



The Outlet Shoppes at Laredo



The Outlet Shoppes at Laredo

provides a shopping experience that bridges two communities across the US-Mexico border. 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 Shoppes showcase nearly 60 top-brand restaurants and retail outlet stores, including Banana Republic, Calvin Klein, Nike, Under Armour, and Brooks Brothers. The outlet center is ideally located to attract 4.5+ million Mexican shoppers..

Adjacent to 2
International
Crossings

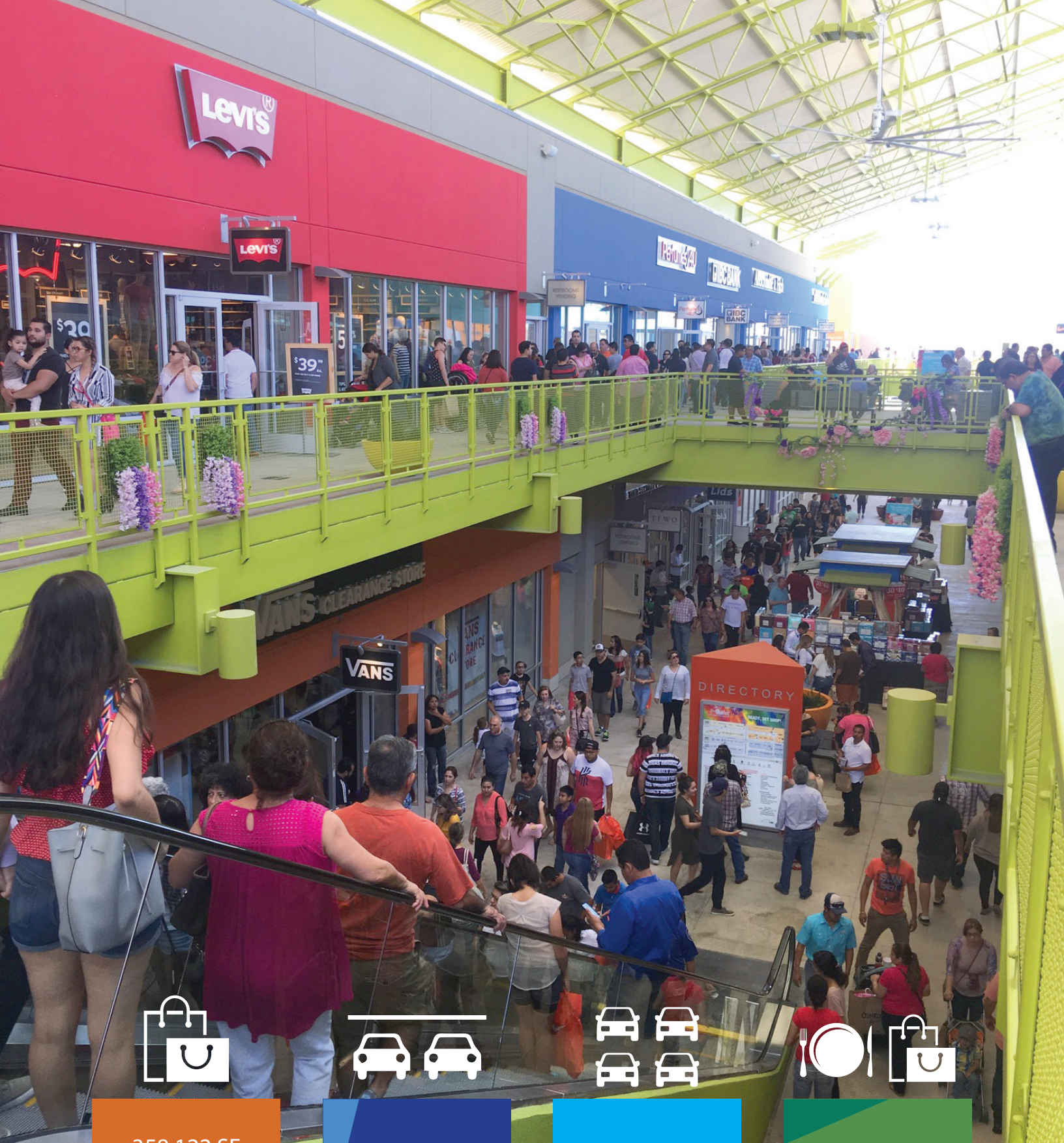


4.2 MILLION
ANNUAL



5.5 MILLION
ANNUAL





358,122 SF
of mixed-
use retail
development



Covered
parking for
600 cars



Free outdoor
parking for
1,700 cars



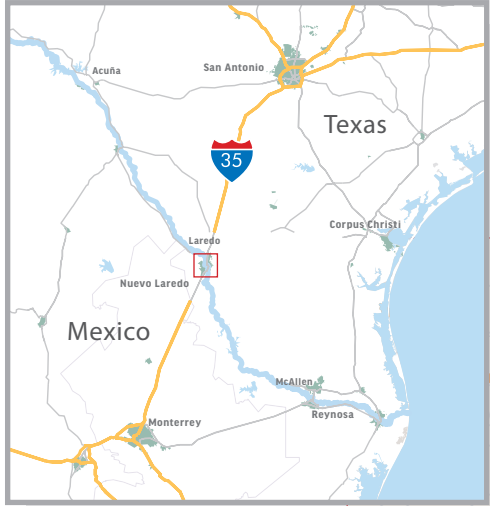
60 top-brand
Restaurants
& Retail

LOCATION

Laredo, Texas, is located on the north bank of the historical Rio Grande River and 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. Almost 1 million people live in the MSA, which includes the City of Nuevo Laredo, directly across the Rio Grande.

Laredo, Texas



\$168 Billion+
Imports &
Exports
Ranked #1

One of Forbes
Top 10 Fastest
Growing Cities

Unemployment
Rate Below
National
Average

1 Million
Residents



■ Indicates International Bridge Crossing (2)

SERVING A BINATIONAL CLIENTELE

The outlet center is ideally located to attract Mexican shoppers looking for an American shopping experience. It is the closest outlet center to Monterrey, Mexico, which has a population of 4.5+ million and the highest per capita GDP in Mexico, two times the national average. Serving shoppers from two countries can provide some buffer for economic conditions in any one market, potentially buffering retail sales from the variance in local economic conditions.

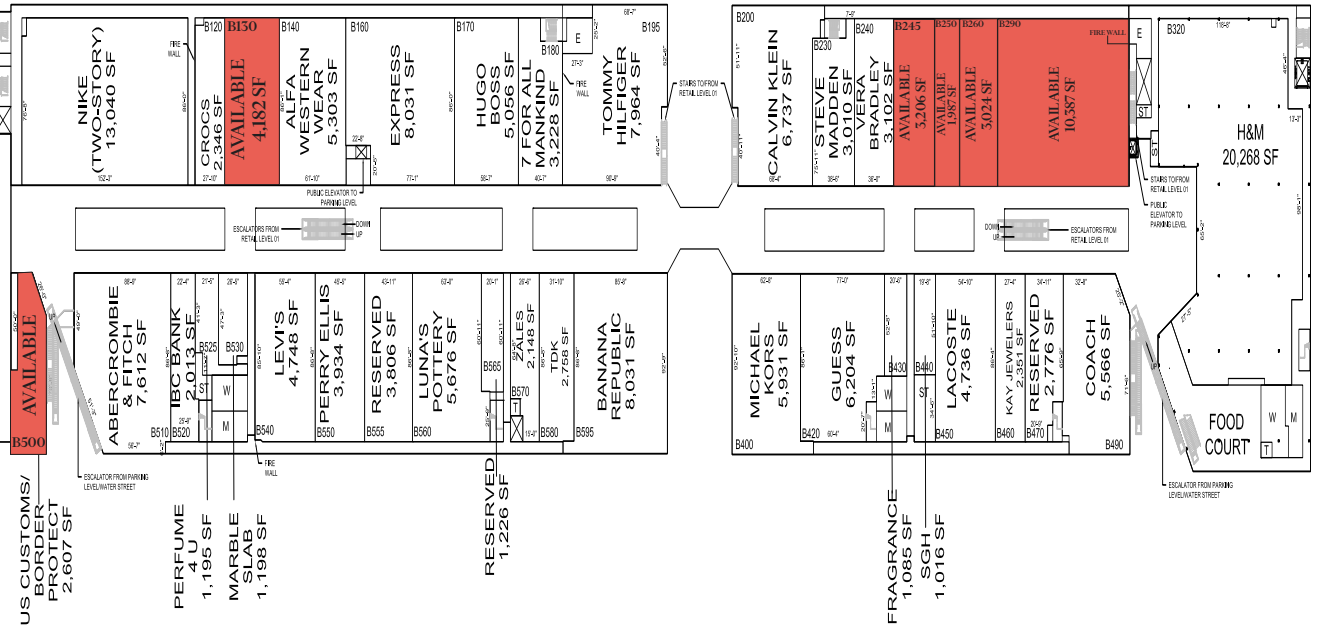
Located within the commerce-trade-tourism border zone and the NAFTA gateway—

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.



SITE PLAN

PHASE II



Second Retail Level Plan
177,488 SF GLA Phase I

PHASE II



First Retail Level Plan
180,634 SF GLA Phase I

Availabilities

Suite #	SF
B150	4,182 SF
B245	3,206 SF
B250	1,987 SF
B260	3,024 SF
B290	10,587 SF
B500	2,607 SF

Suite #	SF
A500	2,949 SF
A530	968 SF
A535	5,081 SF
A580	4,846 SF
A430	2,072 SF
A440	1,572 SF
A490	4,983 SF

WHO WE ARE LOOKING FOR



HYATT





Horizon Group Properties

About Horizon

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.”

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Horizon Group Properties

The Outlet
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CBRE



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date

