



HOUSTON
PREMIUM OUTLETS®
A SIMON CENTER

CYPRESS, TEXAS



FOOD COURT

Nike Factory Store



SAVORY
PREMIUM GOLD

PROPERTY OVERVIEW

HOUSTON PREMIUM OUTLETS®

CYPRESS, TX

MAJOR METROPOLITAN AREAS

Houston:	30 miles
Austin:	130 miles
San Antonio:	200 miles
New Orleans, LA:	375 miles

RETAIL

GLA (sq. ft.) 542,000; 148 stores

OPENING DATE

Opened March 2008
Expanded 2010

PARKING RATIO

5.22:1

RADIUS POPULATION

15 miles:	879,276
30 miles:	3,925,291
45 miles:	5,737,029

AVERAGE HH INCOME

3 miles:	\$117,854
5 miles:	\$113,963
10 miles:	\$102,404
30 miles:	\$89,905

SELECT TENANTS

Saks Fifth Avenue OFF 5TH, Ann Taylor Factory Store, Armani, Banana Republic Factory Store, Burberry, Calvin Klein Company Store, Coach, Cole Haan Outlet, David Yurman, DKNY Company Store, Elie Tahari Outlet, Elizabeth Arden, Escada, Forever 21, kate spade new york, Kenneth Cole Company Store, LACOSTE Outlet, Michael Kors Outlet, NikeFactoryStore, Robert Graham, St. John, TAG Heuer, Talbots, Theory, Tory Burch, True Religion, and many more exciting retailers.

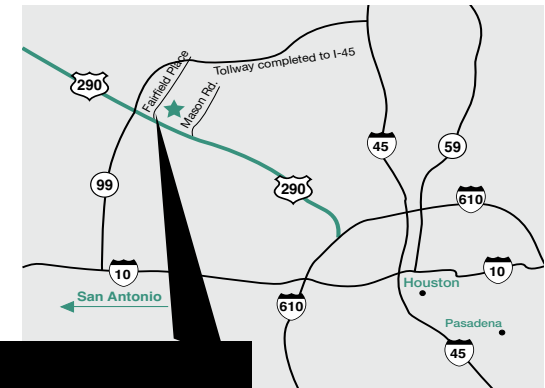
TOURISM / TRAFFIC

Houston is the 4th largest city in the U.S. and the most populous city in Texas. With a population of over 5.7 million in the trade area and 6.3 million in the metro area, it ranks 5th in the U.S. Houston, known for its oil and gas industries, also has the 2nd highest number of Fortune 500 companies after New York City. Houston's Texas Medical Center is the largest medical center in the world with over 4.8 million patient visits annually. Three airports form the 6th largest airport network in the world serving 52+ million passengers annually. Houston is home to The Houston Texans (NFL), The Houston Astros (MLB), and The Houston Rockets (NBA).

LOCATION / DIRECTIONS

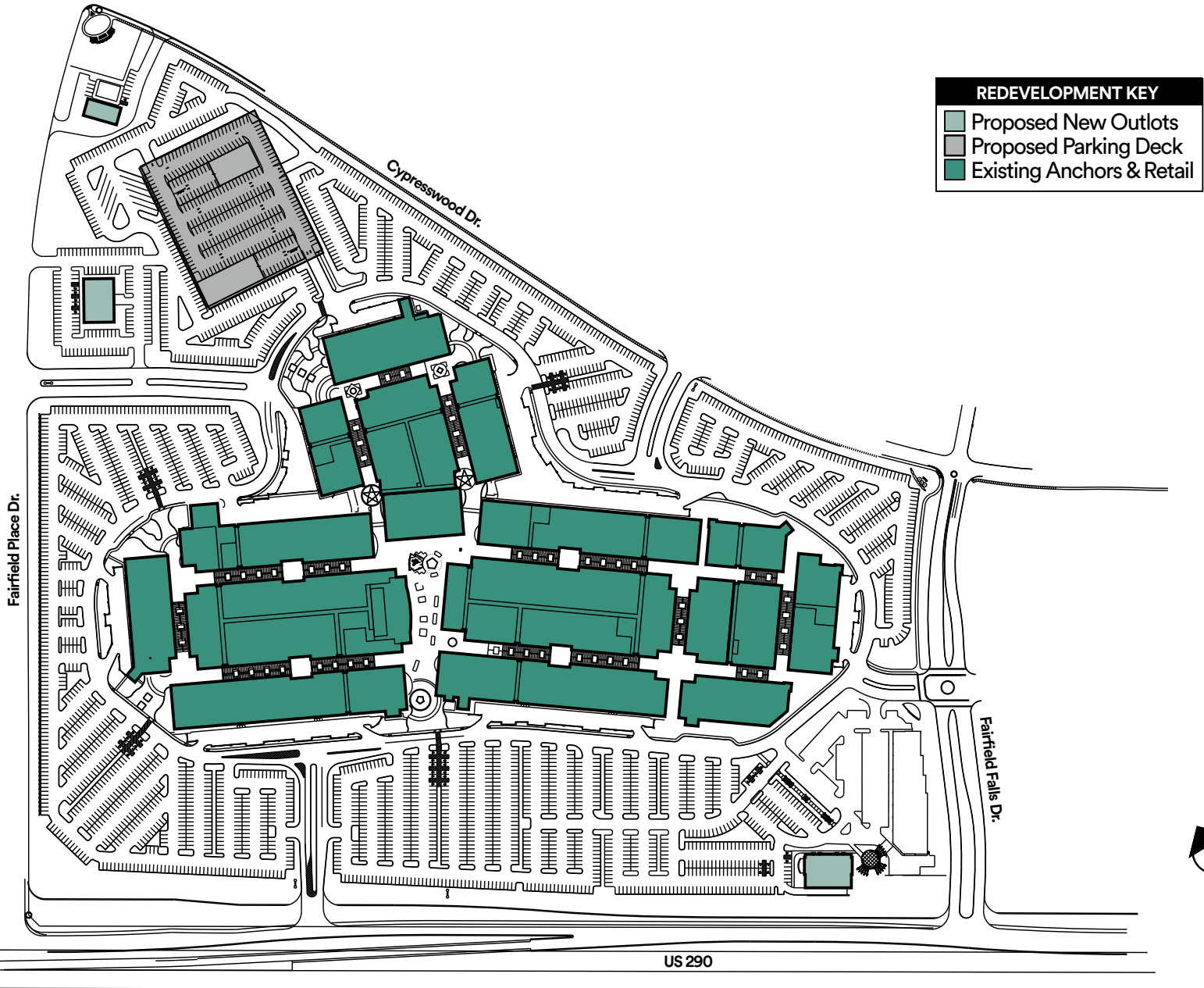
US 290 at Fairfield Place Road, Cypress, Texas.

- From Dallas/Woodlands and Northwest Houston/Kingwood:
Take 99 tollway to US 290, exit Cypresswood Drive, left on Cypresswood Drive
- From San Antonio/Katy (via 99N): 99N to US 290, exit Mason Road
- From Austin: I-35N to US 290E, exit Mason Road
- From Beaumont/Louisiana: I-10W to 610N to US 290W



**HOUSTON
PREMIUM OUTLETS**
CYPRESS, TX

MASTER PLAN



AERIAL OVERVIEW



Cypresswood Dr.

HOUSTON PREMIUM OUTLETS

Fairfield Place

Fairfield Falls Way

US 290 / Northwest Fwy.

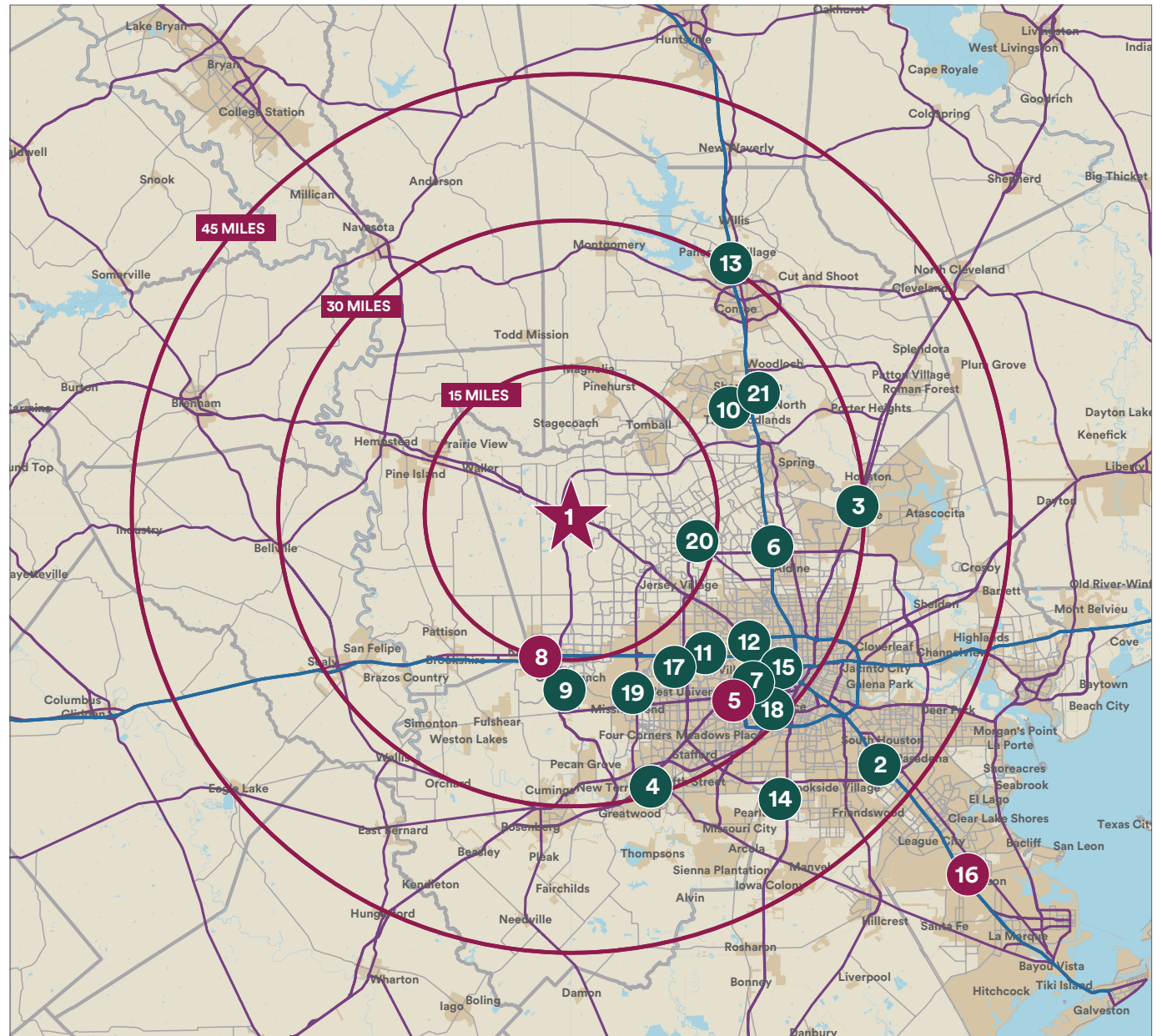


NORTH

SURROUNDING AREA CENTERS

- Simon Centers
- Competition

- 1 Houston Premium Outlets®
- 2 Almeda Mall
- 3 Deerbrook Mall
- 4 First Colony Mall
- 5 The Galleria
- 6 Greenspoint Mall
- 7 Highland Village Shopping Center
- 8 Katy Mills
- 9 La Centerra at Cinco Ranch
- 10 Market Street at The Woodlands
- 11 Memorial City Mall
- 12 Northwest Mall
- 13 Outlets at Conroe
- 14 Pearland Town Center
- 15 River Oaks Shopping Center
- 16 Tanger Outlets—Galveston/Houston
- 17 Town & Country Village
- 18 The Village Arcade
- 19 West Oaks Mall
- 20 Willowbrook Mall
- 21 The Woodlands Mall



OTHER RETAIL

SHOPPING CENTERS	GROSS LEASABLE AREA	ANCHORS	DISTANCE / DRIVE-TIME
Willowbrook Mall Houston, TX	1,511,000 sf	Dillard's, JCPenney, Macy's, Nordstrom Rack, H&M	15 miles / 22 minutes
Memorial City Mall Houston, TX	1,700,000 sf	Dillard's, JCPenney, Macy's, Target	25 miles / 30 minutes
The Galleria® Houston, TX	2,000,000 sf	Neiman Marcus, Nordstrom, Saks Fifth Avenue, Macy's	27 miles / 40 minutes
First Colony Mall Houston, TX	1,005,000 sf	Dillard's, Macy's, JCPenney	37 miles / 40 minutes
The Woodlands Mall Houston, TX	1,166,000 sf	Dillard's, JCPenney, Macy's, Nordstrom	43 miles / 45 minutes
Pearland Town Center Houston, TX	718,000 sf	Barnes & Noble, Dillard's, Macy's, Sports Authority	45 miles / 50 minutes
Baybrook Mall Houston, TX	1,240,000 sf	Dillard's, Macy's, Sears, JCPenney, Forever 21, Zara	59 miles / 1 hour
OUTLET SHOPPING	GROSS LEASABLE AREA	ANCHORS	DISTANCE / DRIVE-TIME
Katy Mills® Katy, TX	1,790,000 sf	Neiman Marcus Last Call, Saks Fifth Avenue OFF 5TH	17 miles / 20 minutes
Outlets at Conroe Conroe, TX	280,000 sf	Nike Clearance	57 miles / 1 hour
Tanger Outlets - Galveston/Houston Texas City, TX	353,000 sf	Coach, Calvin Klein, Nike, Old Navy	75 miles / 1 hour 18 minutes



60 Columbia Road Building B 3rd Floor Morristown, NJ 07960 (973) 228-6111 premiumoutlets.com

Simon is a global leader in retail real estate ownership, management and development and an S&P 100 company (Simon Property Group, NYSE:SPG).