



Outlets at Hillsboro

Hillsboro, Texas

TENANTS INCLUDE:

Bath & Body Works
Carter's babies and kids
Famous Footwear Outlet
Gap Factory Store
L'eggs Hanes Bali Playtex

Levi's Outlet Store
Maurices
Nike Clearance Store
Polo Ralph Lauren Factory Store
Under Armour Clearance House



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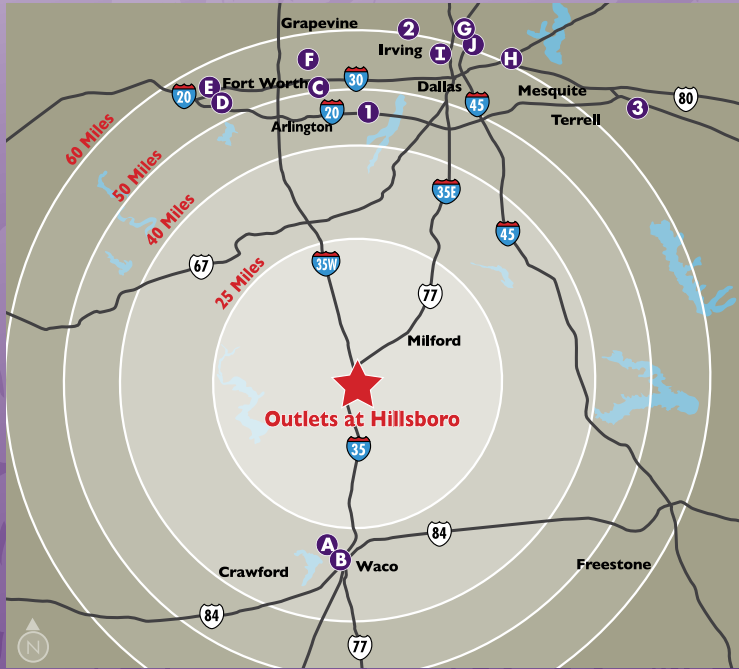
LOCATION

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	92,336	780,081	2,148,140	4,298,818
MEDIAN AGE	43.7	36.9	35.4	34.8
POPULATION GROWTH 2018-2023	4.95%	7.35%	6.65%	6.85%
AVERAGE HOUSEHOLD INCOME	\$78,451	\$87,282	\$85,539	\$84,563
NUMBER OF HOUSEHOLDS	34,355	275,531	736,336	1,517,683
MEDIAN HOME VALUE	\$178,608	\$199,619	\$183,498	\$178,792

Source: ESRI 2023 Estimate/Projections

TRAFFIC COUNT



Interstate 35, Hillsboro

63,600 Vehicles/Day

SHOPPING CENTERS WITHIN 75 MILES OF OUTLETS AT HILLSBORO

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