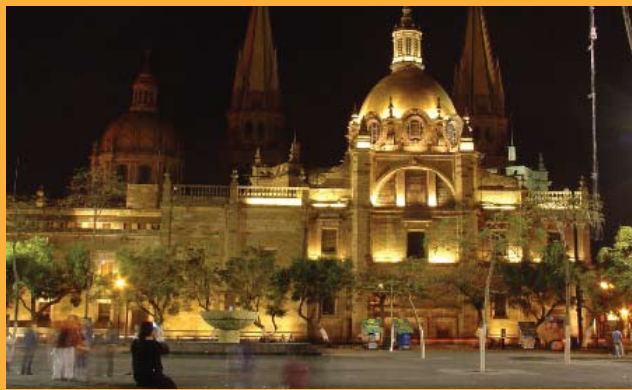


The Outlet Shoppes at Laredo



-The Outlet Shoppes at Laredo is adjacent to a new \$30 million customs bridge, 4 block public plaza and major downtown redevelopments. A new "Bridge of the Americas", referred to Bridge 1 area, recently opened which enhances the ease of pedestrian and vehicular passage between the two countries.

-Less than two hours away, Monterrey, Mexico with its 6.3 million residents is the most affluent of all Mexican cities.

-Laredo and Nuevo Laredo is an international metroplex of over one million people.

-The Outlet Shoppes at Laredo is located at the foot of the only bridge in the area that accomodates pedestrians crossings between Mexico and the U. S.





RIVERFRONT DEVELOPMENT PROJECT

In conjunction with the new customs bridge, the City is completing a new plaza, providing a beautiful place for customers to gather and enjoy not only the outlet center, but the area around them. All of these new elements will provide a unique environment making the Outlet Shoppes at Laredo a place for customers to shop, visit and enjoy their surroundings.

Interstate 35 exit currently under construction. After Completion, it leads directly into The Outlet Shoppes at Laredo parking lot.

-  Pedestrian Traffic
-  Departing Pedestrian Traffic
-  Vehicular Traffic
-  Departing Vehicular Traffic



The Outlet Shoppes at Laredo

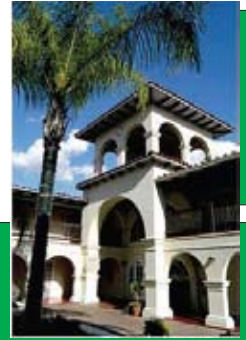


#2 Bridge

#1 Bridge



LA POSADA HOTEL



5.6 Million Vehicular Crossings Annually
4.2 Million Pedestrian Crossings Annually

INTERNATIONAL BRIDGE #1

INTERNATIONAL BRIDGE #2

UNITED STATES / MEXICO BORDER
RIO GRANDE

Customs Plaza

The Outlet Shoppes at Laredo

"Laredo MSA population grows by almost 20 percent" - 4/18/2007 ...U.S. Census Bureau.



Laredo, the principal port of entry into Mexico, is often called the "Gateway to Mexico" because it is the busiest inland port between the two countries. Laredo and Interstate 35 importance has increased as a result of the North American Free Trade Agreement (NAFTA). The Laredo Metropolitan Statistical Area (MSA) has a population of almost 232,000, while Nuevo Laredo on Mexico's side of the border has a population of more than 660,000. According to the U.S. Census Bureau, the Laredo MSA was one of the fastest growing areas in the nation during the 1990's and grew by 20 percent between April 2000 and July 2006 .

More important, it is a 2 hour drive from Monterrey, the 3rd largest city in Mexico where 6.3 million residents live in a modern high rise city.

HIGHWAY MILEAGE FROM LAREDO



City	Miles	Drive Time
Monterrey	140	2 hours
San Antonio	154	2 hours
Dallas	424	6.5 hours
Corpus Christi	150	2.5 hours



Leasing Information
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