



**ROUND ROCK
PREMIUM OUTLETS®**
A SIMON CENTER

ROUND ROCK, TEXAS



COACH

Calvin Klein

BURBERRY



**ROUND ROCK
PREMIUM OUTLETS**



THE LANE NO PARKING

PROPERTY OVERVIEW

ROUND ROCK PREMIUM OUTLETS®

ROUND ROCK, TX

MAJOR METROPOLITAN AREAS

Austin:	9 miles south
San Antonio:	92 miles south
Houston:	150 miles east
Dallas:	180 miles north

RETAIL

GLA (sq. ft.) 489,000; 125 stores

OPENING DATE

Opened August 2006

PARKING RATIO

5.22:1

RADIUS POPULATION

15 miles:	817,090
30 miles:	1,683,193
45 miles:	2,305,978

AVERAGE HH INCOME

30 miles: \$86,127

SELECT TENANTS

adidas, Ann Taylor Factory Store, Banana Republic Factory Store, BCBG, Brooks Brothers Factory Store, Calvin Klein Company Store, Coach Factory Store, Gap Factory Store, GUESS Factory Store, J.Crew Factory, Kenneth Cole Company Store, Michael Kors Outlet, NikeFactoryStore, Polo Ralph Lauren Factory Store, Puma, Tommy Hilfiger Company Store, Under Armour, White House | Black Market

TOURISM / TRAFFIC

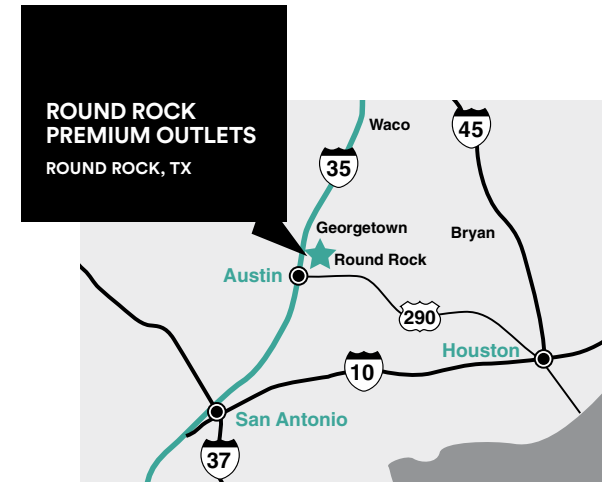
The Austin metropolitan area is the 38th largest region nationally and the city of Austin is 16th. In 2013 *Forbes* named Austin the Best Biggest Boom Town, the Best City for Future Job Growth and one of America's Fastest Growing Cities. Austin has over seven million annual visitors and major annual events include COTA (Circuit of the Americas), the South by Southwest Music, Film and Interactive Conferences in March, and the Austin City Limits Music Festival in September.

Round Rock, known as the sports capital of Texas, hosts all of the major championship and tournament games for young athletes in the state of Texas at the Round Rock Sports Center. Round Rock Premium Outlets is close to the sports center and is a popular shopping destination for the many visiting sports teams and their fans.

Round Rock is home to several Fortune 500 companies including Dell, Inc., Emerson Process Management, and Toppan Photomask. The city of Round Rock grew 6.8% annually over the last 10 years. This growth trend has helped make Round Rock the second fastest growing city in the U.S. among cities over 100,000. *Forbes* has ranked Austin as the fastest growing MSA in the country 4 out of the last 5 years. Round Rock's close proximity to Austin and San Antonio make it appealing as a destination for business and pleasure. Approximately 105,000 cars pass the site on I-35 each day.

LOCATION / DIRECTIONS

I-35 to University Blvd. to Frontage Road in Round Rock, Texas.



MASTER PLAN



- KEY**
- NEW ANCHOR
 - FUTURE ANCHOR
 - PROPOSED RESTAURANT
 - PROPOSED HOTEL
 - EXISTING RESTAURANTS
 - EXISTING RETAIL
 - EXISTING THEATER

I-35



AERIAL OVERVIEW



TERAVISTA GOLF CLUB
& RESIDENTIAL

UNIVERSITY BLVD.

CAVENDER'S BOOT CITY
(OPENING 2017)

BASS PRO SHOPS
OUTDOOR WORLD
(OPEN)

BASS PRO DR.

ROUND ROCK PREMIUM OUTLETS®

OAKMONT DR.

H-E-B

CINEMARK
THEATRES

TEXAS
MEDCLINIC

WENDY'S

LA-Z-BOY FURNITURE

LA MADELEINE

BLACKFINN AMERIPUB
(OPENING WINTER 2016)

CHILLY'S GRILL & BAR

I-35



SURROUNDING AREA CENTERS

- Simon Centers
- Competition

- 1 Round Rock Premium Outlets®
- 2 The Arboretum at Great Hills
- 3 Barton Creek Square
- 4 The Domain
- 5 Hill Country Galleria
- 6 Killeen Mall
- 7 Lakeline Mall
- 8 Temple Mall



OTHER RETAIL

SHOPPING CENTERS	GROSS LEASABLE AREA	ANCHORS	DISTANCE / DRIVE-TIME
The Domain® Austin, TX	1,234,000 sf	Neiman Marcus, Macy's, Dillard's	12 miles / 20 minutes
Lakeline Mall® Austin, TX	1,098,000 sf	Dillard's, Macy's, JCPenney, Sears	15 miles / 17 minutes
The Arboretum Austin, TX	195,000 sf	Barnes & Noble	18 miles / 19 minutes
Barton Creek Square Austin, TX	1,430,000 sf	Nordstrom, Dillard's, Macy's, JCPenney, Sears	33 miles / 33 minutes

OUTLET SHOPPING	GROSS LEASABLE AREA	ANCHORS	DISTANCE / DRIVE-TIME
San Marcos Premium Outlets® San Marcos, TX	732,000 sf	Neiman Marcus Last Call, Saks Fifth Avenue OFF 5TH	58 miles / 55 minutes
Tanger Outlet Center San Marcos, TX	443,000 sf		60 miles / 58 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).