



PROJECT

TEXAS-SIZED OPPORTUNITY

Located at the intersection of Interstate 69 and Highway 44, The Outlets at Corpus Christi Bay showcases a unique retail opportunity in a booming corner of Texas renowned for its breathtaking coastlines and cowboy culture from days gone by. More than eight million people visit Corpus Christi and North Padre annually, drawn to beach recreation, hunting, fishing, the world-famous King Ranch, and the Regional Fairgrounds and Equestrian/Convention Center.

- EXCEPTIONAL VISIBILITY TO AN ESTIMATED 21 MILLION VEHICLES ON INTERSTATE 69
- 52% OF TEXAS RESIDENTS – APPROX. 13 MILLION PEOPLE – WITHIN A 3-½-HOUR DRIVE
- LOCATED IN THE HEART OF THE LARGEST SHALE OIL AND GAS BOOM IN THE U.S.

MARKET

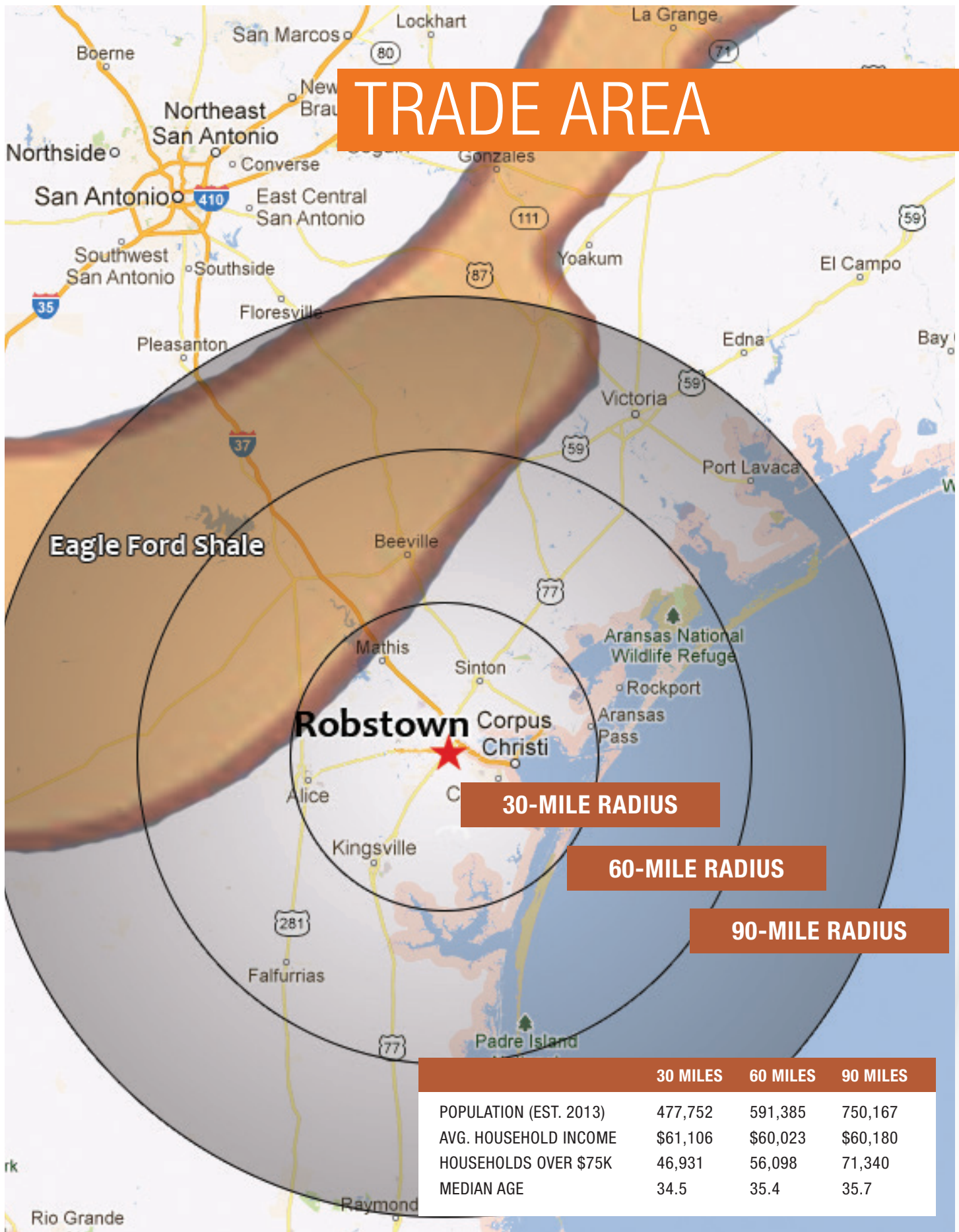
A BEACON FOR **VISITORS AND RESIDENTS ALIKE**

The Corpus Christi MSA is the last remaining major coastal tourism market without an outlet center. The region currently lacks depth in its retail shopping offerings with only one significant mall, creating a unique opportunity for The Outlets at Corpus Christi Bay to attract an immense tourist and residential market. More than 477,000 people live within 30 miles of the center, and have an average household income of over \$61,000. Within 90 miles, there are approximately 750,000 people, a prime audience for a new world class shopping destination.

- **8.1 MILLION TOURISTS ANNUALLY STAYING WITHIN 20 MINUTES OF THE CENTER**
- **OVER \$1.2 BILLION IN TOTAL VISITOR DESTINATION SPENDING**
- **\$116.60 SPENDING PER VISITOR PER DAY**
- **CORPUS CHRISTI HAS OVER \$31 BILLION IN NEW INFRASTRUCTURE AND INDUSTRIAL PROJECTS UNDERWAY**



TRADE AREA



AERIAL



DEVELOPMENT

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