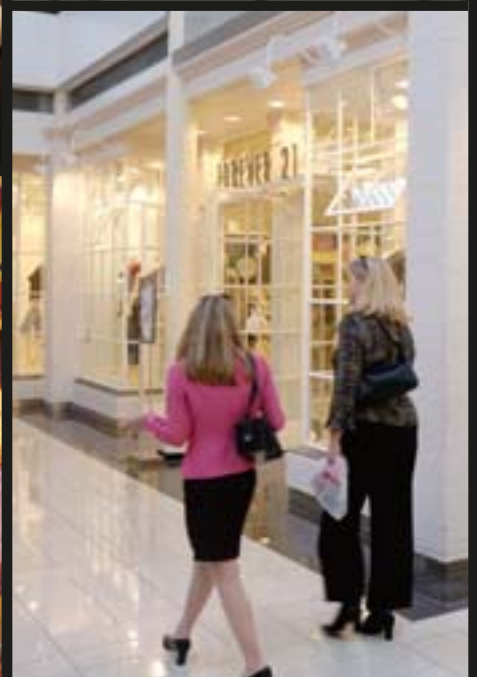
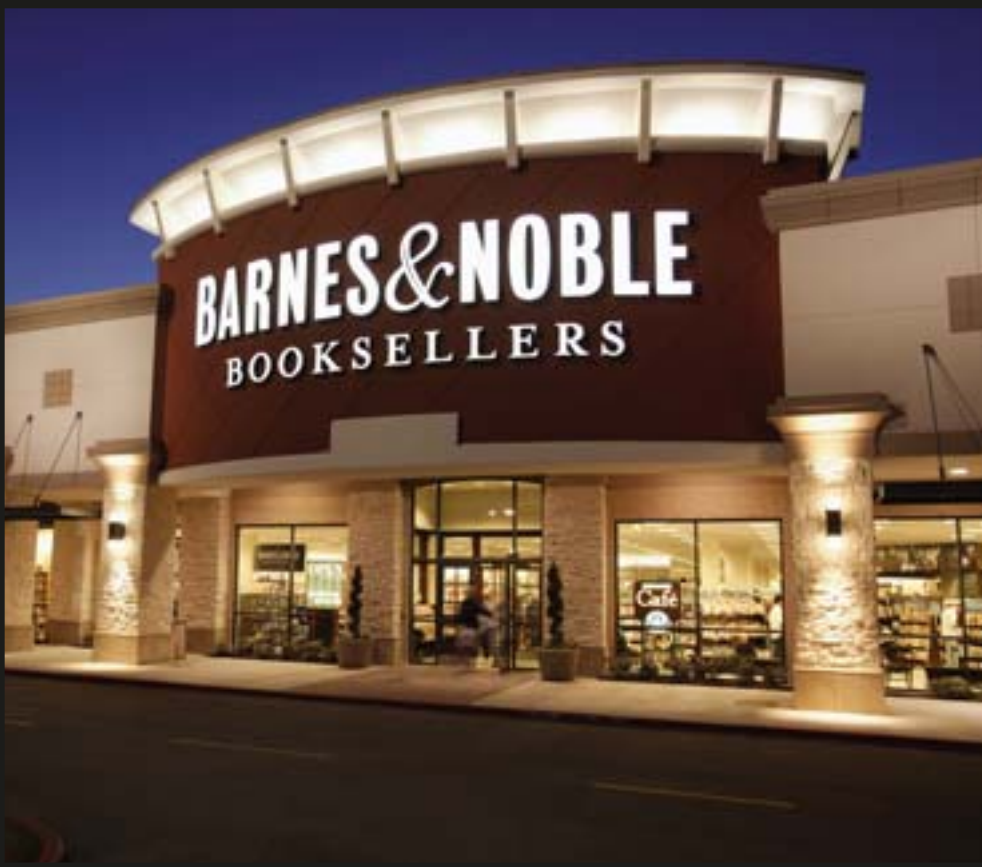




Deerbrook Mall

HUMBLE, TEXAS



Deerbrook Mall HUMBLE, TEXAS

YOUNG, AFFLUENT AND GROWING MARKET

- Growing primary trade area projected to exceed 565,269 people by 2012, a 9% growth rate.
- 7-mile radius features population with an above-average household income of \$76,396.
- 42% of trade area residents are between the ages of 25 and 54.
- Strong family presence with 28% of primary trade area 18 years of age or younger.
- Home to Continental Airlines, Bush Intercontinental Airport and Administaff Inc.— the leading professional employee outsourcing organization.

NEWLY RENOVATED

- Sparkling new color pallet featuring new tile and paint throughout.
- New state-of-the-art family restrooms with expanded facilities, including private nursing room and family lavatories.
- The addition of several lush, landscaped, cozy soft seating areas.
- Featuring a a 25,000 square-foot Barnes & Noble Booksellers, 40,000 square-foot Steve & Barry's and a 24,000 square-foot Circuit City.

IMPRESSIVE AMENITIES

- All stadium seating 24-screen AMC movie complex.
- Delightful children's Boogie Bear's Beach Play Area.
- Dazzling 12-unit food court with seating for 700.
- Easy-to-shop two story design.
- Convenient covered parking.

OUR CUSTOMERS LIKE TO SHOP

- More than 16 million shoppers each year.
- Exciting line-up of specialty stores including Barnes & Noble Booksellers, Circuit City, Abercrombie & Fitch, Coach, Build-A-Bear Workshop, Hollister, Forever 21, Club Libby Lu, Aeropostale, American Eagle Outfitters, Gap/GapKids, abercrombie kids, Helzberg Diamonds and Steve & Barry's.



MALL INFORMATION

LOCATION

Very high profile presence at the intersection of two Major highways, US Highway 59 and FM 1960 in Humble, Texas.

MARKET

North-east Houston suburban market serving the affluent and growing Kingwood/Humble trade area. Three upscale master-planned communities are nearby -Fall Creek, Eagle Springs and Summerwood-with more than 8,500 new homes under construction.

DESCRIPTION

Two-level, enclosed, super regional

ANCHORS

Dillard's, Macy's, JCPenney, Sears, Palais Royal, Barnes & Noble Booksellers, AMC Theatre, Steve & Barry's, Circuit City

TOTAL RETAIL SQUARE FOOTAGE 1,209,522

PARKING SPACES 6,365

OPENED July, 1984

EXPANDED May, 1996

TRADE AREA PROFILE

2007 POPULATION 518,941

2012 PROJECTED POPULATION 565,269

2007 HOUSEHOLDS 167,997

2012 PROJECTED HOUSEHOLDS 184,086

2007 MEDIAN AGE 32.9

2007 AVERAGE HH INCOME \$64,488

2012 PROJECTED AVERAGE HH INCOME \$70,791

5-MILE RADIUS PROFILE

2007 POPULATION 76,951

2012 PROJECTED POPULATION 82,842

2007 HOUSEHOLDS 26,138

2012 PROJECTED HOUSEHOLDS 28,252

2007 MEDIAN AGE 33.9

2007 AVERAGE HH INCOME \$71,443

2012 PROJECTED AVERAGE HH INCOME \$77,109

DAYTIME EMPLOYMENT

3-MILE RADIUS 28,202

5-MILE RADIUS 50,467

SOURCE: CLARITAS, INC.