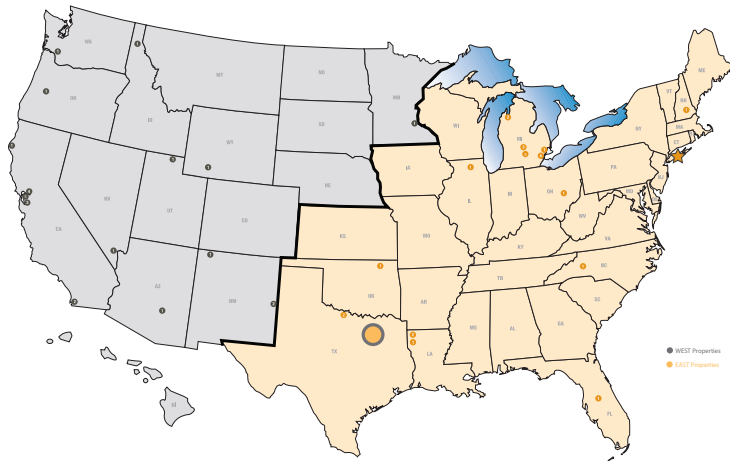


**VISTA RIDGE MALL**  
2401 S. STEMMONS FREEWAY  
LEWISVILLE, TX 75067

**VISTA RIDGE MALL** is conveniently located at the crossroads of the busy I-35E corridor and the SH 121 Toll Road, 10 minutes from the Dallas/ Fort Worth International Airport and 15 miles from the NASCAR race facility. The mall is adjacent to the Lewisville Convention Center and several new hotels. Average family household income within a five-mile radius of the mall is \$96,000 and the trade area population growth rate is more than three times the national average. Vista Ridge features a variety of national retailers including Aéropostale, Limited, Express, Bath & Body Works, Charlotte Russe, Hollister, The Children's Place and Brookstone. It also has an 11-unit food court with seating for 400, a 1,300 square foot children's play area and a 60,000 square-foot Cinemark Theatre.



*info@rouseproperties.com*  
(212) 608-5108

**ROUSE**  
**PROPERTIES**

1114 AVENUE OF THE AMERICAS  
NEW YORK, NY 10036-7703

**ROUSEPROPERTIES.COM** | NYSE : RSE



# Vista Ridge Mall

LEWISVILLE, TEXAS

Located in suburban Dallas in rapidly-growing Denton County, Vista Ridge is just minutes from Texas's first NASCAR race facility, which attracts millions of fans annually.

**ROUSEPROPERTIES**

# VISTA RIDGE MALL

DALLAS SUBURBS | MAJOR CROSSROADS | HIGH HOUSEHOLD INCOMES

A RAPIDLY-GROWING, YOUNG, AFFLUENT TRADE AREA NEAR POPULAR LIFESTYLE VENUES.

## 5 COMPELLING REASONS TO LOCATE HERE

### Location, Location, Location

- Vista Ridge Mall is at the crossroads of Denton and Dallas Counties at I-35E and State Highway 121 Toll Road, just 10 minutes north of DFW airport.

### Strong Trade Area Demographics

- Population growth rate more than three times the national average (2010 population 722,637).
- Average HH income of \$91,060 is 28% higher than the national average.

- Over 42% of the market has graduated from college.
- Nearby universities educate more than 50,000 students annually.

### Hospitality Hub

- Nine hundred sixty-one hotel rooms in ten hotels are located within walking distance of Vista Ridge Mall.
- The Lewisville Convention Center with 17,000 square feet of meeting space provides additional daytime traffic right next door.

### Near Popular Lifestyle Venues

- The center is close to Railroad Street Park, a favorite destination for residents, featuring multiple sports fields, a skate park, a dog park, walking trails and lakes on 250 acres.
- Lewisville Lake with 233 miles of shorelines is the host site for major fishing tournaments and speedboat races.

### Easy Accessible

- Convenient to I-35E and SH121 Toll Road.
- Denton County Transportation Authority (DCTA) busses have regular routes that include stops at the mall.
- The DCTA "A" train began operation between Denton and Carrollton (where it interfaces with DART to Dallas) in June 2011.
- Free shuttles run regularly from many area hotels to the mall.

## TRADE AREA PROFILE



2010 Population 722,637  
2015 Projected 823,349



2010 Households 275,597  
2015 Projected 313,659



2010 Average HHI \$91,060  
2015 Projected \$97,914



2010 Median Age 32.9

## MALL INFORMATION

Market Dallas

Description Two-level, enclosed, super-regional

anchors Dillard's, jcpenny, Macy's, Sears, and Cinemark 15

Total Retail Square Footage 1,063,407

Parking Spaces 6,300

Opened 1989

Expanded 1991, 2006

Peripheral Land Use Restaurant, Retail, Multi-Family Housing

## 5-MILE RADIUS

2010 Population 218,051  
2015 Projected 247,664

2010 Households 80,895  
2015 Projected 91,490

2010 Median Age 32.9

2010 Average HHI \$95,813  
2015 Projected \$101,344

### Daytime Employment

3-mile Radius 35,037  
5-mile Radius 89,281

Source: Claritas, Inc.

Crossroads of Denton County and Dallas County off I-35E and the SH-121 Toll Road

## AERIAL VIEW



VISTA RIDGE MALL

