

# ROUND ROCK PREMIUM OUTLETS® | Round Rock, TX

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## Major Metropolitan Areas

Austin:	9 miles South
San Antonio:	92 miles South
Houston:	150 miles East
Dallas:	180 miles North

## Retail

GLA (sq. ft.) 432,000; 125 stores

## Opening Date

Opened August 2006

## Parking Ratio

5.22: 1

## Radius Population

15 mile population:	732,309
30 mile population:	1,519,653
60 mile population:	2,315,619
100 mile population:	5,085,075

## Average H.H. Income

30 mile average: \$80,311

## Select Tenants

Adidas, Ann Taylor, Banana Republic, BCBG Max Azria, Brooks Brothers, Burberry, Calvin Klein, Coach, Gap Outlet, Guess, J.Crew, Kenneth Cole, Michael Kors, Nike, Polo Ralph Lauren, Puma, Tommy Hilfiger, White House Black Market

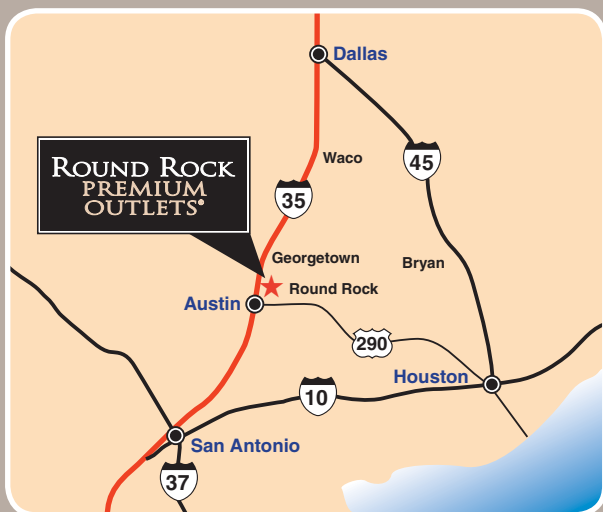
## Tourism / Traffic

The Austin metropolitan area is the 38th largest region nationally and the City of Austin is 16th. In 2002, it was in the Money Magazine's Top 10 list of Best Places to Live. Austin has over 7 million annual visitors and major annual events include the South by Southwest Music, Film and Interactive Conferences in March and the Austin City Limits Music Festival in September.

Round Rock is home to several Fortune 500 companies including Dell, Inc. The city of Round Rock grew 6.8% annually over the last 10 years. This growth trend has helped make Round Rock the 9th fastest growing city in the U.S. and the fastest growing city in the nation with a population over 25,000. Round Rock's close proximity to Austin and San Antonio make it appealing as a destination for business and pleasure. Approximately 105,000 cars pass the site on I-35 each day.

## Directions to Site

I-35 to University Blvd to Frontage Road.

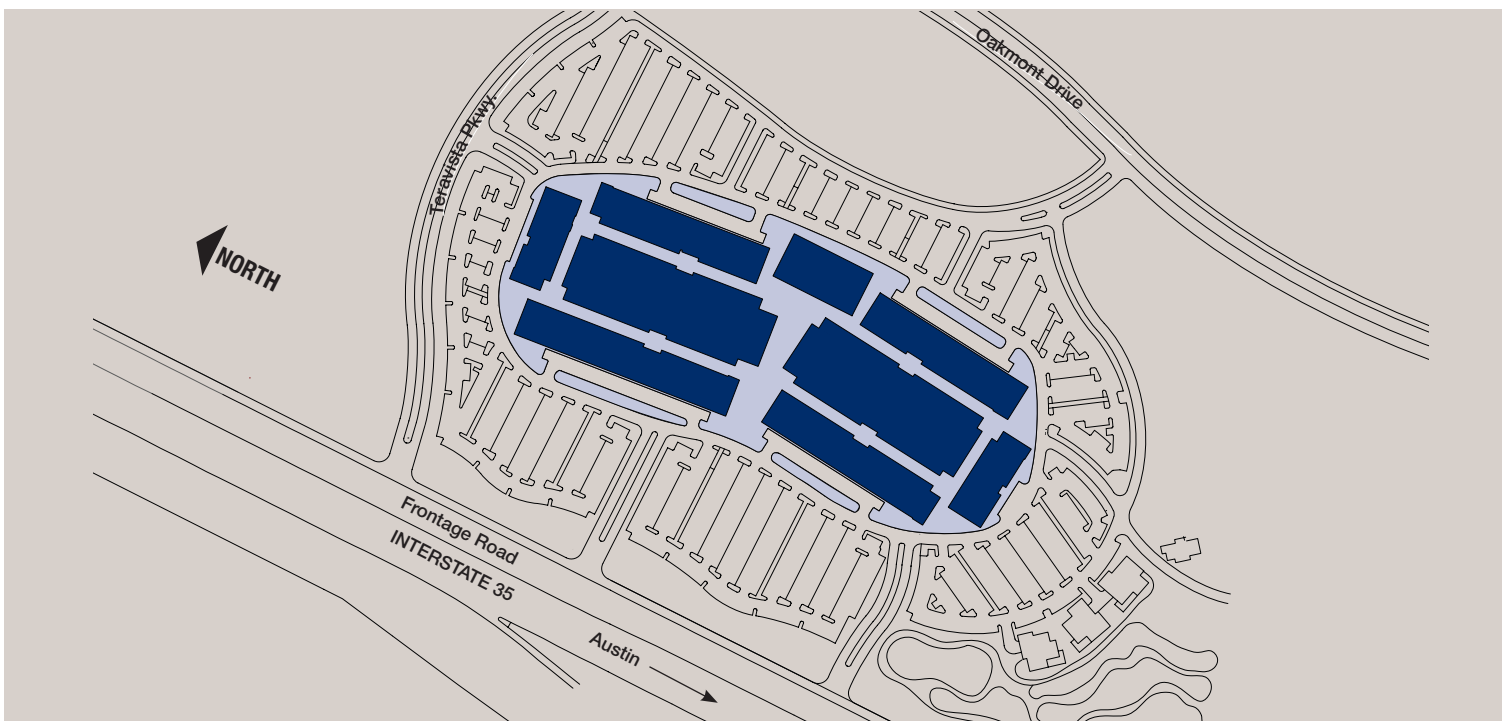


## Location

I-35 at University Blvd, Round Rock, Texas.

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## Other Retail

Shopping centers	Anchors	Distance / Drive-time
The Domain Austin, TX GLA: 700,00 sf	Dillard's, Macy's Neiman Marcus	12 miles / 20 minutes
Lakeline Mall Austin, TX GLA: 1,102,805 sf	Dillard's, Foley's JCPenney, Mervyn's Sears	15 miles / 17 minutes
The Arboretum at Great Hills Austin, TX GLA: 205,000 sf	April Cornell, Banana Republic Barnes & Noble, Chico's Gap, Gymboree, Pottery Barn Restoration Hardware Tommy Bahama, Victoria's Secret	18 miles / 19 minutes
Barton Creek Square Mall Austin, TX GLA: 1,403,000 sf	Dillard's, JCPenney Macy's, Nordstrom Sears	33 miles / 33 minutes

Outlet shopping	Distance / Drive-time
San Marcos Premium Outlets San Marcos, TX GLA: 737,000 sf	58 miles / 55 minutes
Tanger Outlet Center San Marcos, TX GLA: 442,510 sf	60 miles / 58 minutes