



Key Retailers

Aéropostale
American Eagle Outfitters
Bath & Body Works
Buckle
maurices
The Children's Place
Victoria's Secret

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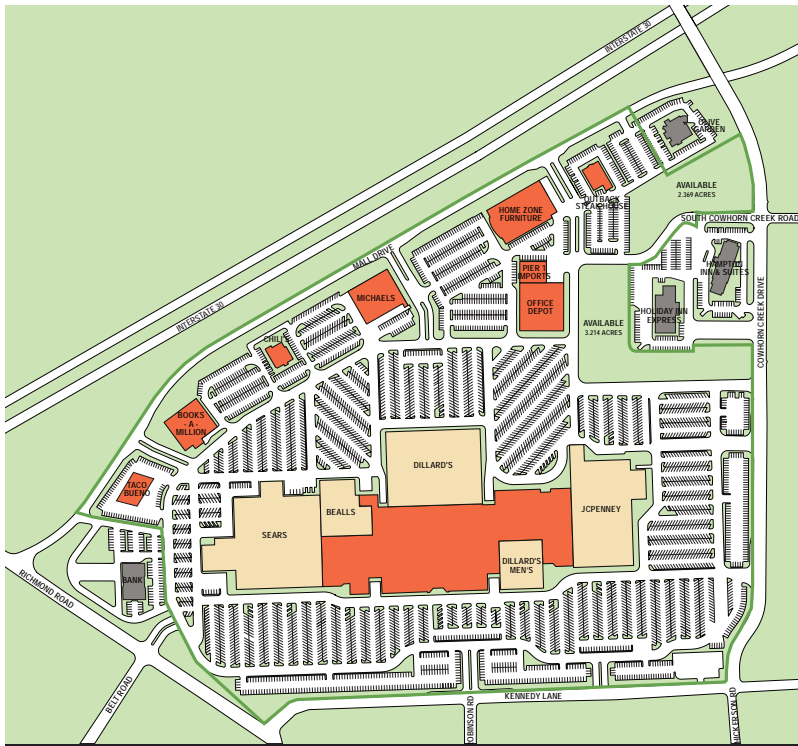
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Mall at a Glance

- Anchored by Dillard's, JC Penney, Sears, Bealls and Dillard's Men's Store
- Mall outparcels include Pier 1 Imports, Michaels, Office Depot, Books-A-Million, Outback Steakhouse, Olive Garden, Chili's, Taco Bueno, Home Zone Furniture, Hampton Inn & Suites and Holiday Inn Express & Suites
- Key retailers include Aéropostale, American Eagle Outfitters, Bath & Body Works, Justice, maurices, Buckle, The Children's Place and Victoria's Secret
- Central Mall Texarkana is the only enclosed shopping center within a 70-mile radius and is located 175 miles east of Dallas, Texas and 145 miles west of Little Rock, Arkansas
- Texarkana's trade area includes 18 counties in three states with a combined population of 459,249 as defined by the Texarkana Chamber of Commerce
- In 2009 Texarkana was ranked 22nd by BusinessWeek.com in its "Americas 25 Next Recovering Job Markets" list
- BusinessWeek.com and Moody's Economy.com reports named Texarkana as a metro area poised to see job growth in the first quarter of 2010, citing the association with the military, particularly Red River Army Depot, which employs 3,900 locally
- In 2009, the Milken Institute ranked Texarkana as one of the top 25 Best Performing Cities based on job growth, wage and salary growth, high-tech GDP growth and high-tech location quotients
- Both the city of Texarkana, Arkansas and the city of Texarkana, Texas, have announced planned hotel-anchored convention centers to be built; both within three miles of the center





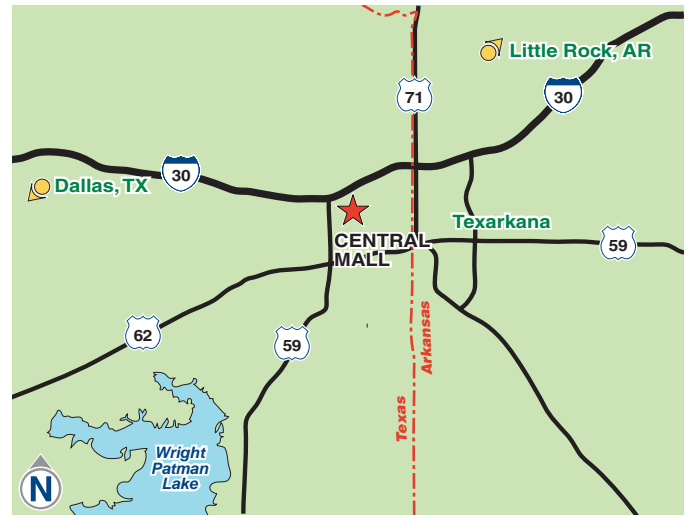
Site Plan

Central Mall

Statistics & Demographics

Property Data			
Opening Date		1978	
Renovation Date		2002	
Site		85 acres	
Parking		3,424 spaces	
Total Stores		75	
Leasable Area			
Total Mall GLA		685,987 s.f.	
Mall Shops		186,880 s.f.	
Outparcels		125,527 s.f.	
Available Outparcels		5.583 acres	
Anchors (Total)		373,580 s.f.	
Bealls		25,806 s.f.	
Dillard's		99,828 s.f.	
Dillard's Men's Store		24,803 s.f.	
JCPenney		96,295 s.f.	
Sears		126,848 s.f.	
Trade Area		25-Mile Radius	50-Mile Radius
Population		154,329	307,586
Total Households		58,521	118,364
Avg. Household Income		\$54,027	\$50,375
Median Age		37 yrs.	38 yrs.
Source: DemographicsNow - 2009			

Location Map



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