

# The Outlet

Shoppes at Laredo



**HGP**   
Horizon Group Properties

# Laredo, TX

---



Laredo, Texas, is located on the north bank of the historical Rio Grande River (or Rio Bravo, as it is known in Mexico). It is unique because it is the only city to operate international bridges between two Mexican states. The city presently maintains two border crossings with the Mexican State of Tamaulipas at Nuevo Laredo, and one with the Mexican State of Nuevo León at Colombia.

Laredo is the U.S. principal port of entry into Mexico, located on the Pan American Highway that stretches from Canada into Central and South America. As the historic gateway and trading partner with Mexico, Laredo boasts the #1 inland port along the US-Mexico border crossing with \$168 billion+ in imports and exports.

The city 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.

# MONTERREY, MEXICO



“Monterrey is home to an elite university, a diverse array of well-established multinational companies and a new crop of globally competitive start-ups.  
Monterrey is the second richest city in Mexico.”

Nuevo Leon is the #1 center for foreign direct investment in Mexico with 65% of trade between the US and Mexico passing through the state.

Monterrey has the highest per capita GDP in Mexico, two times the national average.

Monterrey’s population is 4,793,000.

The US Consulate in Nuevo Leon is the #1 originator of US tourist visas in the world.

In addition to KIA, Monterrey is home to international companies such as Siemens, Accenture, Sony, Toshiba, Whirlpool, Samsung, General Electric and Johnson Controls.



# Center Facts

## MSA Population

There are nearly five million people in the Monterrey area, plus almost a million people in Laredo/Nuevo Laredo.

## Gross Leasable Area

Phase I: 358,000 SF  
Phase II: 80,000 SF  
Total: 438,000 SF



## 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).

## AREA RETAIL

Outlet	Anchor Stores	Miles from Center
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, Gucci, Saks Fifth Avenue Off 5TH, Cole Haan, Diane von Furstenberg, Giorgio Armani, Polo Ralph Lauren, Prada, Salvatore Ferragamo, Tory Burch	202
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
Retail	Anchor Stores	Miles from Center
Mall del Norte (Laredo, TX)	JC Penney, Dillard's, Macy's, Bealls, Sears	4.1



The two-level center is located in the heart of downtown Laredo, on the banks of the Rio Grande, adjacent to two international bridges, where 4.2 million pedestrians, and 5.5 million vehicles cross annually.

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. Letters rising up sixteen feet from the roof of the outlet center spelling out "Outlet Shoppes" are hard to miss. The letters can change colors with the seasons and dramatically enhance the location of the center.



The Federal Government is investing \$92M for enhancements that will facilitate processing of incoming Mexican consumers entering the United States through International Bridge 1 & 2 in downtown Laredo. On peak travel days 150 daily north bound motorcoaches are processed by the Department of Homeland. This will help to process travelers faster. In conjunction with the new customs bridge, the City completed a new plaza, providing a beautiful place for customers to gather and not only enjoy the outlet center but the area around them.

# Area Tourism

- Sames Auto Arena - a 10,000 seat multipurpose arena and the community's premier entertainment venue
- Uni-Trade Stadium - a 6,000 seat baseball venue, home of the Tecolotes de los dos Laredos of the Mexican baseball League.
- The Max Golf Course - a public 18-hole Robert Trent Jones II® signature design
- Texas A&M International University Soccer Complex-Texas A&M International University Soccer Complex was built in 2006 and renovated in 2007. The soccer complex is located in Laredo, Texas in the Texas A&M International University campus. The complex has two soccer fields with a seating capacity of 4,000 on one of them.
- Over \$46M spent on parks and recreation centers in the last 3 years

## Laredo Tourism

- 1,377,205 leisure visitors to Laredo in 2018
  - #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  
Issued in April 2018*



# Colleges & Universities

---

## Colleges and Universities (Laredo, TX)

Name	Enrollment	Miles from Outlet
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

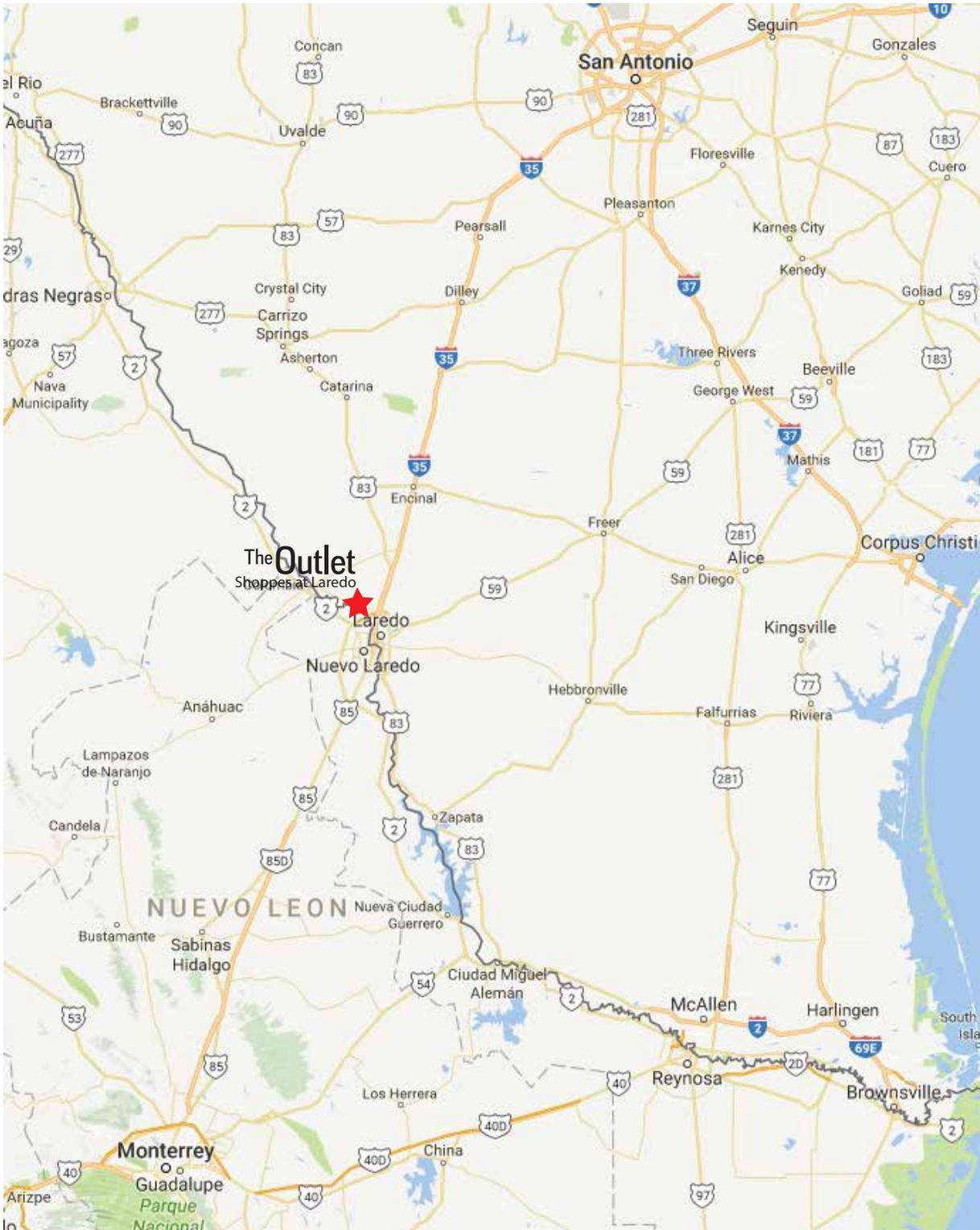
Texas A&M International University, often referred to as TAMIU, is a public, co-educational, state-supported university located in Laredo, Texas. The university has a modern campus on a 300-acre site. It is a Member of the Texas A&M University System which is one of the largest systems of higher education in the nation. TAMIU is a major regional educational institution of choices in the State's fastest-growing demographic area and home to over 7000 students each academic semester.



Texas A&M International University, just 13.4 miles from The Outlet Shoppes.

# Regional Map

# The Outlet Shoppes at Laredo





# The Outlet Shoppes at Laredo

## The Trusted Leader

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.”

A Joint Venture with



horizongroup.com  
Leasing Information:  
Andrew Pelmoter  
301.312.6104