



Tanger
FORT WORTH

LOYAL GUESTS. UNBEATABLE VALUE.

TANGER FORT WORTH



The top outlet destination in one of the fastest growing U.S. cities

One of the nation's fastest growing cities, Fort Worth is an attractive market due to its hospitality, culture, and fun. Tanger Fort Worth draws from the market's 8 million residents and 10.8 million tourists.

ADDRESS

15853 North Freeway,
Fort Worth, TX 76177

352K SF

Open-air shopping
destination

70+ BRANDS

Top fashion and
lifestyle retailers

MAJOR CITIES

Fort Worth, TX (20 mi)
Arlington, TX (20 mi)
Dallas, TX (30 mi)

MSA POPULATION

8,058,326 – Dallas –
Ft. Worth, TX

TOURIST HUB

10.8 million visitors to
Fort Worth, TX

POLO  RALPH LAUREN



AMERICAN EAGLE®
OUTFITTERS

 **Columbia**
FACTORY STORE

 **lululemon**

RH
OUTLET

Prime location

Conveniently situated near Interstate 35, a major highway running through central Texas. Easily accessible from Fort Worth and the greater Dallas metro.



125,000+ cars
pass by per day on
surrounding roadways¹



Nearest Major Airport
Dallas-Fort Worth International Airport
15 miles east of the center

¹Includes surrounding roadways that may not be visible on aerial



DALLAS-FT. WORTH, TX RANKINGS

#1 Highest Growth MSA in U.S.
ESRI

#4 Most Populous MSA in U.S.
ESRI

#7 Best Large City for Starting a Business
WalletHub



HOSPITALITY & TOURISM

The city boasts a range of cultural attractions and museums:

**Fort Worth Stockyards
National Historic District**

Kimbell Art Museum

Fort Worth Zoo

Sundance Square District



DIVERSE ECONOMY

Major industries include **aerospace, aviation, defense and military, healthcare and logistics**

Home to numerous corporate HQ's including **American Airlines, Lockheed Martin, and BNSF Railway**



A GROWING COMMUNITY

(proposed, planned or under construction within 10 miles)

+1.9K Multi-Family Units

+18 Hotels

+2.2K Hotel Rooms

Source: CoStar

Demographics

TRADE AREA

3.1M
2023 Population

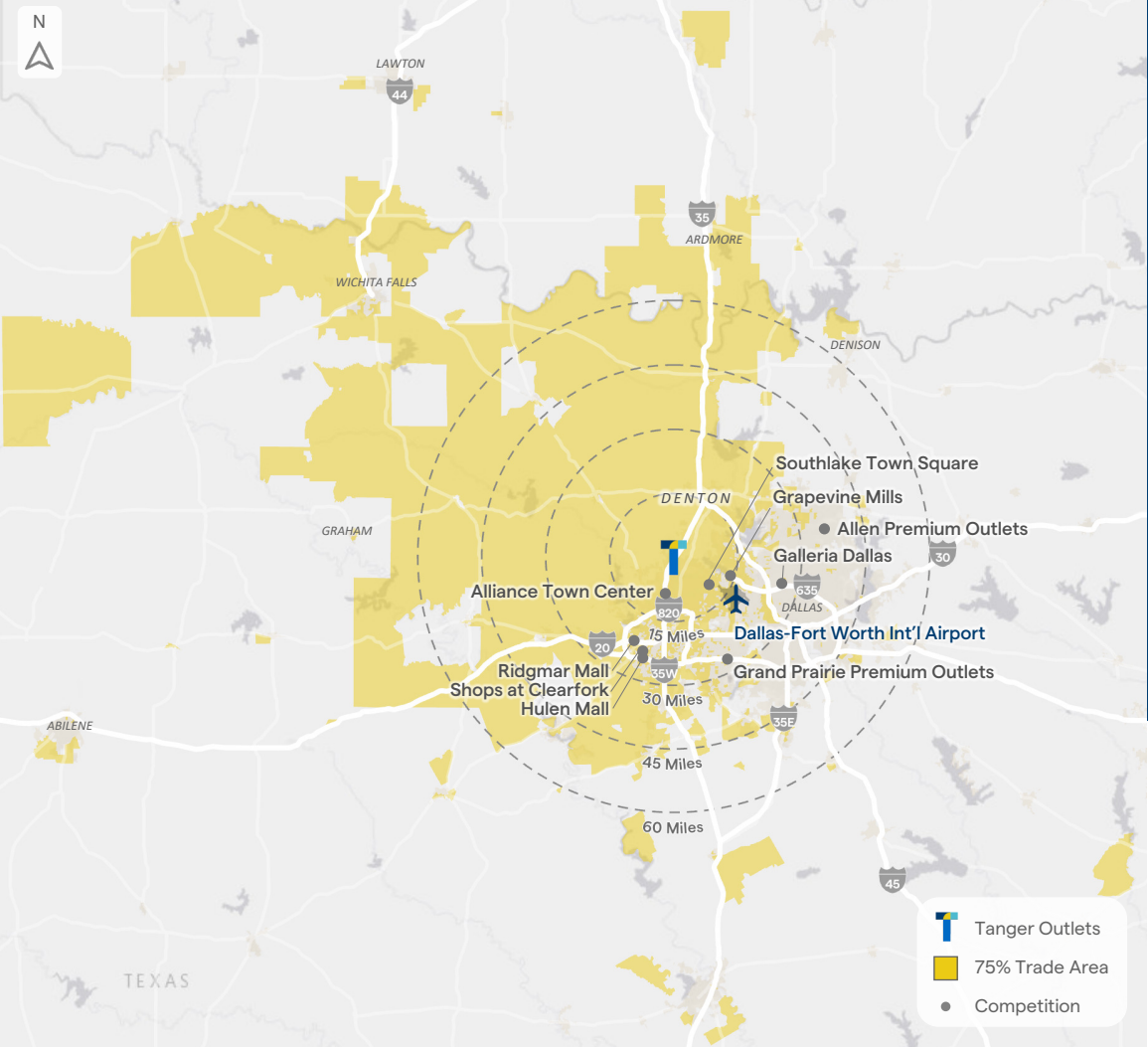
9.3%
2023-2028 Population Growth Rate
U.S. 1.5%

36
Median Age
U.S. 39.0

\$118K
Average Household Income
U.S. \$106K

| | Trade Area | 15 Miles | 30 Miles | 45 Miles | Dallas, TX MSA |
|-----------------------|------------|-----------|-----------|-----------|----------------|
| 2023 Population | 3,126,014 | 1,000,322 | 4,163,223 | 7,310,784 | 8,058,326 |
| 2023-2028 Pop. Growth | 9.3% | 10.9% | 5.8% | 5.8% | 6.8% |
| Households | 1,117,097 | 352,451 | 1,541,056 | 2,675,749 | 2,923,482 |
| Avg. HH Income | \$118,337 | \$140,490 | \$116,955 | \$115,880 | \$115,034 |
| Median Age | 36.0 | 36.9 | 35.4 | 35.4 | 35.5 |

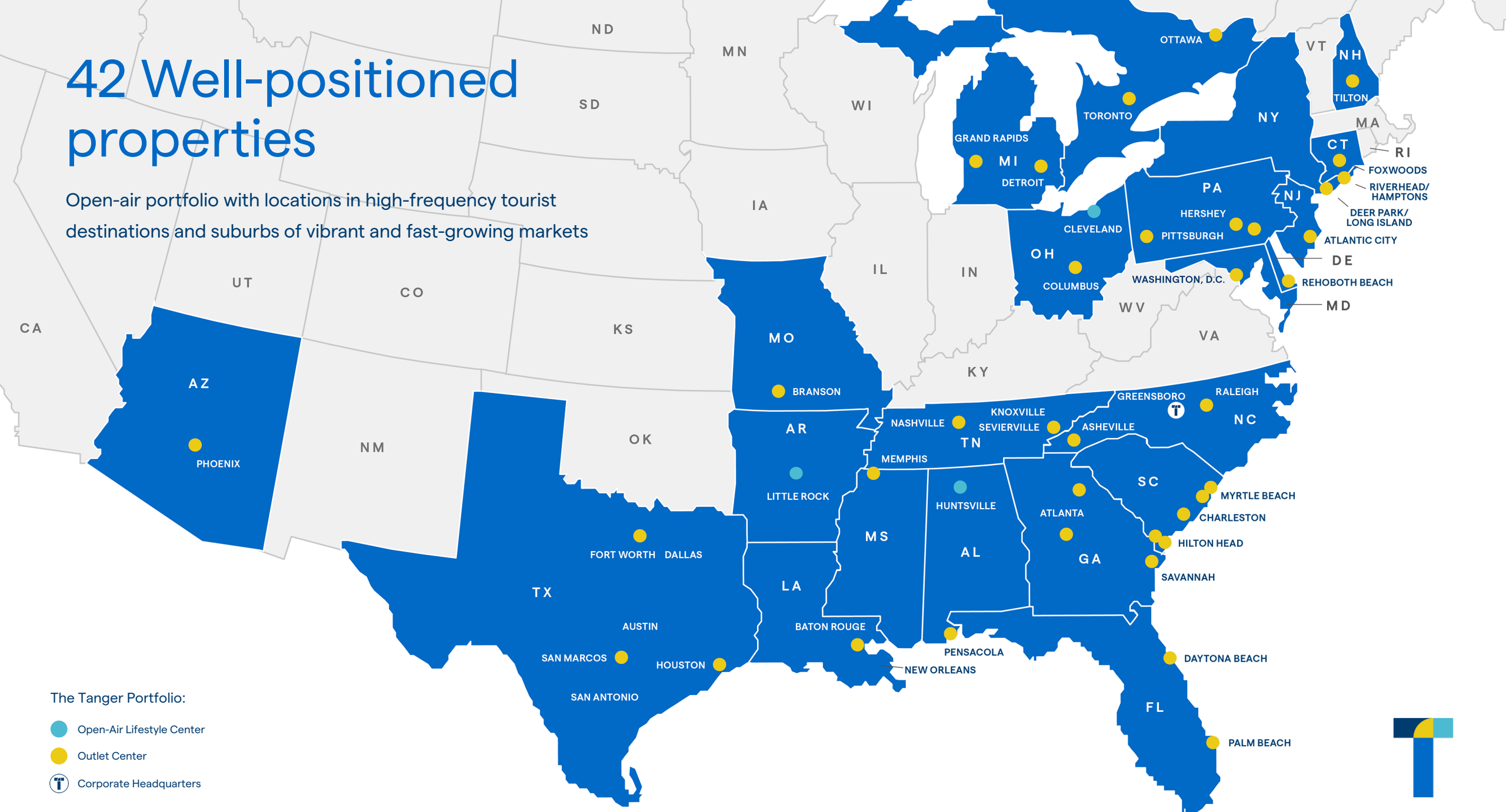
Sources: 2023 Alexander Babbage Trade Areas, 2023 ESRI Demographics



| Market Retail | DISTANCE (Miles) | DRIVE TIME (Minutes) |
|-------------------------------|------------------|----------------------|
| Alliance Town Center | 8 | 14 |
| Southlake Town Square | 10 | 18 |
| Grapevine Mills | 14 | 26 |
| Ridgmar Mall | 21 | 26 |
| The Shops At Clearfork | 23 | 27 |
| Hulen Mall | 25 | 28 |
| Grand Prairie Premium Outlets | 27 | 38 |
| Galleria Dallas | 28 | 37 |
| Allen Premium Outlets | 37 | 49 |

42 Well-positioned properties

Open-air portfolio with locations in high-frequency tourist destinations and suburbs of vibrant and fast-growing markets



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