



OUTLETS at CONROE

Conroe, Texas

Outlets at Conroe is undergoing a complete redevelopment amidst the enormous growth occurring in and around the City of Conroe. With the influx of corporate offices and master-planned communities, the North Houston area will become the workplace and home to tens of thousands of people in the next few years. The new Outlets at Conroe will be poised to deliver top outlet brands and a wide variety of dining options in a family-friendly environment for this growing constituency. Outlets at Conroe will ultimately be comprised of 340,000 square feet of retail and restaurants. The immediate area already boasts nearly 185,000 cars per day, and is just 30 minutes from George W. Bush International Airport and 50 miles from Houston.



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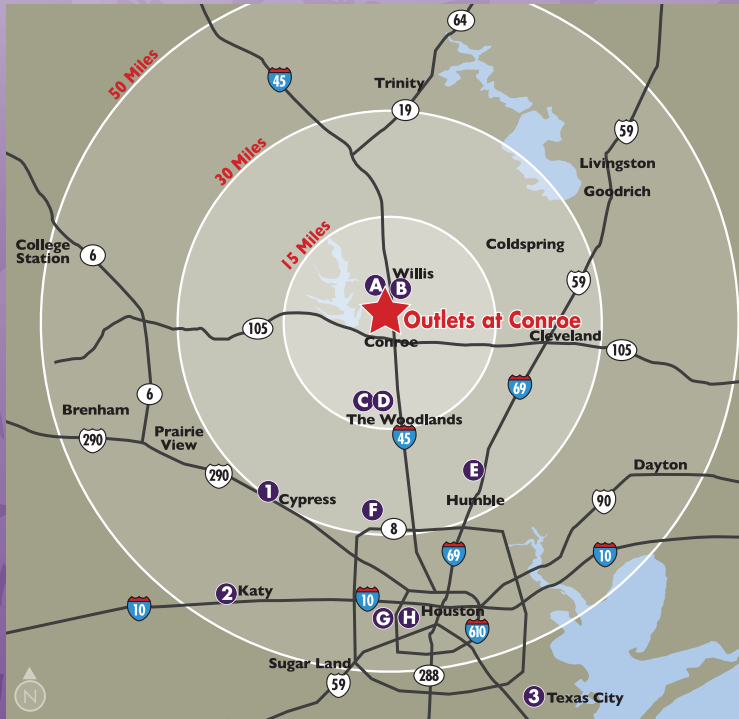
LOCATION

Conroe, Texas

I-45, at exit 90, approximately 50 miles north of downtown Houston.

MARKET

Houston



MARKET STATISTICS & DEMOGRAPHICS

	15 Miles	30 Miles	50 Miles
POPULATION	425,455	1,772,793	5,816,969
MEDIAN AGE	39.5	35.8	34.5
POPULATION GROWTH 2018-2023	14.85%	11.75%	9.70%
AVERAGE HOUSEHOLD INCOME	\$125,489	\$113,541	\$105,080
NUMBER OF HOUSEHOLDS	152,282	608,310	2,010,363
MEDIAN HOME VALUE	\$309,619	\$248,617	\$228,761

Source: ESRI 2023 Estimate/Projections

TRAFFIC COUNT



Interstate 45, Conroe

184,256 Vehicles/Day

SHOPPING CENTERS WITHIN 50 MILES OF OUTLETS AT CONROE

	AERIAL DISTANCE	DRIVING DISTANCE APPROX. DRIVE TIME
A. Teas Crossing, Conroe JCPenney	.79 Mile	2 Miles 2 Minutes
B. Conroe Marketplace, Conroe Kohl's Shoe Carnival	1 Mile	2 Miles 2 Minutes Ross Dress for Less T.J. Maxx
C. Market Street, The Woodlands The Cinemark at Market Street Theatre J. Crew Tommy Bahama	14 Miles	14 Miles 18 Minutes Tiffany & Co.
D. The Woodlands Mall, The Woodlands Dillard's Macy's	14 Miles	14 Miles 18 Minutes JCPenney Nordstrom
E. Deerbrook Mall, Humble Dillard's Macy's	27 Miles	42 Miles 48 Minutes JCPenney
F. Willowbrook Mall, Houston Dillard's Macy's	28 Miles	40 Miles 48 Minutes JCPenney Nordstrom Rack
G. The Galleria, Houston Macy's Nordstrom	43 Miles	48 Miles 51 Minutes Neiman Marcus Saks Fifth Avenue
H. Highland Village, Houston Apple Store Francesca's	43 Miles	49 Miles 53 Minutes Crate & Barrel Williams-Sonoma

OUTLET CENTERS

	AERIAL DISTANCE	DRIVING DISTANCE APPROX. DRIVE TIME
1. Houston Premium Outlets, Cypress	30.2 Miles	56 Miles 57 Minutes
2. Katy Mills, Katy	45 Miles	67 Miles 1 Hr., 10 Mins.
3. Tanger Outlets-Texas City, Texas City	70 Miles	79 Miles 1 Hr., 23 Mins.
4. Tanger Outlets-San Marcos, San Marcos	154 Miles	208 Miles 3 Hrs., 45 Mins.
5. San Marcos Premium Outlets, San Marcos	154 Miles	208 Miles 3 Hrs., 45 Mins.



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