



Sunrise Mall

Brownsville, TX

Location	Intersection of FM 802 and US 77/83
Anchors	Bealls, Dillard's, JCPenney, Sears and Cinemark 16
Size	753,503 square feet
Web Site	SunriseMallTX.com

Strategic Location

The city of Brownsville is the closest major city to South Padre Island, one of the best family beach vacations in the U.S. according to *U.S. News World Report* and *The Travel Channel*. Brownsville attracts shoppers from all over the county including the more than 10 million people in Northeast Mexico. Over 2.4 million pedestrians and 6.2 million vehicles cross into Brownsville annually. Over 40 million non-commercial crossings take place along the Texas-Mexico border each year. On average approximately 85% of those coming to the U.S. come to shop.

Mexican nationals spend an estimated \$2-\$3 billion a year along the Texas-Mexico border, according to the Federal Reserve Bank of Dallas.

Capitalizing on the high traffic from tourism, the city of Brownsville uses its multi-million dollar Sports Park complex to draw more tourism and sporting events from across the state.

Mall Facts

Sunrise Mall features more than 100 specialty stores including A'gaci, Aéropostale, ALDO, American Eagle Outfitters, Bath & Body Works, bebe, Build-A-Bear Workshop, Coach, Crazy 8, Express, GameStop, Gap/Gap Kids, P.S. from Aéropostale, Reed's Jewelers, Underground Station, Vans, Victoria's Secret.

New specialty stores include Banamex, Traffic Shoes and Portillo Chic.

Located on 75 acres, the Sunrise Mall complex includes Sunrise Commons, an associated center adjacent to the mall. Sunrise Commons also features Lane Bryant, Old Navy, Marshalls, Pier 1 Imports, Ross Dress for Less, rue21, Staples.

Trade Area Facts

Situated at the southern tip of Texas, Brownsville is uniquely positioned as a hub for international trade. *Forbes* named the Brownsville MSA seventh in "Job Growth in the Nation." An estimated 1.2 million people live in the Brownsville and Matamoros region and up to eight million live within a 200-mile radius.

Brownsville was recently named "North America's Best Cost-Effective City" by *FDI* magazine. *Business Week.com* and *Moody's Economy.com* rank the Brownsville MSA fourth in recovering job markets in 2010. Among the city's major employers include Fortune 500 companies like Shaw, Tyco, Parker Hannifin, Delphi and Convergys. *Industry Week* magazine recently listed Brownsville as the sixth "Fastest Growing Manufacturing Region" in the country. In addition, the Port of Brownsville is also a major center of industrial growth with over 230 companies.

The University of Texas at Brownsville and Texas Southmost College has over 19,000 students. The University has nearly completed eight construction projects worth more than \$140 million to accommodate the demands of a growing student population. Since its partnership in 1991, enrollment has grown almost 90%; nearly doubling the state's growth rate and tripling the national rate.

Brownsville is home to the Lower Rio Grande Valley Regional Academic Health Center-Brownsville, a division of the University of Texas Health Science Center. The Regional Academic Health Center-Harlingen is a campus of the University of Texas Health Science Center-San Antonio and includes medical education and medical research divisions for medical students as well as a South Texas VA Health Care Center.

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Demographics

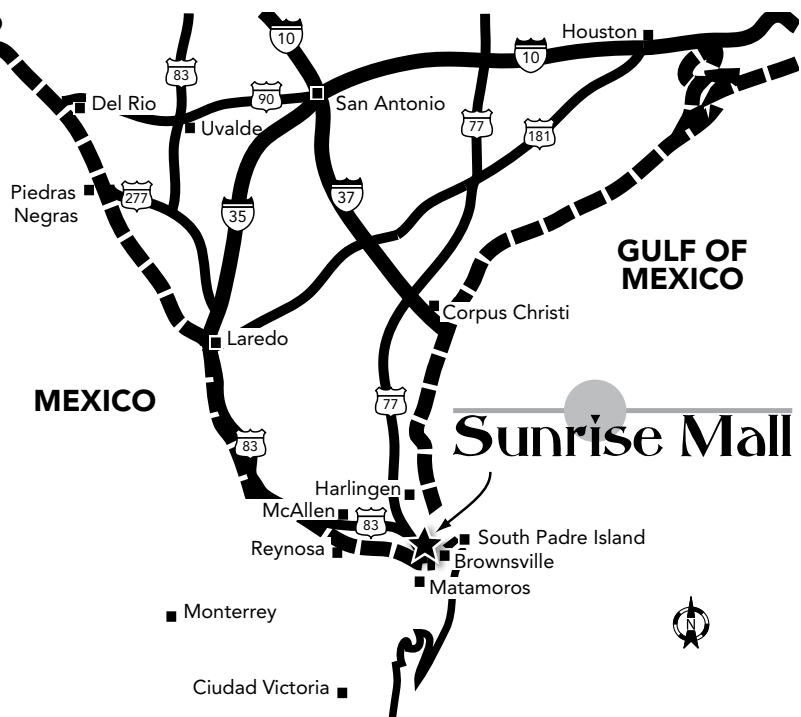
Population Trends	Primary Trade Area	Secondary Trade Area	Total Trade Area
2015 Projection	257,477	163,103	420,580
2010 Estimate	235,913	149,440	385,353
2000 Census	189,279	128,621	317,900
2010 - 2015 % Change	9.14%	9.14%	9.14%

Average Household Income	Primary Trade Area	Secondary Trade Area	Total Trade Area
2015 Projection	\$44,263	\$48,125	\$45,880
2010 Estimate	\$42,345	\$45,771	\$43,772
2010 - 2015 % Change	4.53	5.14%	4.82%

Median Age	Primary Trade Area	Secondary Trade Area	Total Trade Area
2010 Estimate	28	32	30

Source: 2000 Census; Scan/US 2010/2015 Estimates

Location Map



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