



**Tanger**  
HOUSTON

LOYAL GUESTS. UNBEATABLE VALUE.





# 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 7.6 million residents. By 2029, the population is projected to grow by 5.9% - adding even more shoppers to this densely populated market.

## 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

7,624,200 - Houston, TX

## TOURIST HUB

51 Million to Houston,  
TX

POLO  RALPH LAUREN



COACH  
OUTLET

MARC JACOBS

 **Columbia**  
FACTORY STORE



kate spade  
NEW YORK



## TANGER HOUSTON

# Prime location

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



Inrix Traffic Counts - 2023



**129,000+ 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; Source: Inrix 2023 AADT





## HOUSTON, TX RANKINGS

**#3** Hottest Housing Markets  
U.S. News & World Report

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

**#2** Most Diverse Major U.S.  
City  
WalletHub

**#3** Lowest Cost of Living  
Cost of Living Index



## 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 **24** Fortune 500  
companies, including  
**ExxonMobil, Chevron, Philips  
66, ConocoPhillips, Sysco, HP,  
Baker Hughes, and NRG  
Energy**

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



## A GROWING COMMUNITY

(proposed, planned or under  
construction within 10 miles)

**+2.0K** Multi-Family Units

**7** Hotels

**+824** Hotel Rooms

Source: CoStar



Demographics

TRADE AREA

1.9M

2024 Population

6.7%

2024-2029 Population Growth Rate  
U.S. 1.9%

36.2

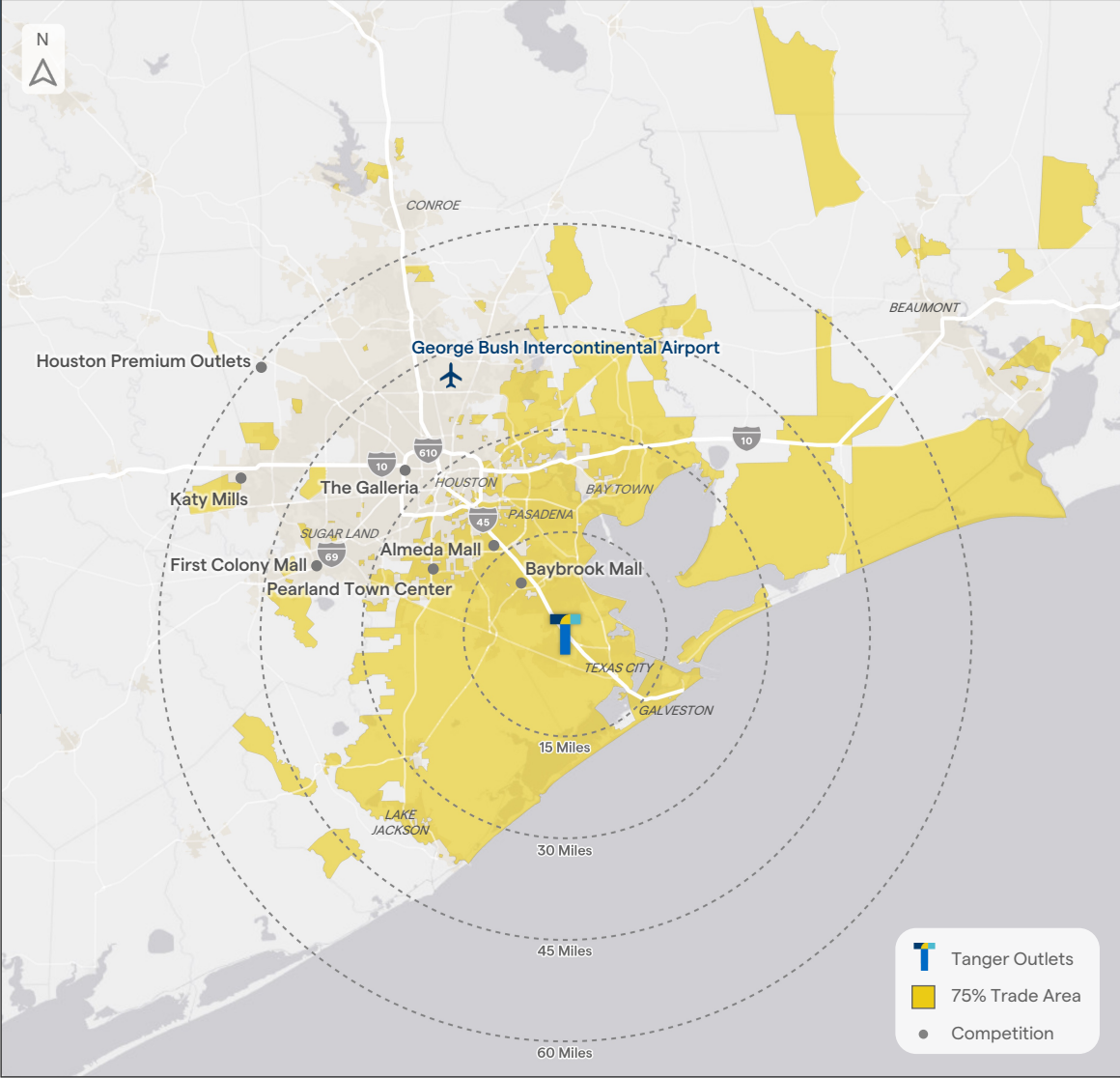
Median Age  
U.S. 39.3

\$115K

Average Household Income  
U.S. \$113K

	Trade Area	15 Miles	30 Miles	45 Miles	Houston, TX MSA
2024 Population	1,941,437	552,726	2,222,060	5,012,322	7,624,200
2024-2029 Pop. Growth Rate	6.7%	4.2%	4.0%	3.8%	5.9%
Households	676,965	208,368	797,133	1,818,459	2,708,985
Avg. HH Income	\$115,456	\$120,624	\$105,693	\$109,695	\$116,654
Median Age	36.2	38.5	35.8	35.8	36.1

Sources: 2024 Alexander Babbage Trade Areas, 2024 ESRI Demographics



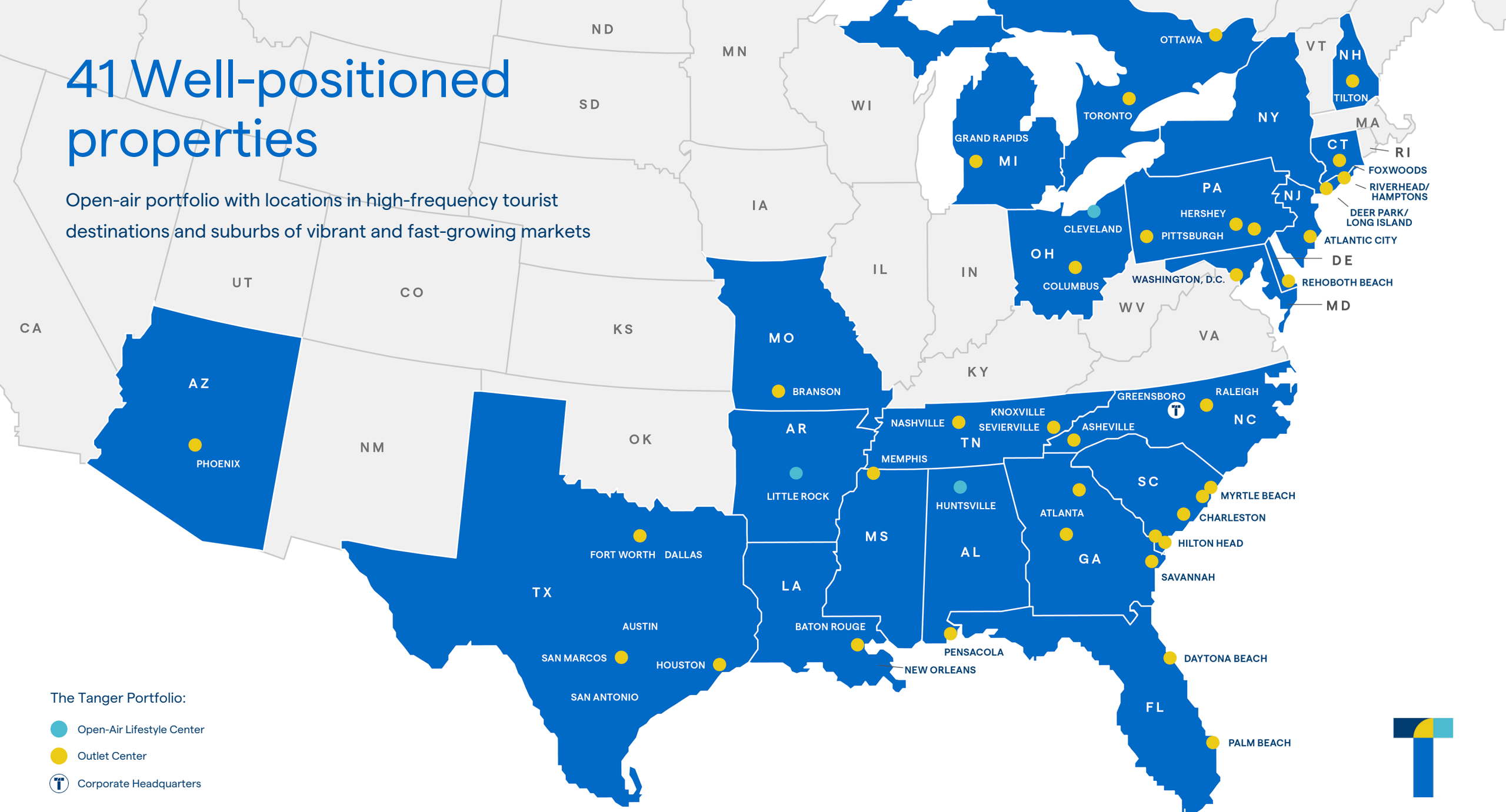
Market Retail

	DISTANCE (Miles)	DRIVE TIME (Minutes)
Baybrook Mall	10	24
Alameda 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






# 41 Well-positioned properties

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



The Tanger Portfolio:

-  Open-Air Lifestyle Center
-  Outlet Center
-  Corporate Headquarters





CONTACT US



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**Tanger**<sup>®</sup>