

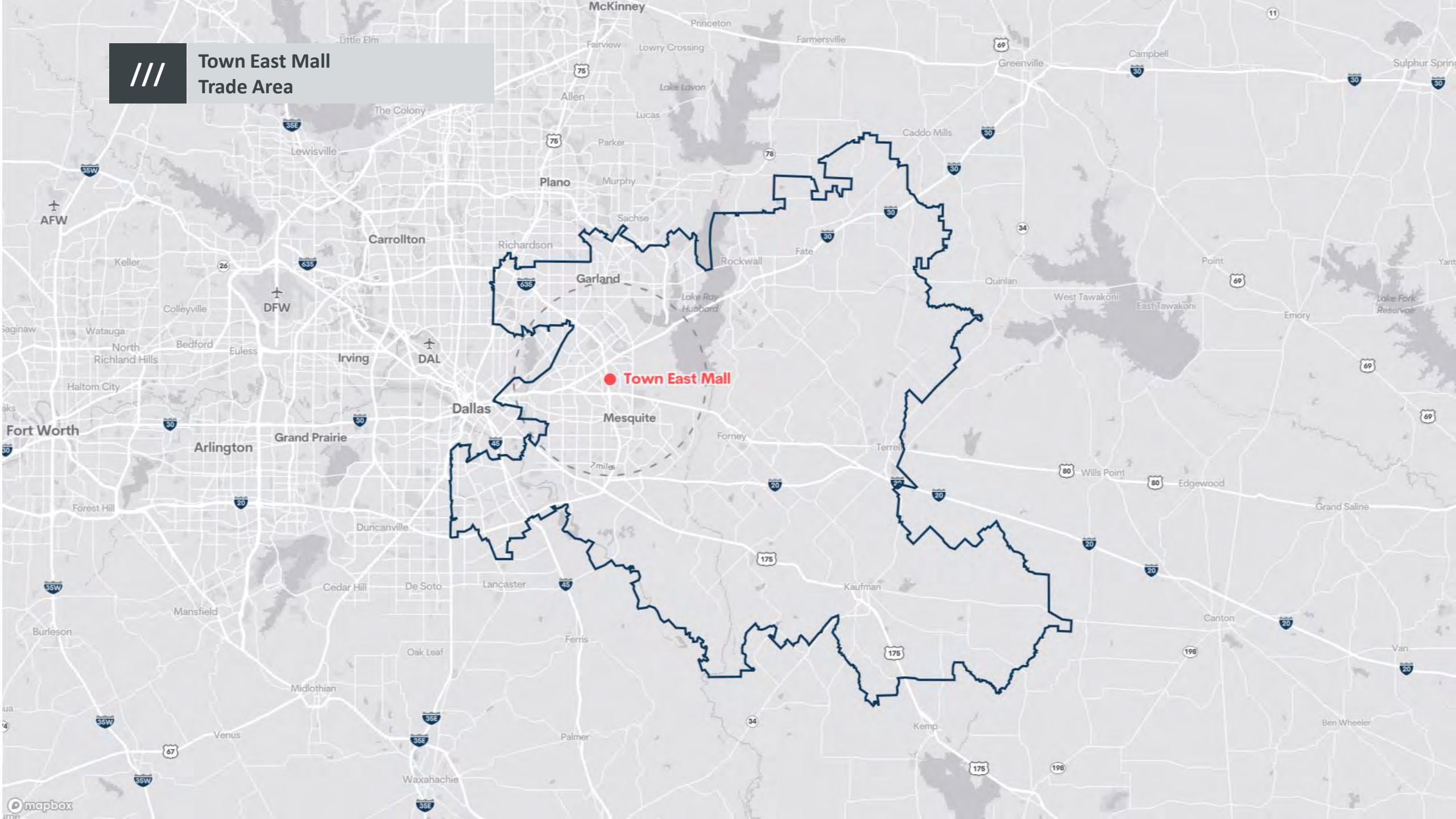


Town East Mall

Mesquite, TX

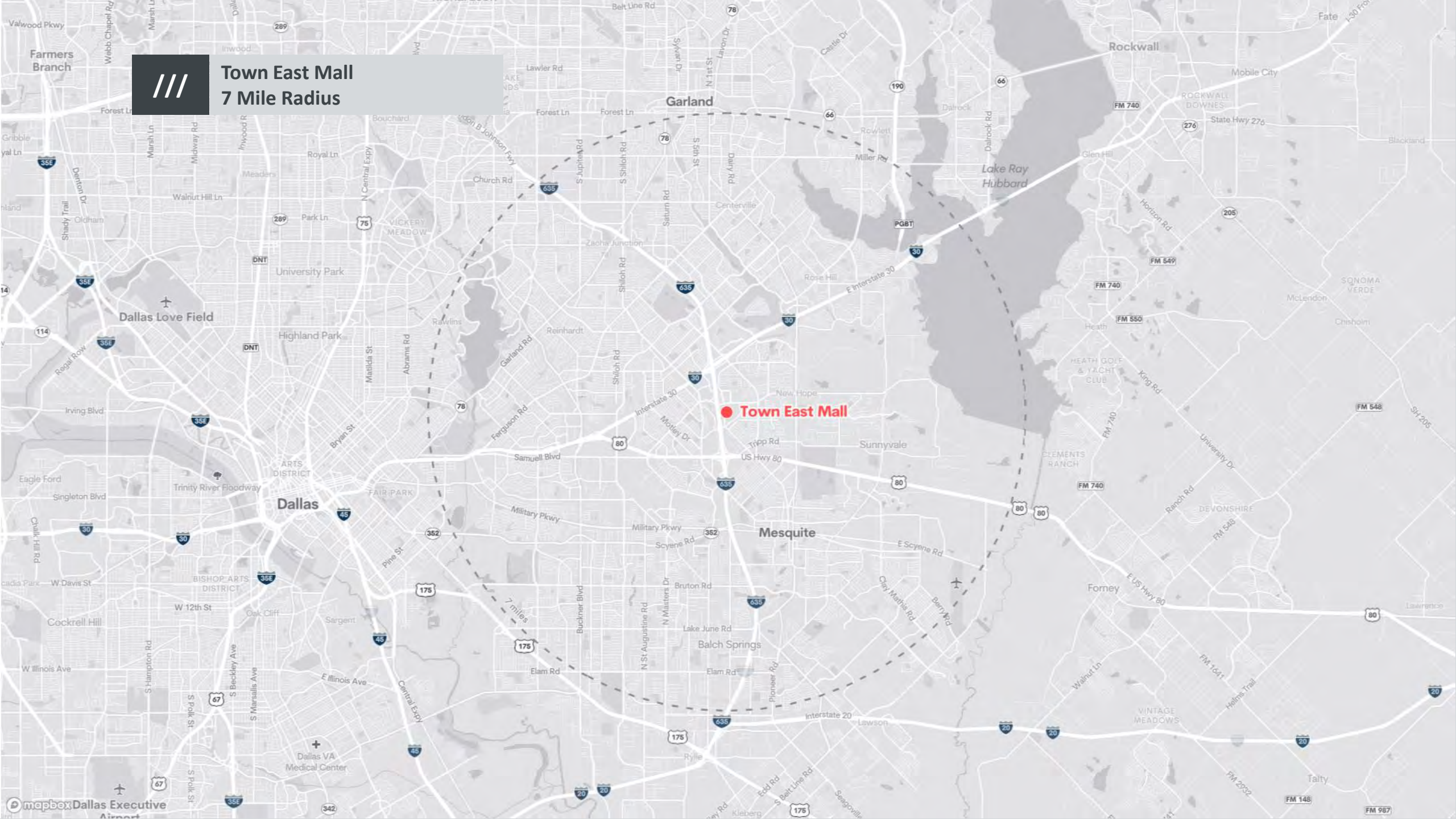


**Town East Mall
Trade Area**





Town East Mall 7 Mile Radius





Town East Mall Property Overview

One of the largest retail destinations in the Dallas-Fort Worth area, Town East Mall offers an exciting lineup of today's hottest regional and national retailers including Aeropostale, Dillard's, Foot Locker, JCPenney, Dick's Sporting Goods, Forever 21, H&M, James Avery Craftsman, Vans, and Victoria's Secret. Dining options include BJ's Restaurant & Brewery, Chick-fil-A, Sbarro, Nestle Toll House Café, and B&R Waffle Bar.

PROPERTY INFORMATION

Address: 2063 Town East Mall
Market: Dallas-Ft. Worth, TX
Total Retail Square Footage: 1,273,432

TRADE AREA PROFILE

2021 Population: 1,174,585
2021 Population: 1,174,585
2021 Households: 385,336
2021 % of Households:
w/Income \$75k+: 38.71%
w/Income \$100k+: 26.11%
2021 Average Household Income: \$79,838
2021 % Pop Age 25+ w/Bachelor's Degree or Higher: 22.79%
2021 Average Home Value: \$254,662
2026 Projected Population: 1,264,865
2026 Projected Households: 412,551
2026 Projected Average Household Income: \$89,157

7-MILE RADIUS

2021 Population: 530,131
2021 Households: 175,135
2021 % of Households:
w/Income \$75k+: 36.17%
w/Income \$100k+: 22.98%
2021 Average Household Income: \$76,091
2021 % Pop Age 25+ w/Bachelor's Degree or Higher: 21.45%
2021 Average Home Value: \$262,497
2026 Projected Population: 547,709
2026 Projected Households: 179,510
2026 Projected Average Household Income: \$84,453

DAYTIME EMPLOYMENT

3-mile radius total: 45,017
White Collar: 63.6%
Executive/Professional: 42.8%
5-Mile radius: 95,296
White Collar: 62.1%
Executive/Professional: 42.2%

Source: ESRI

Steven Hughes | Retail Leasing

972.868.6534 | Steven.Hughes@bpretail.com

BROOKFIELDPROPERTIETRETAIL.COM

In good company

Be among over 120 tenants offering a selection of fashion retail shops, eateries, fitness, and entertainment.

Foot Locker

James Avery
JEWELRY

COTTON:ON



U.S. POLO ASSN.

 macy's



AMERICAN EAGLE
OUTFITTERS
ae.com

EXPRESS

Buckle 

DICK'S
SPORTING GOODS



H&M



Lids

Bath
& Body
Works

VICTORIA'S
SECRET

JCPenney

K A Y
JEWELERS

TILLYS
CLOTHING • SHOES • ACCESSORIES

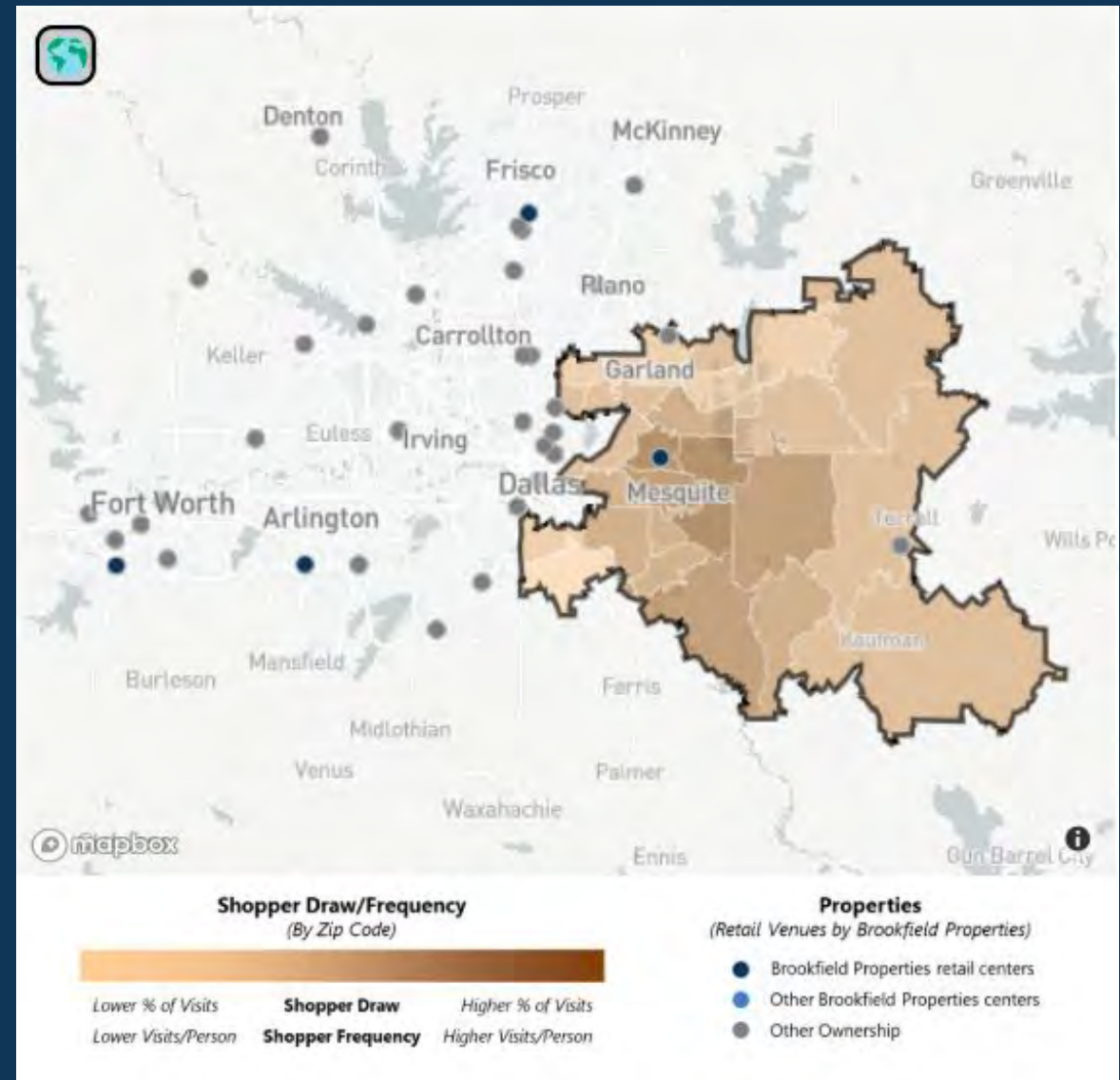
Dillard's

Serving an affluent Trade Area

- Town East Mall is the premier retail destination for Mesquite, TX and east Dallas.
- The center benefits from a large and heavily populated trade area.
- This property acts as the retail hub for the area, serving 384,000 households and 1.2 million people



Source: 2019 ESRI

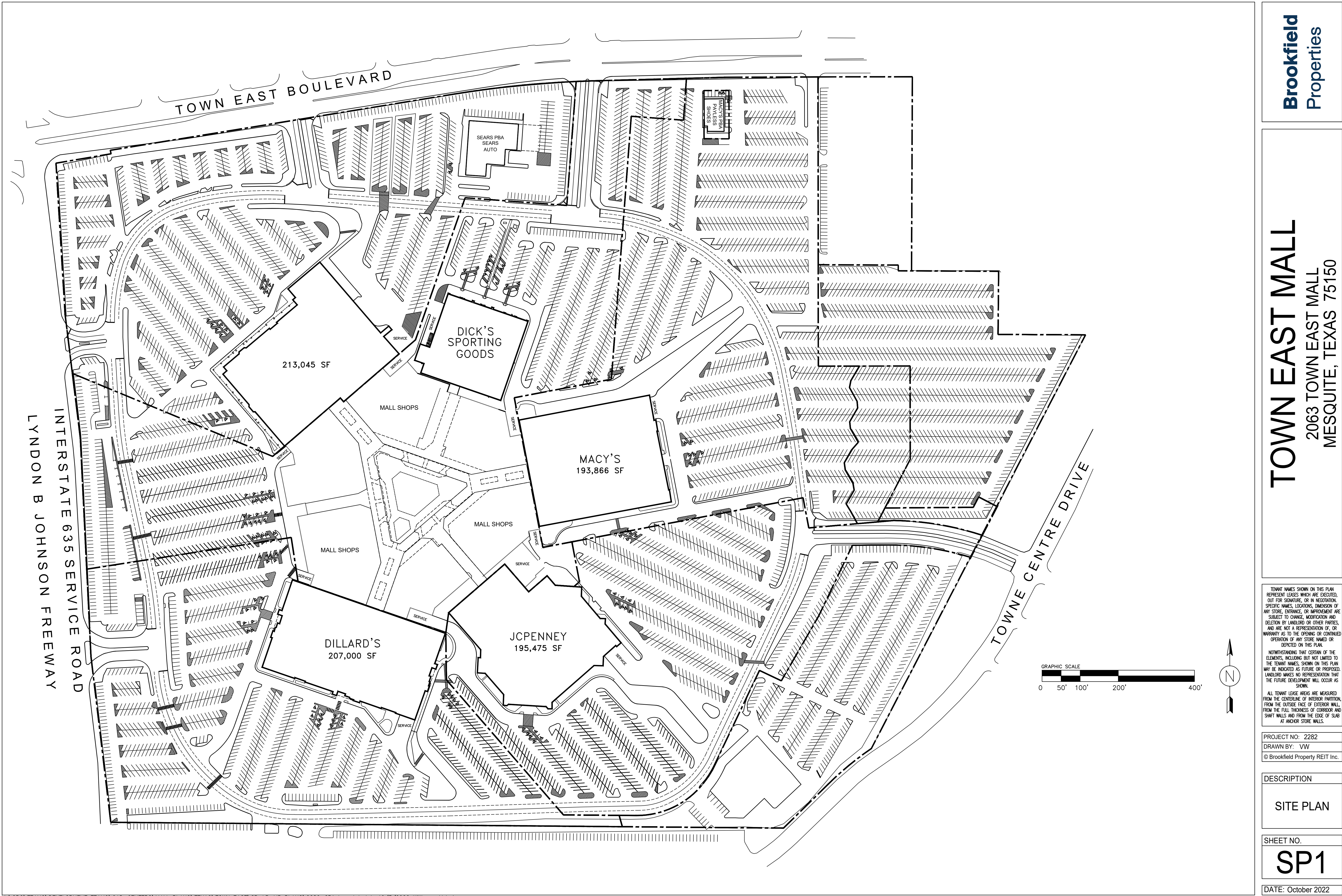


Best in Class Sales Performance

- As of April of 2022, Town East continues to be one of Brookfield's top performing mall in Texas with sales PSF of \$552.
- Retailers all around the property perform at the top of their respective chains.
- A sampling of how Town East's Tenant's perform versus their other locations with Brookfield:
 - Aeropostale - #1 out of 79 locations in BPR portfolio
 - G by Guess - #1 out of 14 locations in BPR portfolio
 - Bath & Body Works - #1 out of 114 locations in BPR portfolio
 - Finish Line - #2 out of 55 locations in BPR portfolio
 - Jimmy Jazz - #2 out of 20 locations in BPR portfolio
 - Journeys Kids - #3 out of 53 locations in BPR portfolio
 - Spencer's Gifts - #4 out of 93 locations in BPR portfolio
 - Children's Place - #5 out of 74 locations in BPR portfolio
 - Buckle - #10 out of 73 locations in BPR portfolio

**Based on R12 sales through April of 2022.*

Brookfield

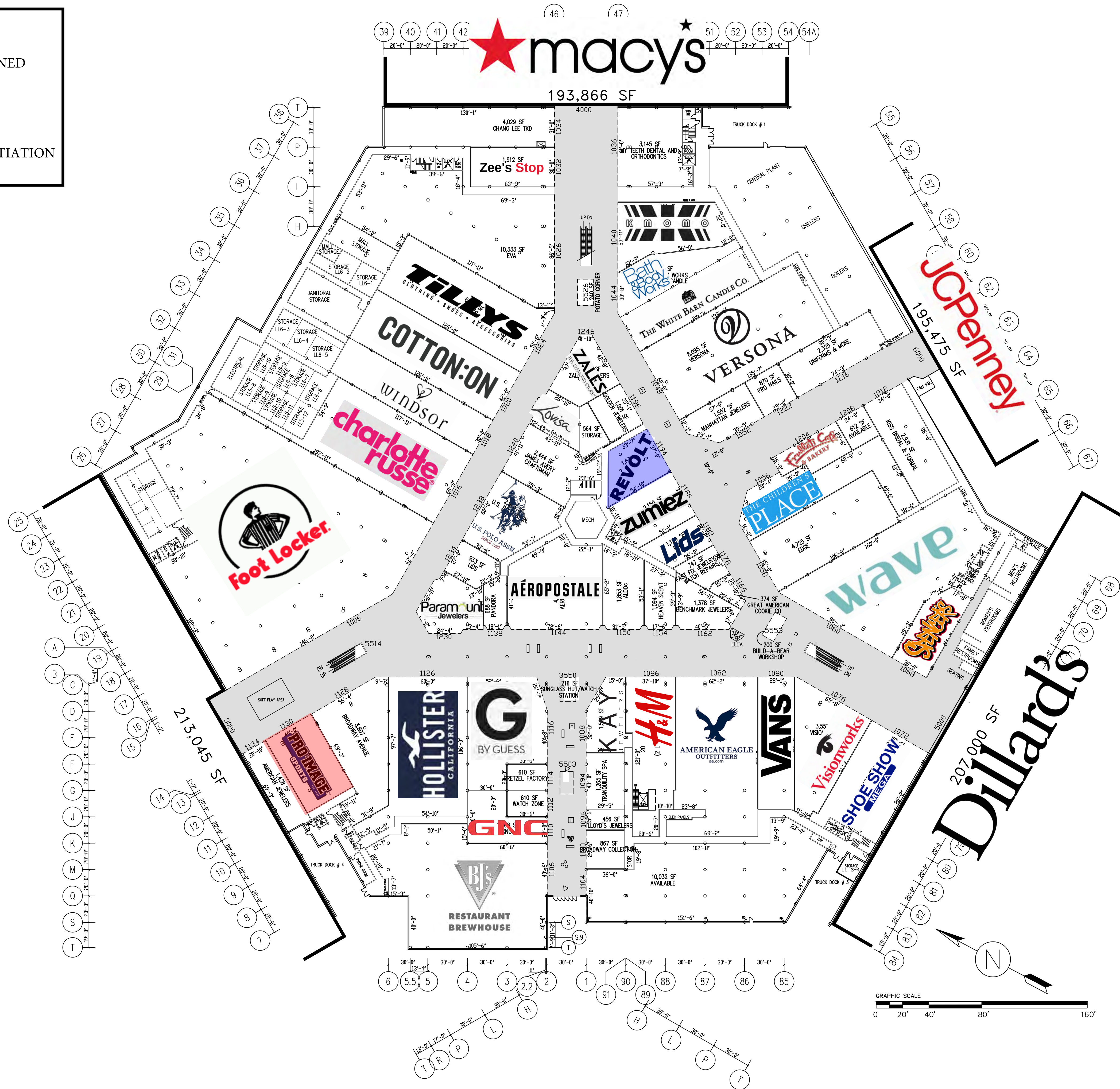


KEY

NEW OPENINGS / SIGNED

APPROVED LOI

PROPOSED / IN NEGOTIATION



Brookfield
Properties

TOWN EAST MALL

2063 TOWN EAST MALL

MESQUITE, TEXAS 75150

TENANT NAMES SHOWN ON THIS PLAN REPRESENT LEASES WHICH ARE EXECUTED, OUT FOR SIGNATURE, OR IN NEGOTIATION. SPECIFIC NAMES, LOCATIONS, DIMENSION OF ANY STORE, ENTRANCE, OR IMPROVEMENT ARE SUBJECT TO CHANGE, MODIFICATION AND DELETION BY LANDLORD OR OTHER PARTIES, AND ARE NOT A REPRESENTATION OF, OR WARRANTY AS TO THE OPENING OR CONTINUED OPERATION OF ANY STORE NAMED OR DEPICTED ON THIS PLAN.

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ALL TENANT LEASE AREAS ARE MEASURED FROM THE CENTERLINE OF INTERIOR PARTITION, FROM THE OUTSIDE FACE OF EXTERIOR WALL, FROM THE FULL THICKNESS OF CORRIDOR AND SHAFT WALLS AND FROM THE EDGE OF SLAB AT ANCHOR STORE WALLS.

PROJECT NO: 2282

DRAWN BY: AG

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DESCRIPTION

LEASE PLAN

LOWER LEVEL

SHEET NO.

LP1

DATE: October 2022

TOWN EAST MALL
2063 TOWN EAST MALL
MESQUITE, TEXAS 75150

PROJECT NO: 2282
DRAWN BY: AG
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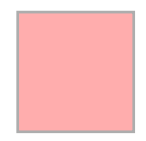
SHEET NO.

DATE: October 2022

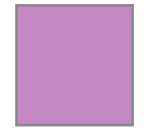




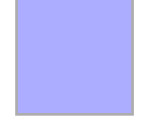
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DRAWN BY: AG
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DESCRIPTION

LEASE PLAN
THIRD LEVEL

SHEET NO.

LP3

DATE: October 2022

4000

JCPenney

Dillard's

213,045 SF

K7 K6 K5 K4 K3 K2 K1 CF1 CF3 CF4 CF5 CF6 CF7
1 89 CF2 87 BB

GRAPHIC SCALE
0 20' 40' 80' 160'

N