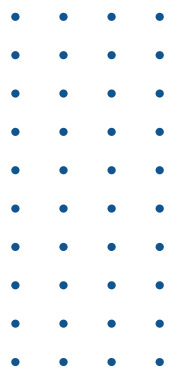


The Outlet Shoppes at Laredo

The outlet center is ideally located to attract 4.5+ million Mexican shoppers traveling on I-35. It is the closest outlet center to Monterrey, Mexico. The I-35 exit is three minutes away from the center and provides easy access to the center's parking lots. The pedestrian bridge leads directly to the site. There is a dynamically lit digital billboard on the center itself, which can be seen from Mexico, as well as an over-sized LED billboard along I-35.



LAREDO, TEXAS

UNIQUELY SITUATED

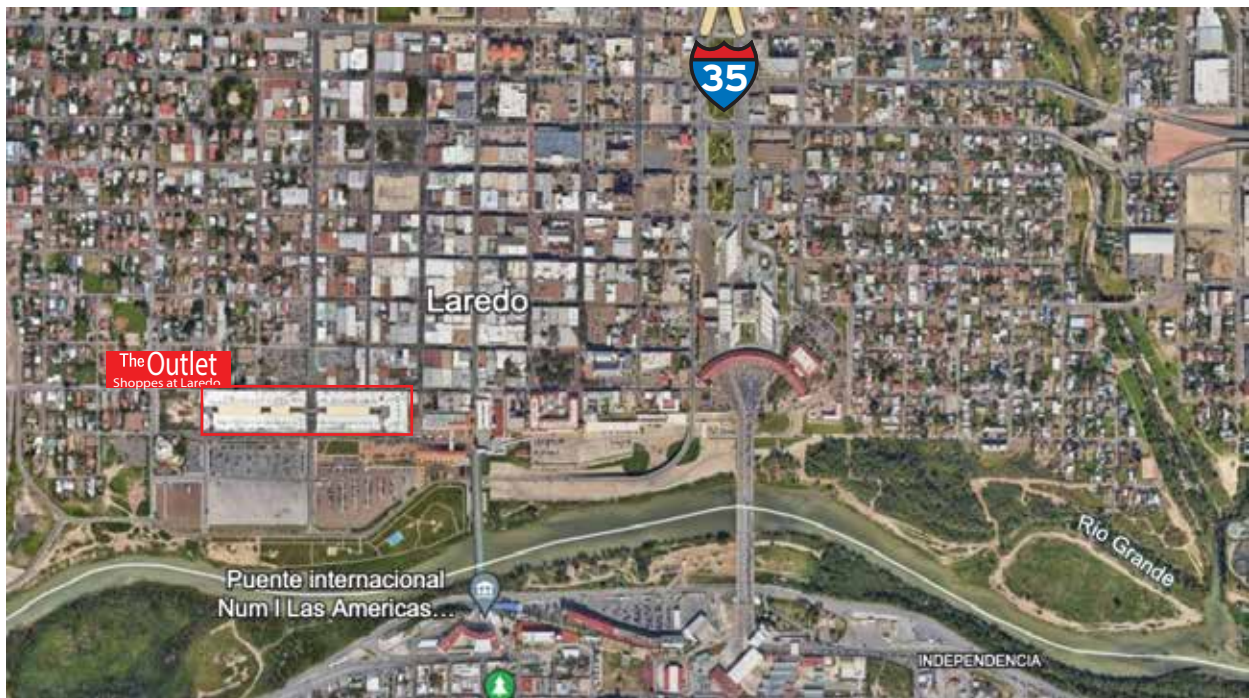
The Outlet Shoppes at Laredo is located in Laredo, Texas, situated along the historic Rio Grande River, known as Rio Bravo in Mexico. This vibrant city stands out as the sole location with international bridges connecting two Mexican states. Laredo currently hosts two border crossings with Tamaulipas in Nuevo Laredo and one with Nuevo León in Colombia.

Positioned strategically as the primary U.S. gateway into Mexico, Laredo sits on the Pan-American Highway stretching from Canada to South America. Serving as a pivotal historic point for trade with Mexico, The Port of Laredo was the busiest - be it maritime, air, or land - in the United States in 2023, according to the U.S. Census Bureau. The value of imports and exports passing through Laredo in 2023 topped \$300 billion, a record for the port.

Forbes recognizes Laredo as one of the Top 10 Fastest Growing Cities, propelled by a prosperous landscape driven by oil and international commerce, maintaining an unemployment rate notably below the national average. Located within the trade and tourism border area and NAFTA gateway, The Outlet Shoppes at Laredo provides a unique shopping experience, welcoming Mexican visitors hassle-free, thanks to its direct access from Mexico, setting it apart as the exclusive outlet center with this distinctive advantage.

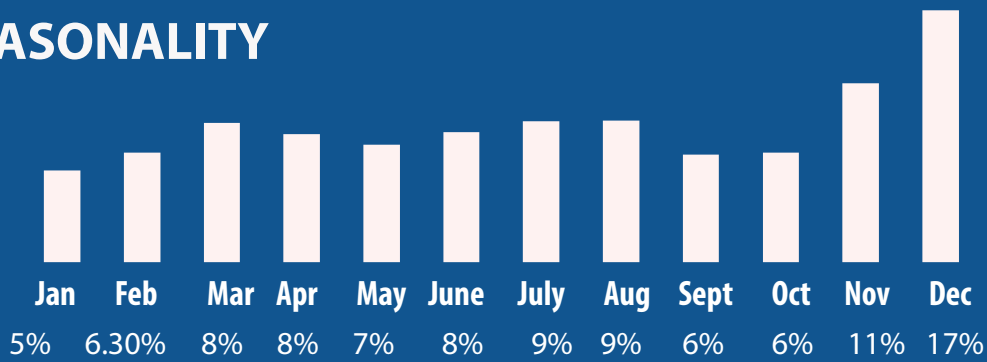
AREA COMPETITION

<u>Outlet</u>	<u>Anchor Stores</u>	<u>Miles from Center</u>
Rio Grande Valley Premium (Mercedes, TX)	Nike, Polo Ralph Lauren, GAP Outlet, Columbia Sportswear	184
San Marcos Premium Outlet (San Marcos, TX)	Neiman Marcus Last Call, Cole Haan Dolce Gabbana, Gucci, Polo Ralph Lauren, Tommy Bahama, Tory Burch	
Tanger Outlet San Marcos (San Marcos, TX)	Old Navy, Reebok, H&M	202
Round Rock Premium Outlets (Round Rock, TX)	Gap Outlet, Polo Ralph Lauren, Nike	258
<u>Retail</u>	<u>Anchor Stores</u>	<u>Miles from Center</u>
Mall del Norte (Laredo, TX)	JC Penney, Dillard's, Macy's	4.1



Site - 438,000 Square feet of mixed-use retail development with covered parking for 600 cars and free outdoor parking for 1700 cars (total of 2,300 parking spaces).

SEASONALITY



Laredo has been ranked by Forbes as one of the Top 10 Fastest Growing Cities. As oil and international trade fuel Laredo's business boom, the city maintains an unemployment rate well below the national average. Located within the commerce-trade-tourism border zone and the NAFTA gateway, The Outlet Shoppes at Laredo encourages shoppers from Mexico to visit freely and without any extra documentation. It is the only outlet center to enjoy this direct gateway access.

The City of Laredo's labor force is approximately 113,125 with a 4.3% unemployment rate in 2022. This does not include the thousands of legal workers that live in Mexico and commute on a daily basis.

LAREDO HIGHER EDUCATION INSTITUTIONS

Institution	Enrollments	Miles from Center
Laredo College	10,347	1.8
University of Texas Health Science Center	2,100	4.6
Texas A&M International University	7,000	13.4



**AREA
ATTRACTIONS**

**MILES FROM
THE CENTER**



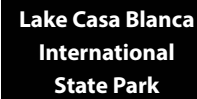
.5



.7



8.8



8.9



9.1



14.2



19.9

- #1 reason for visiting Laredo is shopping
- Estimated \$570M direct travel spending in Laredo from consumers annually.
Texas Economic Development and Tourism Division, Office of the Governor

MSA Population The Laredo/Nuevo Laredo region is home to nearly a million residents, while the Monterrey area boasts a population of nearly five million people.

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Horizon Group Properties is distinguished for developing, managing, and marketing outlet shopping centers. Each property offers a wide variety of quality designer brands at discounted prices in a compelling outdoor environment within attractive markets.

“Quality delivered with Economy and Proven Experience.”