



# Sunrise Mall Brownsville, TX

Location	Intersection of FM 802 and US 77/83
Anchors	Bealls, Dillard's, JCPenney, Sears and Cinemark 16
Size	752,853 square feet
Web Site	SunriseMallTX.com

**Mall Facts** Sunrise Mall features more than 100 specialty stores including Aéropostale, ALDO, American Eagle Outfitters, Bath & Body Works, bebe, Build-A-Bear Workshop, Charlotte Russe, Express, GameStop, Gap/Gap Kids, Reed's Jewelers, Victoria's Secret and a 600-seat food court.

New specialty retailers include Coach, Charming Charlie and A'gaci.

Located on 75 acres, the Sunrise Mall complex includes Sunrise Commons, an associated center adjacent to the mall. Sunrise Commons also features Lane Bryant, Old Navy, Marshalls, Ross Dress for Less, rue21 and Staples.

---

**Trade Area Facts** Situated at the southern tip of Texas, Brownsville is uniquely positioned as a hub for international trade. *Forbes* named Brownsville one of the "Best Places To Do Business" and "Fastest Growing Cities in the US" for the past several years. An estimated 1.3 million people live in the Brownsville-Matamoros region and up to eight million live within a 200-mile radius.

*Business Week.com* and *Moody's Economy.com* rank the Brownsville MSA #4 in recovering job markets in 2010. Among the city's major employers include Fortune 500 companies like Shaw, Tyco, Parker Hannifin, Delphi and Convergys. *Industry Week* magazine recently listed Brownsville as the sixth "Fastest Growing Manufacturing Regions" in the country. In addition, the Port of Brownsville is also a major center of industrial growth with over 230 companies.

The University of Texas at Brownsville has over 17,000 students and projected to increase to 20,000 students by 2012. Currently, the University has eight construction projects that have just completed or are near completion worth more than \$140 million to accommodate the demands of a growing student population.

Brownsville is home to the Lower Rio Grande Valley Regional Academic Health Center-Brownsville, a division of the University of Texas Health Science Center. The Regional Academic Health Center-Harlingen is a campus of the University of Texas Health Science Center-San Antonio, includes medical education and medical research divisions for medical students as well as a South Texas VA Health Care Center.

The Brownsville Charro Days Festival has become one of the largest and best-known festivals in Texas with more than 165,000 people in attendance with an economic impact of upwards of \$1 million.

# Sunrise Mall Brownsville, TX

## Strategic Location

As the closest major city to South Padre Island, the second best vacation destination in Texas and third best beach in the U.S., Brownsville attracts shoppers from all over the county including the more than 10 million people in Northeast Mexico. Over 2.4 million pedestrians and 6.2 million vehicles cross into Brownsville annually. Over 40 million non-commercial crossings take place along the Texas-Mexico border each year. On average approximately 85% of those coming to the U.S. come to shop. The four international bridges connecting Brownsville to Mexico allow for easy access for cross border shoppers. 51% of Mexican shoppers crossing the border come several times a month.

Capitalizing on the high traffic from tourism, the city of Brownsville recently opened a multi-million dollar Sports Park complex to draw more tourism and sporting events from across the state.

## Demographics

### Population Trends

	Primary Trade Area	Secondary Trade Area	Total Trade Area
2012 Projection	247,067	166,153	413,220
2007 Estimate	223,654	151,062	374,716
2000 Census	187,830	128,942	316,772

### Average Household Income

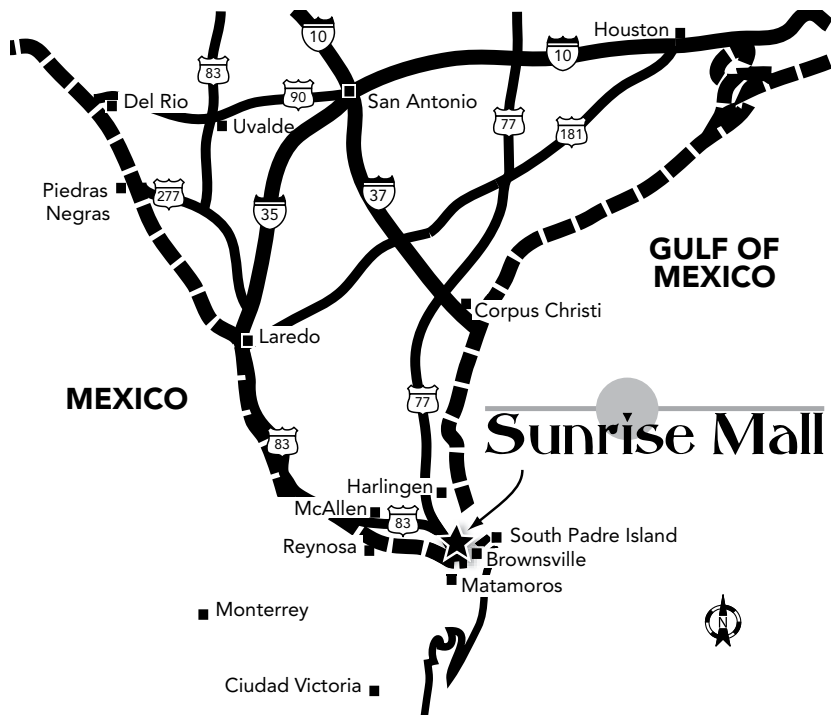
	Primary Trade Area	Secondary Trade Area	Total Trade Area
2012 Projection	\$45,714	\$47,929	\$46,662
2007 Estimate	\$42,480	\$45,046	\$43,580

### Median Age

	Primary Trade Area	Secondary Trade Area	Total Trade Area
2007 Estimate	28	31	29

Source: 2000 Census; Scan/US 2007/2012 Estimates

## Location Map



CBL & Associates Properties, Inc.  
 cblproperties.com  
 NYSE: CBL

Corporate Office  
 CBL Center, Suite 500  
 2030 Hamilton Place Blvd.  
 Chattanooga, TN 37421-6000  
 423.855.0001

Mall Office  
 2370 North Expressway,  
 Suite 1446  
 Brownsville, TX 78526-1595  
 956.541.5302