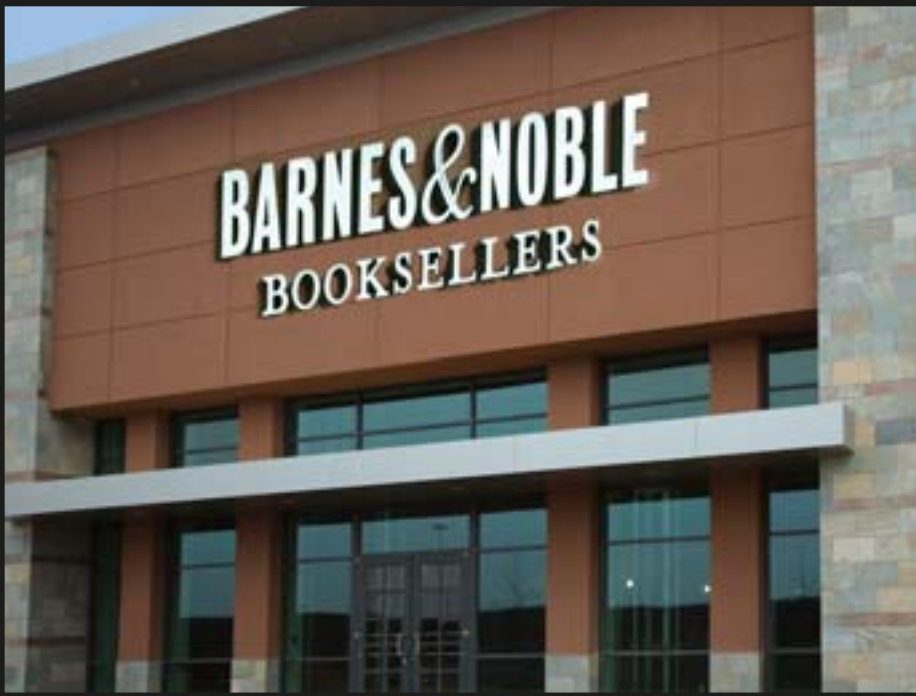




The Parks at Arlington

ARLINGTON, TEXAS



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IN THE HEART OF A GROWING MARKET...

- Situated 15 miles between Dallas and Fort Worth.
- Trade area is growing at two times the national average.
- Households with incomes of \$75,000+ make up the area's fastest growing market segment. Over the next 5 years, the number of households in the trade area earning \$75,000+ is expected to grow by 30%!
- Only 15 minutes from Dallas/Fort Worth International Airport.
- Located three miles from the University of Texas at Arlington, with enrollment of 25,000 students.

THE PARKS AT ARLINGTON IS BIGGER & BETTER

- The Entertainment & Lifestyle wing draws large groups of families, friends, schools, churches, and athletic teams for the fun, food, shopping and amenities enjoying the 18-screen AMC Theatre, Dick's Sporting Goods, and 20 new specialty shops.
- Attractions & Amenities - NHL-sized ICE at The Parks arena, children's carousel, AMC 18 Theatre, expanded food court seating, family restrooms and soft seating areas.
- A Golden Books soft play Play Area is located near Dick's Sporting Goods and Circuit City.
- Two covered parking decks.

MORE CUSTOMERS & MORE SHOPPING

- Over 22 million visitors per year.
- Shoppers make an average of 41 visits per year.
- Exciting line-up of specialty stores including Abercrombie & Fitch, abercrombie kids, Aeropostale, Banana Republic, Barnes & Noble Booksellers, Ben Bridge Jewelers, Brighton Collectibles, Build-A-Bear Workshop, The Children's Place, Club Libby Lu, Coach, DSW Shoes, Hollister Company, MAC Cosmetics, and The Cheesecake Factory.

ARLINGTON TOURISM IS BIG BUSINESS...

- The Parks at Arlington is located minutes from Six Flags Over Texas, one of the state's strongest tourist destinations hosting over 2 million visitors per year.
- 6.5 million tourists visit Arlington each year.
- Arlington is home to the Texas Rangers and Ameriquest Field in Arlington.
- Cowboy Stadium and the Dallas Cowboys will open in Arlington in 2009 featuring the Cotton Bowl (2010) and the Super Bowl (2011).
- \$450 million in direct expenditures.
- Arlington Convention Center was chosen as a Top Destination in the Fall 2002 issue of Facilities and Destinations magazine, a convention trade journal.

MALL INFORMATION

LOCATION

Cross Streets I-20 and Hwy. 157/S. Cooper St.

MARKET

Dallas/Ft. Worth

DESCRIPTION

Two-level, enclosed, super-regional

ANCHORS

Dillard's, Macy's, JCPenney, Sears, Dick's Sporting Goods, AMC 18 Theatres, Circuit City and Barnes & Noble Booksellers

TOTAL RETAIL SQUARE FOOTAGE 1,527,878

PARKING SPACES 7,319

OPENED 1988

EXPANDED 1996, 2002, 1990 Foley's plus 60,000 square feet of small shop space, 1996 JCPenney, 2002 Dick's Sporting Goods, AMC 18 Theatre, ICE at The Parks, Family Restrooms, Soft Seating, expanded Food Court, Carousel, 20 New Specialty Stores

OTHER FEATURES 12-unit food court with seating for 942, and a Golden Books soft play Play Area

PERIPHERAL LAND USE Retail, restaurant, financial, hotels

TRADE AREA PROFILE

2007 POPULATION 950,844

2012 PROJECTED POPULATION 1,038,944

2007 HOUSEHOLDS 332,915

2012 PROJECTED HOUSEHOLDS 361,662

2007 MEDIAN AGE 32.4

2007 AVERAGE HH INCOME \$67,126

2012 PROJECTED AVERAGE HH INCOME \$73,200

5-MILE RADIUS PROFILE

2007 POPULATION 316,114

2012 PROJECTED POPULATION 344,402

2007 HOUSEHOLDS 110,898

2012 PROJECTED HOUSEHOLDS 119,895

2007 MEDIAN AGE 32.2

2007 AVERAGE HH INCOME \$70,204

2012 PROJECTED AVERAGE HH INCOME \$77,099

DAYTIME EMPLOYMENT

3-MILE RADIUS 54,376

5-MILE RADIUS 129,160

SOURCE: CLARITAS, INC.

