



**Tanger**  
HOUSTON

LOYAL GUESTS. UNBEATABLE VALUE.

TANGER HOUSTON



# Premier outlet shopping in the South's largest city

Tanger Houston is located in the fifth largest metro in the U.S., home to over 7.5 million residents. By 2028, the population is expected to grow by 5.3% - adding even more shoppers to this densely populated area.

## ADDRESS

5885 Gulf Freeway,  
Texas City, TX 77591

## 353K SF

Open-air shopping  
destination

## 85+ BRANDS

Top fashion and  
lifestyle retailers

## MAJOR CITIES

Galveston, TX (20 mi)  
Houston, TX (30 mi)

## MSA POPULATION

7,498,771 – Houston, TX

## TOURIST HUB

51 million visitors to  
Houston, TX

POLO RALPH LAUREN



COACH  
OUTLET

MICHAEL KORS

Columbia  
FACTORY STORE



OLD NAVY

# Prime location

Situated along Interstate 45, also known as the Gulf Freeway, providing great access from Houston, Galveston, and the greater market.



**130,000+ cars**  
pass by per day on  
surrounding roadways<sup>1</sup>



**Nearest Major Airport**  
George Bush Intercontinental Airport  
43 miles northwest of the center

<sup>1</sup>Includes surrounding roadways that may not be visible on aerial



## HOUSTON, TX RANKINGS

**#5** Most Populous MSA in U.S.  
ESRI

**#8** Best Food City in the U.S.  
U.S. News & World Report



## BUSINESS CLIMATE

Diverse economy with strong sectors in **energy, healthcare, aerospace, and manufacturing**

Home to the **Texas Medical Center**, the largest medical complex in the world

Major hub for **oil and gas companies**, with headquarters of many energy giants



## FORTUNE 500 FIRMS

Home to **26** Fortune 500 companies, including **ExxonMobil, Philips 66, Conoco Phillips, and Sysco**

**Third highest concentration** of Fortune 500 headquarters in the country



## A GROWING COMMUNITY

(proposed, planned or under construction within 10 miles)

**+1.8K** Multi-Family Units

**+12** Hotels

**+1.8K** Hotel Rooms

Source: CoStar

TANGER HOUSTON

Demographics

TRADE AREA

1.5M

2023 Population

35.5

Median Age  
U.S. 39.0

4.6%

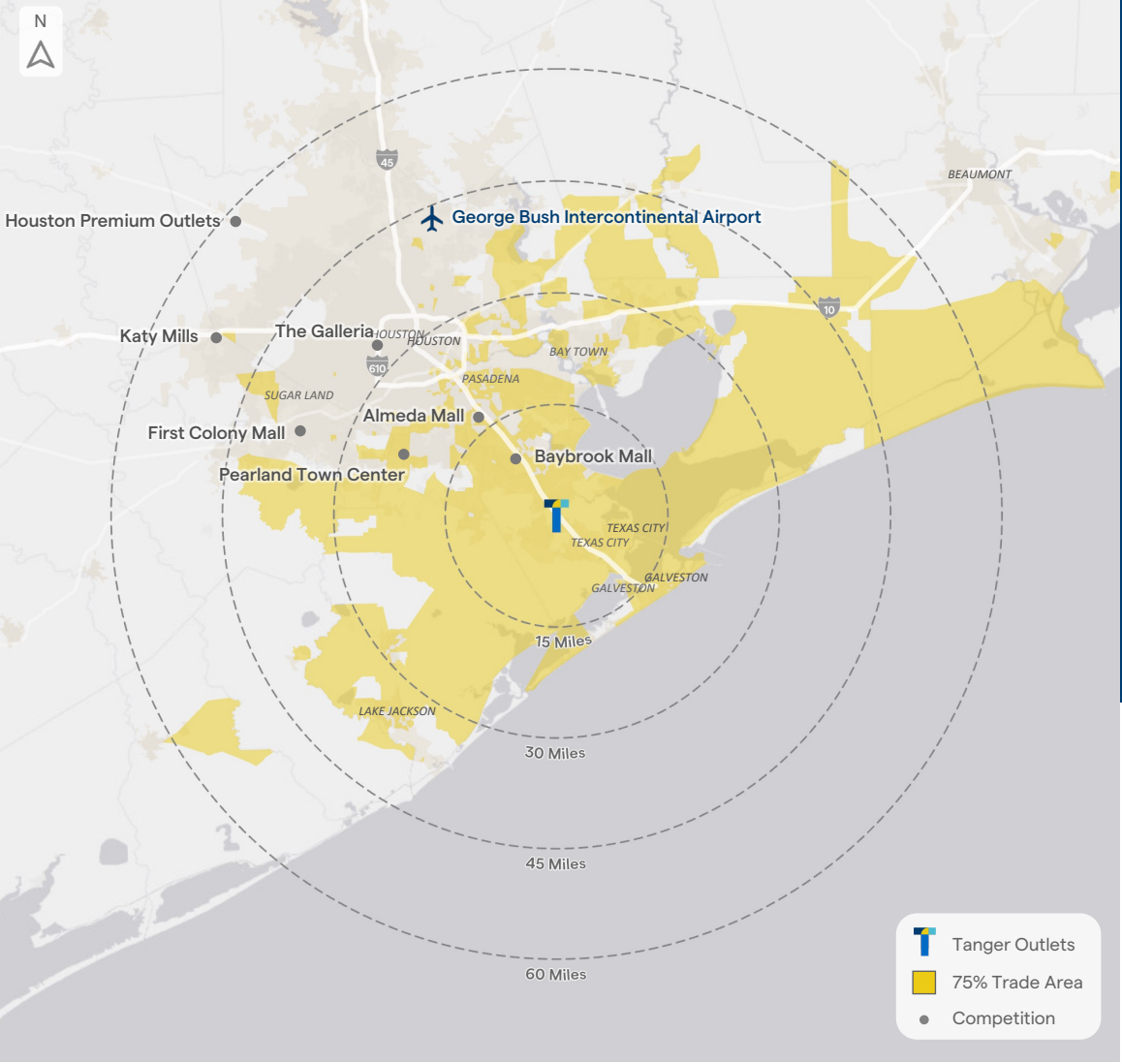
2023-2028 Population Growth Rate  
U.S. 1.5%

\$111K

Average Household Income  
U.S. \$106K

	Trade Area	15 Miles	30 Miles	45 Miles	Houston, TX MSA
2023 Population	1,531,544	548,248	2,197,346	4,967,644	7,498,771
2023-2028 Pop. Growth	4.6%	4.5%	3.3%	3.2%	5.3%
Households	528,240	206,061	785,636	1,796,577	2,655,902
Avg. HH Income	\$111,369	\$117,362	\$100,984	\$104,369	\$110,861
Median Age	35.5	38.3	34.8	34.9	35.2

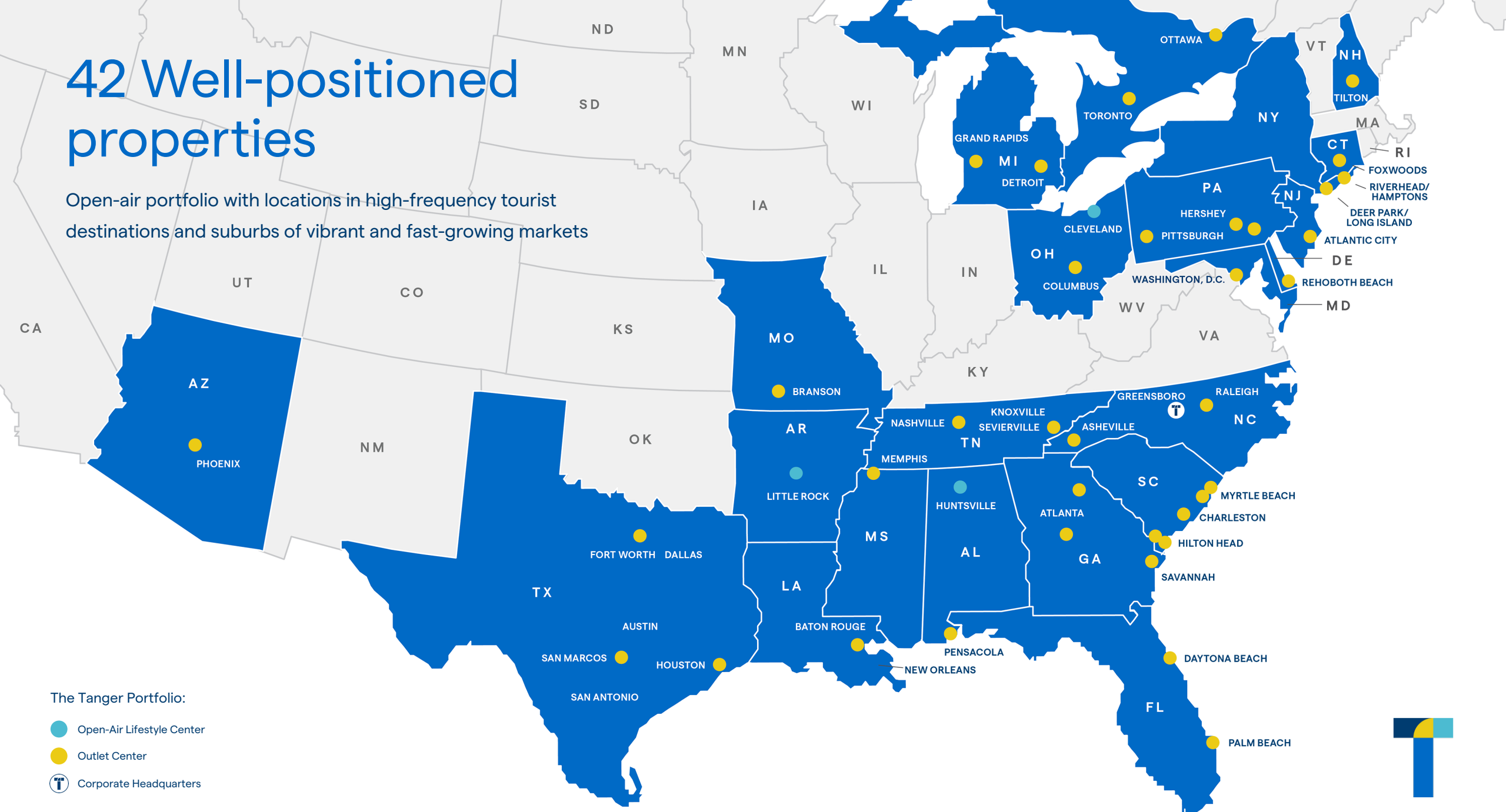
Sources: 2023 Alexander Babbage Trade Areas, 2023 ESRI Demographics



Market Retail	DISTANCE (Miles)	DRIVE TIME (Minutes)
Baybrook Mall	10	24
Almeda Mall	17	27
Pearland Town Center	22	38
The Galleria	33	47
First Colony Mall	36	53
Katy Mills	51	66
Houston Premium Outlets	60	63

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

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3200 Northline Avenue, Suite 360 | Greensboro, NC 27408  
[leasing.tanger.com](https://leasing.tanger.com) | [leasing@tanger.com](mailto:leasing@tanger.com)

**Tanger**<sup>®</sup>