



THE OUTLETS

AT CUMBERLAND PARK



AT A GLANCE

LOCATION

8900 South Broadway Ave.
Tyler, TX 75703

SURROUNDING RETAIL

- PROJECT GLA: 475,000
- Opening: Fall 2014

MAJOR METROPOLITAN AREAS

- Dallas, TX | 90 Miles
- Shreveport, LA | 90 Miles

OUTLET RETAIL

- PROJECT GLA: 230,000
- OPENING: Spring 2015

AVERAGE HH INCOME

- 30 Mile Average | \$64,665
- 60 Mile Average | \$61,164

DEMOGRAPHICS

- 15 Mile Population | 222,618
- 30 Mile Population | 393,521
- 60 Mile Population | 1,018,243
- 100 Mile Population | 4,387,408

TYLER, TEXAS

Tyler is located just 90 miles east of Dallas Fort Worth and 90 miles west of Shreveport, Louisiana. The city is considered the “Heart of East Texas” and is the regional destination for energy, technology, healthcare, education, and most importantly retail.

Tyler’s medical base, with its three primary regional hospitals, and public agencies make up the cornerstone of the local economy, representing over 35% employment.

The growth in the Tyler economy is found in the energy and technology sectors. The US Census placed Tyler among the top ten cities in the nation with the highest increase in income. In just 5 years the average per capita income has increase 14.5%. The key elements involved were higher education and technology start ups.

All the above, along with Tyler’s low cost of doing business, make it a great place for retail.

DIRECTIONS TO CENTER

South on Loop 49 Tollway off of Interstate 20 to Broadway Avenue [Highway 69] exit.

OTHER RETAIL

SHOPPING CENTERS

ANCHORS

DISTANCE | DRIVE TIME

Broadway Square Mall
Tyler, TX
GLA: 630,000 SF

JC Penney
Dillard's
Sears

4 Miles | 10 Minutes

Macy's Plaza
Tyler, TX
GLA: 90,000 SF

Macy's
Bed Bath & Beyond
Ashley Furniture

3.5 Miles | 8 Minutes

Longview Mall
Longview, TX
GLA:

Dillard's
JC Penney
Sears

39 Miles | 45 Minutes

OUTLET SHOPPING

GLA

DISTANCE | DRIVE TIME

Tanger Outlet Center
Terrell, TX

177,800

65 Miles | 60 Minutes

Allen Premium Outlets
Allen, TX

440,000

100 Miles | 120 Minutes

Grand Prairie Premium Outlets
Grand Prairie, TX

417,643

105 Miles | 105 Minutes

Outlets at Hillsboro
Hillsboro, TX

340,832

105 Miles | 140 Minutes

CENTENNIAL PARKWAY



TYLER CONVENTION CENTER & HOTEL TRACT 8.46AC

Marriott HOTELS & RESORTS
250 room Hotel
Conference Center 27,000 sf

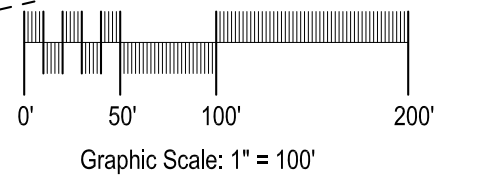
EXISTING
GANDER MOUNTAIN
WE LIVE OUTDOORS

Not Part of Site
6.396 AC

Settlers Landing

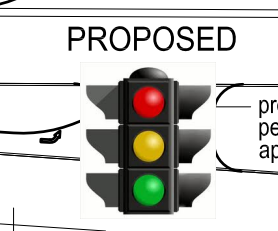


SITE PLAN



HODGES architecture planning
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PROJECT NO. 12048
DRAWN BY KO
DATE 9-24-13
SCHEME **SP-32**

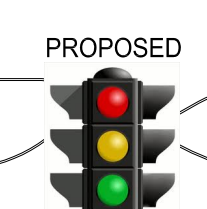


proposed median opening pending TXDOT review and approval

South Broadway Avenue

69

proposed hooded left modification

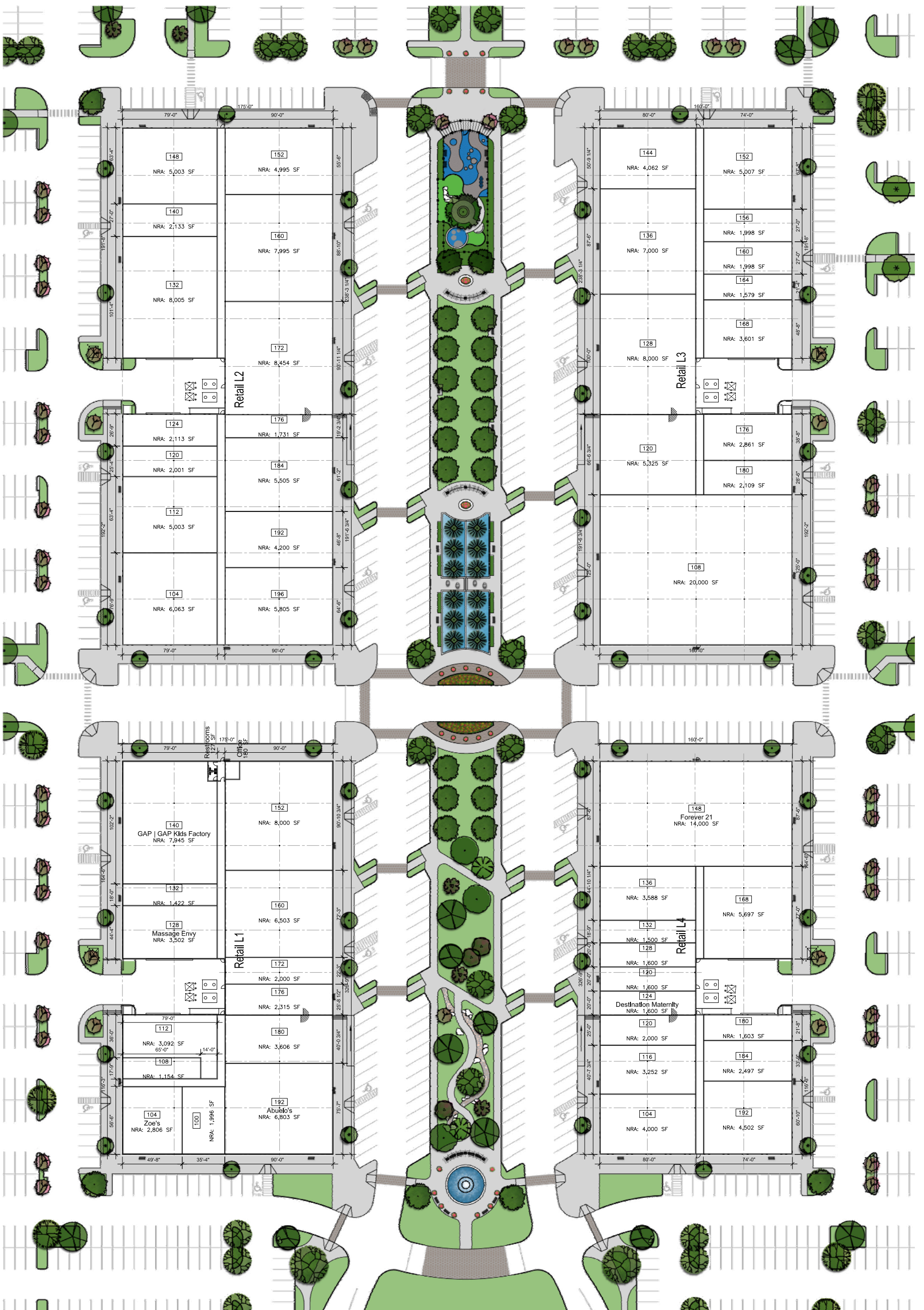


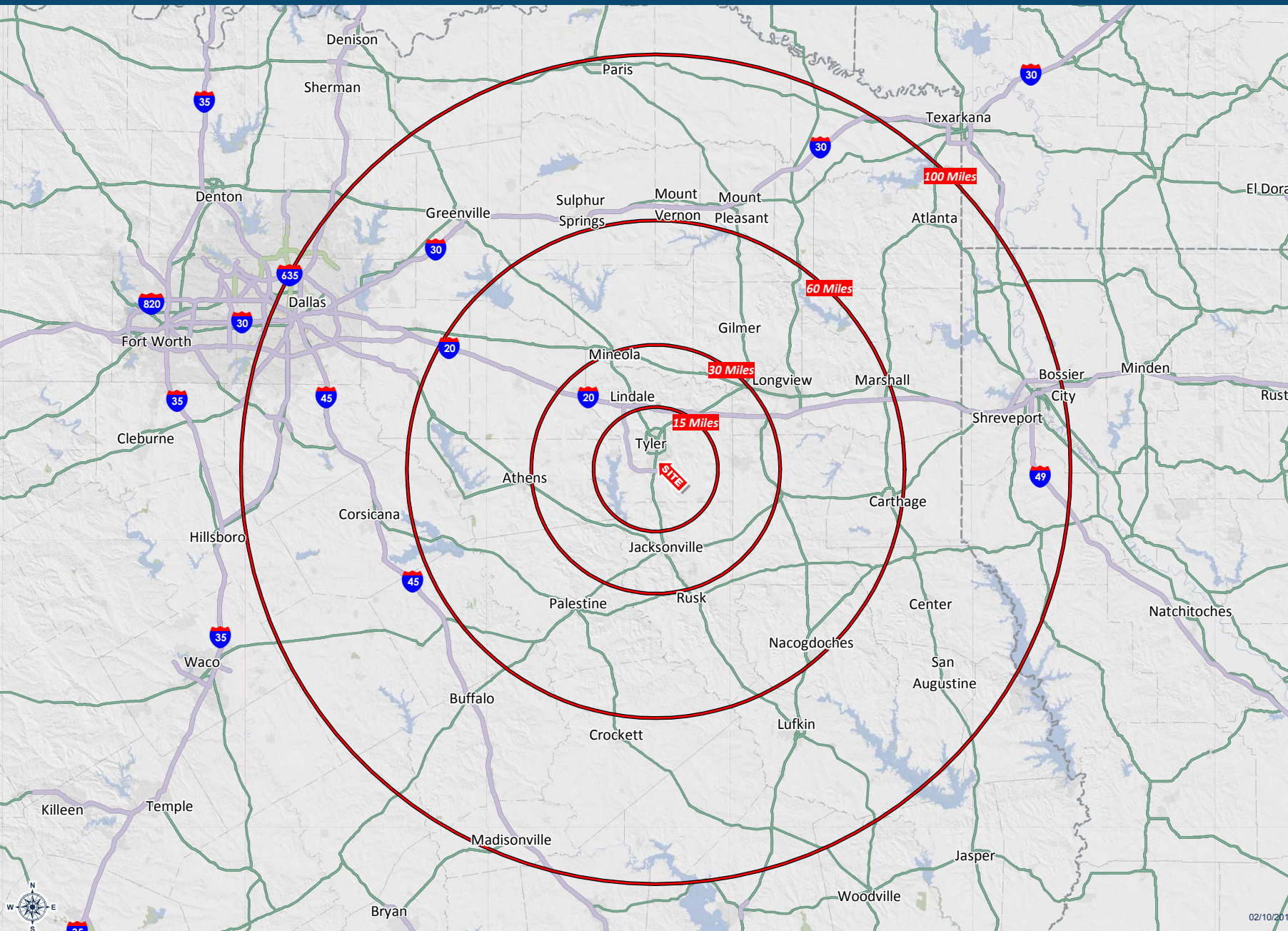
PROPOSED

CENTENNIAL PARKWAY

MARKET SQUARE BOULEVARD

BROADWAY AVENUE (HIGHWAY 69)





SITE Village at Cumberland Park

Radius Demos

Population	
15 Mile Population (postal):	222,618
30 Mile Population (postal):	393,521
60 Mile Population (postal):	1,018,243
100 Mile Population:	4,765,215

Average HH Income

30 Mile Average	\$64,665
60 Mile Average	\$61,164

02/10/2014

AS OF JANUARY 15, 2014





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