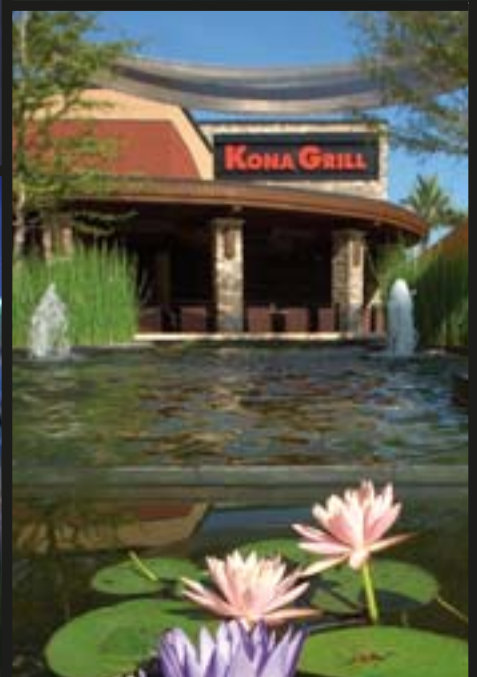




First Colony Mall

SUGAR LAND, TEXAS



First Colony Mall SUGAR LAND, TEXAS

- The trade area is projected to grow at almost twice the rate of Texas and Houston.
- Shoppers come from 39 ZIP Codes in five counties.
- High profile location at State Highway 59 and Hwy. 6.
- Fort Bend County is home to more master-planned communities than any other county in the nation.
- Major employers such as Nalco Energy Services, Fluor Corporation, Fort Bend ISD, Schlumberger Companies, Texas Instruments, Unocal Corporation, United Parcel Service, Oakbend Memorial Hospital, and AT&T support Fort Bend County.
- City of Sugar Land added the area's only five star hotel and conference center next to the mall and serves as the home to the City of Sugar Land's administrative offices.
- Many new technical-based companies are moving into the area due to the favorable business environment.
- Fort Bend County is expected to triple in population over the next 30 years as more and more people discover the nationally envied high quality of life that is standard in this area.

GREAT SHOPPING

- Exciting retailers such as Ann Taylor, Banana Republic, WILLIAMS-SONOMA, Talbots, Barnes & Noble, White House/Black Market, some by Chico's, ALDO Shoes, Coach, Black Walnut Café, The Cheesecake Factory, Kona Grill, Pottery Barn, The Apple Store, Kay Jewelers, SGH, Toni & Guy, Swarovski, Chico's and James Avery.
- Opening this Summer – Sephora and Grimaldi's Pizzeria.
- 24-screen AMC theatre adjacent to the property.
- Over 15 million shoppers annually.

AFFLUENT SHOPPERS

- Total household income in Fort Bend County is \$110,915. 60% of those employed within the primary trade area are employed in Executive, Professional and Administrative occupations.
- Fort Bend County citizens over 25 years old have the highest levels of education attainment in the Houston region.
- Sugar Land was voted the "Third Best Place to Live" in the United States, according to CNN/Money Magazine.
- Fort Bend County is the sixth most ethnically diverse county in the United States.



MALL INFORMATION

LOCATION
Highway 59 and Highway 6

MARKET
Houston

DESCRIPTION
Single-level, enclosed, regional with streetscape outdoor shopping

ANCHORS
Dillard's, Dillard's Men's, Macy's, JCPenney

TOTAL RETAIL SQUARE FOOTAGE 1,045,000

PARKING SPACES 4,890

OPENED 1996

EXPANDED 2006

TRADE AREA PROFILE

2007 POPULATION 436,777

2012 PROJECTED POPULATION 499,692

2007 HOUSEHOLDS 138,784

2012 PROJECTED HOUSEHOLDS 159,087

2007 MEDIAN AGE 34.0

2007 AVERAGE HH INCOME \$86,794

2012 PROJECTED AVERAGE HH INCOME \$95,095

5-MILE RADIUS PROFILE

2007 POPULATION 184,204

2012 PROJECTED POPULATION 213,712

2007 HOUSEHOLDS 59,525

2012 PROJECTED HOUSEHOLDS 69,381

2007 MEDIAN AGE 35.1

2007 AVERAGE HH INCOME \$107,628

2012 PROJECTED AVERAGE HH INCOME \$116,815

DAYTIME EMPLOYMENT

3-MILE RADIUS 47,970

5-MILE RADIUS 96,158

SOURCE: CLARITAS, INC.