

PARAGON OUTLETS
HOUSTON, TX

EXPERIENCE. QUALITY. RELATIONSHIPS.

PARAGON
OUTLETS

PARAGON OUTLETS HOUSTON, TX



City: Rosenberg, TX

County: Fort Bend

GLA: 300,000sf

OPENING: 2016



CENTER OVERVIEW

- Paragon Outlets Houston is a 300,000 square foot outlet destination on US 59 / Interstate 69 in Rosenberg.
- Ten minutes southwest of Sugar Land in one of the most affluent and fastest growing cities in Texas.
- This easily accessible ground up development is only 25 minutes southwest of downtown Houston and 30 minutes away from Pearland.
- Within 20 miles there are more than 1.4 million people with an average household income in excess of \$90,500.
- Nearly 6.3 million people live in the Houston-The Woodlands-Sugar Land metropolitan area, making it the 5th-largest MSA in the nation.

4th

largest city in
the country

5th

largest MSA in
the nation

Houston ranks on numerous
"best of" lists including
Travel & Leisure's roundup of
America's Favorite Cities.

Ranked the 2nd fastest
growing city in the US

The most populous
city in Texas



HOUSTON

Houston is a diverse, cosmopolitan global city that is home to nearly 6.3 million people. It is the 4th largest city in the US (trailing only New York, Los Angeles and Chicago). A recent study by the US Council of Mayors predicted Houston will grow larger than Chicago by the year 2050.

- If Houston were an independent nation, it would rank as the world's 30th largest economy.
- Between 2000 and 2013, Greater Houston's population expanded by 35% while New York, Los Angeles, Boston, Philadelphia and Chicago grew by 4% to 7%.
- With its low cost of living and high rate of job growth Houston and the surrounding metro region have become a top destination for college graduates and young families.
- Some of the toniest addresses in Houston are found within communities such as Bunker Hill Village, River Oaks and Bellaire on the southwest side of the city approximately 25 miles from Paragon Outlets Houston. River Oaks has one of the wealthiest zip codes in the US and is often compared to Beverly Hills, with home values ranging from \$1 million to upwards of \$20 million.
- Highest growth in new households of any major city between 2014 and 2017 according to Pitney Bowes
- Houston now has the highest standard of living of any large city in the US and among the highest in the world.
- Houston has the highest total personal income in the US. It ranks a close 2nd to San Jose (Silicon Valley) in millionaire growth rate.

#7

in job growth

Forbes recently ranked Houston #25 in its list of best places for business and careers.

Headquarters for 26 Fortune 500 companies are based in Houston.

During 2012 retail sales reached an estimated \$109.7 billion

Houston is the gateway for Mexico and Latin America

HOUSTON (CONT)

- Houston is considered the energy headquarters of the US and a world center for virtually every oil and gas industry including exploration, production, transmission, marketing, supply and technology. Known as the Energy Capital of the Future, Houston is growing its presence in both traditional and renewable forms of energy technology. The city is one of the most important industrial bases in the world and is home to nearly 6,100 manufacturers.
- Home to NASA's Johnson Space Center, an aerospace hub with one of NASA's largest R&D facilities and a source of the nation's best high-tech professionals in science and engineering.
- In 2012 Bush Intercontinental served over 39.8 million passengers while Hobby served more than 10.4 million passengers.
- Houston has the fastest growth in foreign visitors. It ranked 7th on The New York Times' list of the 46 Places to Go in 2013.
- The city is a cultural center with more than 200 institutions dedicated to the arts, science and history, and nearly 500 cultural, visual and performing arts organizations.



▲ Home to the Texas Medical Center, the largest concentration of hospitals and research institutions in the world and, by itself, the metro region's 3rd-largest source of jobs.



9th

fastest-growing county
in the country

#6

in the nation for
employment growth

Home to five of the
top 20 Master Planned
Communities in the U.S.

Top 10 Employers:

- Fort Bend ISD
- Lamar CISD
- Fluor Corporation
- Fort Bend County
- Schlumberger Technology Corporation
- Richmond State School
- Methodist Sugar Land Hospital
- Texas Instruments
- Texas Department of Criminal Justice
- United Parcel Service

FORT BEND COUNTY

- Paragon Outlets Houston is located in Fort Bend County
- Population of more than 640,000
- Fort Bend School District is Texas's 7th largest with more than 71,000 students enrolled throughout 74 campuses, 11 high schools, 14 middle schools and 45 elementary schools.
- The Washington Post and US News & World Report both rank Fort Bend's high schools on their lists of Top High Schools in the nation.
- Most family-friendly community in Texas
- By 2030 the population is expected to exceed one million.
- In 2013, the average annual household income was \$109,000.
- Over the past 20 years Fort Bend County has continuously ranked as one of the top 20 counties in the US for economic excellence and population growth.
- Fort Bend County leads the region for job creation in numerous industries including energy, healthcare, engineering, development, and entertainment.
- The county is the regional leader in having a dynamic educated workforce that attracts many new industries to the area such as software development and innovative gaming studios.



10 minutes from site

#3

Top Best Cities to
Live in the U.S.

One of the most
affluent and fastest
growing cities
in Texas

SUGARLAND, TX

- Sugar Land is the 3rd largest city in population in the Houston metropolitan area
- 2nd largest in economic activities in the Houston metro area
- Over 86,000 people live in Sugar Land.
- In the last decade, the city has grown more than 158%
- Large energy industry presence in Sugar Land includes the headquarters for several high-profile regional and international corporations; among them Fortune 500's CVR Energy, Inc., Minute Maid, Noble Drilling, Western Airways, and Nalco Champion's Energy Services division
- Large number of international energy, software, engineering and product firms located in the city.



PARAGON OUTLETS HOUSTON, TX



PROPERTY INFORMATION

Location:
The southeast quadrant of
US-59 and Reading Road
in Rosenberg, TX

County: Fort Bend

GLA: 300,000sf

OPENING: 2016

DEMOGRAPHICS (ESRI)

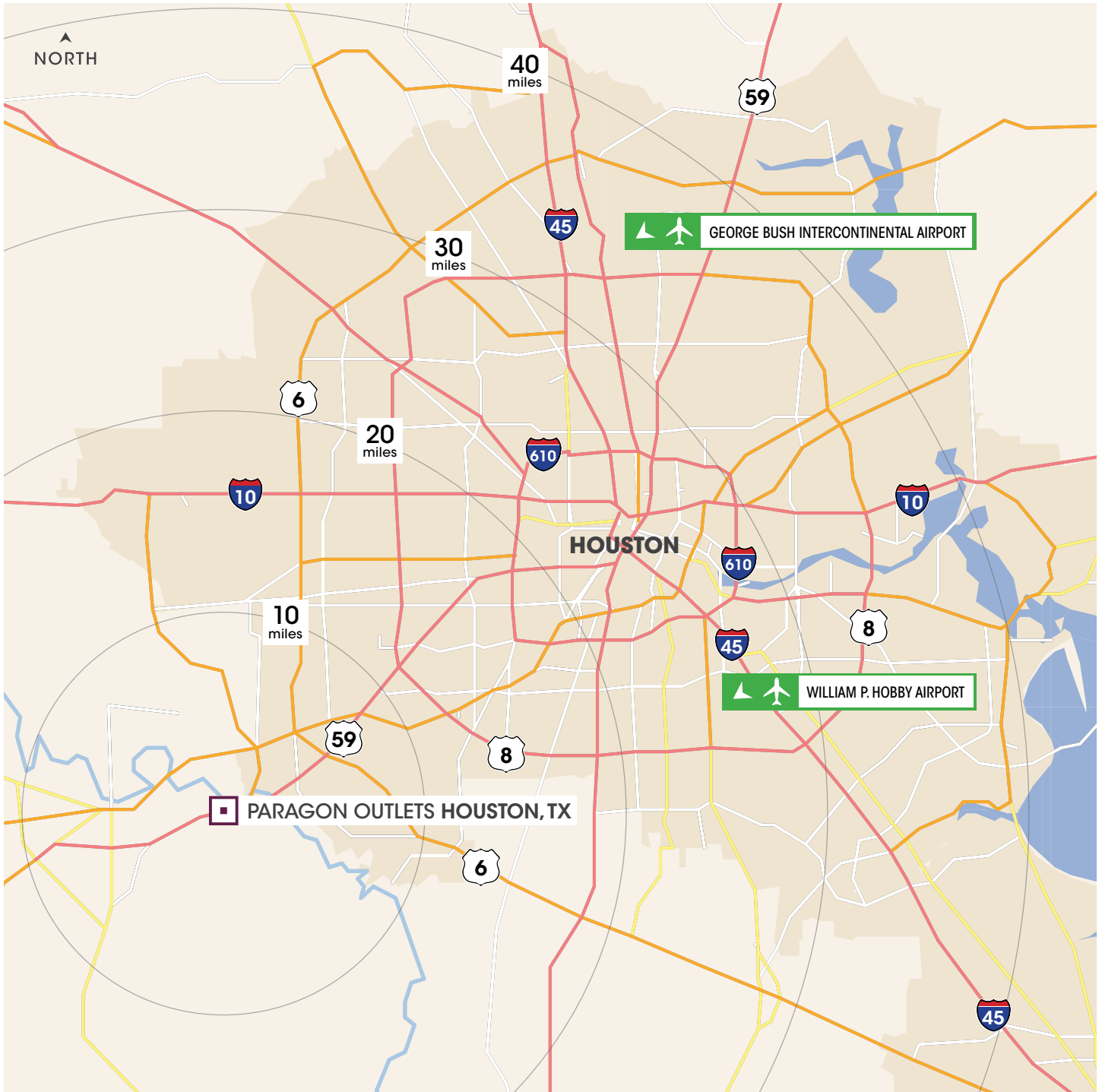
RADIUS	2014 POPULATION	2014 AVG. HH. INC.	2019 (projected) POPULATION	2019 (projected) AVG. HH. INC.
10 miles	218,210	\$117,069	256,616	\$137,670
15 miles	708,193	\$107,614	818,782	\$127,780
20 miles	1,448,738	\$90,564	1,624,974	\$107,813
30 miles	3,010,211	\$86,910	3,315,792	\$103,278
45 miles	5,402,993	\$81,911	5,905,882	\$97,033
50 miles	5,856,973	\$83,166	6,407,425	\$98,602
60 miles	6,267,995	\$82,754	6,859,733	\$97,981

PARAGON OUTLETS HOUSTON, TX

LOCATION

The site is located in the southeast quadrant of US 59 and Reading Road in Rosenberg, TX

Latitude 29.53746, Longitude -95.75915 (per ESRI)



PARAGON OUTLETS HOUSTON, TX

AERIAL

The site is located in the southeast quadrant of US 59 and Reading Road in Rosenberg, TX

Latitude 29.53746, Longitude -95.75915 (per ESRI)



Daily Traffic:
(vehicles daily)

US 59 | 75,000

Reading Road | 12,500

Spacek Road | 4,170

Brazos Town Crossing | 8,200