



DELIVERING A PRIME LOCATION

PEARLAND TOWN CENTER
HOUSTON, TEXAS

CBL

PEARLAND TOWN CENTER

FACTS

| | |
|---------------------|---------------------|
| Project Size | 1,200,000 ± sq. ft. |
| Retail Space | 720,000 ± sq. ft. |
| Dillard's | 140,000 ± sq. ft. |
| Macy's | 140,000 ± sq. ft. |
| Barnes & Noble | 29,000 ± sq. ft. |
| Office Space | 60,000 ± sq. ft. |
| Residential Space | 250 units |
| Hotel | 110 rooms |
| Small Shop GLA | 282,000 ± sq. ft. |
| Peripheral Property | 40 ± acres |

PEARLAND TOWN CENTER

Pearland Town Center, an approximately 1.2 million square-foot mixed-use development opened in July 2008, features 720,000 square feet of retail space, 250 residential units, a 110-room Courtyard by Marriott, and 60,000 square feet of office space in Pearland, Texas.

Minutes away from the nation's fourth largest city, Houston, Texas, Pearland Town Center encompasses 150 acres of premium commercial space.

Dramatic "street-scape" storefronts, warm and inviting esplanades, decorative landscaping, pedestrian walkways, a park and community pavilion, and serene water features define Pearland Town Center as a truly distinctive place to shop, dine, be entertained or just relax.





DEMOGRAPHIC SNAP-SHOT

| Population Trends | Trade Area |
|------------------------------------|------------|
| 2013 Projection | 674,049 |
| 2008 Estimate | 584,571 |
| Projected Population Growth | |
| 2008 - 2013 | 15.31% |
| Average HH Income | |
| 2013 Projection | \$78,700 |
| 2008 Estimate | \$71,135 |
| Income Distribution | |
| Over \$50,000 | 60.5% |
| Over \$35,000 | 74.8% |
| Median Age | |
| | 34 |

ABOUT THE TRADE AREA

Pearland is the fastest growing city in Brazoria County and is the fastest growing suburb of Houston, Texas (*Forbes*, July 2007). Between 2007 and 2012, Pearland's total trade area population is projected to grow 14% to over 550,000 by 2012. Over the next five years, the average household income is projected to increase 7.7% within a three-mile radius of Pearland Town Center.

Pearland has a well-rounded workforce with a significant percentage employed in professional or executive positions. The industries employing the greatest number of Pearland's residents are manufacturers of durable goods, retail trade and education. Each industry provides employment for 1,000 or more of Pearland's residents.

Texas Medical Center, the world's largest medical center with over 65,300 employees, is located within a 15-minute drive from Pearland.



Subject to Change. 02/10

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