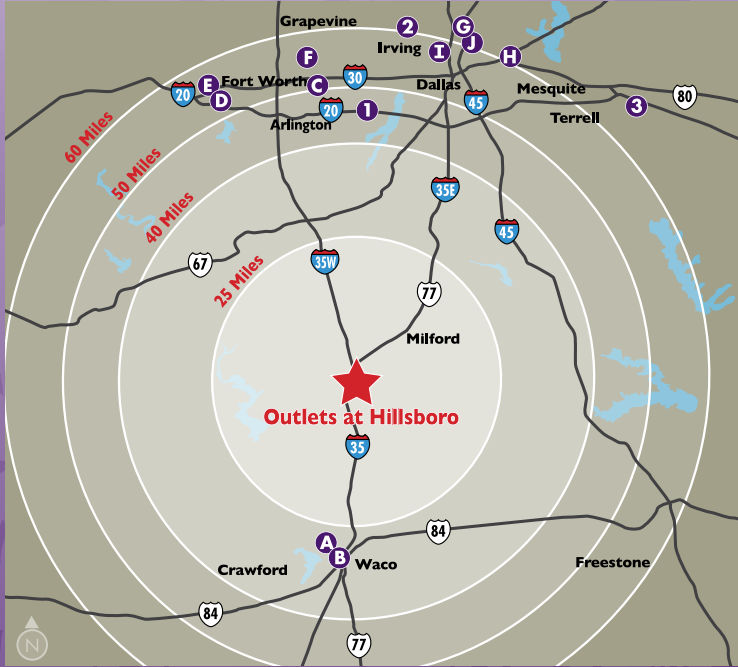
LOCATION

Hillsboro, Texas

35 miles north of Waco and 60 miles south of Dallas/Fort Worth, located 1 mile south of the junction of I-35 east (Dallas) and west (Fort Worth).

MARKET

Dallas, Fort Worth, Waco



MARKET STATISTICS & DEMOGRAPHICS

	25 Miles	40 Miles	50 Miles	60 Miles
POPULATION	88,378	745,746	2,090,268	4,168,900
MEDIAN AGE	43.7	36.7	35.2	34.6
POPULATION GROWTH 2017-2022	3.30%	6.20%	6.15%	6.15%
AVERAGE HOUSEHOLD INCOME	\$78,984	\$86,074	\$83,983	\$82,656
NUMBER OF HOUSEHOLDS	32,968	263,891	721,636	1,476,480
MEDIAN HOME VALUE	\$173,742	\$190,054	\$173,770	\$167,815

Source: ESRI 2022 Estimate/Projections

TRAFFIC COUNT



Interstate 35, Hillsboro

69,421 Vehicles/Day

SHOPPING CENTERS WITHIN 75 MILES OF OUTLETS AT HILLSBORO

	AERIAL DISTANCE	DRIVING DISTANCE APPROX. DRIVE TIME
A. Richland Mall, Waco Bealls JCPenney	35 Miles	39 Miles 42 Minutes
B. Central Texas Marketplace, Waco Belk Kohl's	36 Miles	37 Miles 40 Minutes
C. The Parks at Arlington, Arlington Dick's Sporting Goods JCPenney Nordstrom Rack	46 Miles	60 Miles 59 Minutes
D. Hulen Mall, Fort Worth Dillard's Macy's	49 Miles	53 Miles 52 Minutes
E. Ridgmar Mall, Fort Worth Dillard's JCPenney	54 Miles	59 Miles 57 Minutes
F. North East Mall, Hurst Dick's Sporting Goods JCPenney Nordstrom	57 Miles	63 Miles 1 Hr., 3 Mins.
G. Irving Mall, Irving Burlington Macy's	57 Miles	73 Miles 1 Hr., 7 Mins.
H. Town East Mall, Mesquite Dillard's Macy's	61 Miles	72 Miles 1 Hr., 6 Mins.
I. NorthPark Center, Dallas Dillard's Neiman Marcus	62 Miles	68 Miles 1 Hr., 8 Mins.
J. Galleria Dallas, Dallas Belk Macy's	65 Miles	72 Miles 1 Hr., 12 Mins.

OUTLET CENTERS

	AERIAL DISTANCE	DRIVING DISTANCE APPROX. DRIVE TIME
1. Grand Prairie Premium Outlets, Grand Prairie	46 Miles	65 Miles 1 Hr., 8 Mins.
2. Grapevine Mills, Grapevine	66 Miles	81 Miles 1 Hr., 19 Mins.
3. Tanger Outlets-Terrell, Terrell	67 Miles	85 Miles 1 Hr., 7 Mins.
4. Allen Premium Outlets, Allen	81 Miles	88 Miles 1 Hr., 28 Mins.
5. Round Rock Premium Outlets, Round Rock	106 Miles	113 Miles 1 Hr., 46 Mins.
6. San Marcos Premium Outlets, San Marcos	160 Miles	168 Miles 2 Hrs., 39 Mins.
7. Tanger Outlets-San Marcos, San Marcos	160 Miles	171 Miles 2 Hrs., 42 Mins.



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