



# Sunrise Mall

Brownsville, TX

<b>Location</b>	Intersection of FM 802 and US 77/83
<b>Website</b>	SunriseMallTX.com
<b>Size</b>	801,392 square feet
<b>Anchors</b>	Bealls, Dick's Sporting Goods, Dillard's, JCPenney, Sears and Cinemark 16

## Strategic Location

The city of Brownsville is the closest major city to South Padre Island, one of the best family beach vacations in the U.S. according to *U.S. News World Report* and The Travel Channel. Brownsville attracts shoppers from all over the county including more than 10 million people in northeast Mexico. More than 2.4 million pedestrians and 6.2 million vehicles cross into Brownsville annually and more than 40 million non-commercial crossings take place along the Texas-Mexico border each year. On average approximately 85% of those coming to the U.S. come to shop.

Mexican nationals spend an estimated \$2-\$3 billion per year along the Texas-Mexico border according to the Federal Reserve Bank of Dallas.

Capitalizing on the high traffic from tourism, the city of Brownsville uses its multi-million dollar Sports Park complex to draw more tourism and sporting events from across the state.

## Mall Facts

Sunrise Mall features more than 100 specialty stores including A'GACI, Aéropostale, ALDO, American Eagle Outfitters, Bath & Body Works, bebe, Build-A-Bear Workshop, Crazy 8, Express, GameStop, Gap/Gap Kids, Reed's Jewelers, Vans, Victoria's Secret and Sketchers.

New stores include Samuels Jewelers, Buckle, G by Guess and H&M.

Located on 75 acres, the Sunrise Mall complex includes Sunrise Commons, an associated center adjacent to the mall. Sunrise Commons features Old Navy, Marshalls, Pier 1 Imports, Ross Dress for Less and Staples.

## Trade Area Facts

Situated at the southern tip of Texas, Brownsville is uniquely positioned as a hub for international trade. *Forbes* named the Brownsville MSA sixth in "Job Growth in the Nation." An estimated 1.2 million people live in the Brownsville and Matamoros region and up to eight million live within a 200-mile radius.

Brownsville was recently named "North America's Best Cost-Effective City" by *FDI* magazine. *Business Week.com* and *Moody's Economy.com* ranked the Brownsville MSA fourth in recovering job markets in 2010. The city's major

employers include Fortune 500 companies Shaw, Tyco, Parker Hannifin, Delphi and Convergys. *Industry Week* magazine recently listed Brownsville as the sixth "Fastest Growing Manufacturing Region" in the country. In addition, the Port of Brownsville is a major center of industrial growth with more than 230 companies.

Space Exploration Technologies, or "Space-X", is a fully-private new launch facility for sending commercial satellites into orbit. The construction for Space-X has begun just 24 miles east of Brownsville. Space-X expects to launch its first rocket in 2020. Brownsville will soon transform into a commercial space hub and research center, creating hundreds of jobs and millions of dollars for the local economy.

The University of Texas Rio Grande Valley was created by the Texas legislature in 2013 which combined the assets, talents and resources of UT Brownsville and UT Pan American. The school opened in August 2015 with approximately 30,000 students currently enrolled.

Brownsville is home to the Lower Rio Grande Valley Regional Academic Health Center-Brownsville, a division of the University of Texas Health Science Center.

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## Demographics

Population Trends	Primary Trade Area	Secondary Trade Area	Total Trade Area
2021 Projection	258,485	154,428	412,913
2016 Estimate	254,579	149,811	404,390
2010 Census	241,085	145,265	386,350
2016 - 2021 % Change	6.57%	6.59%	6.57%
2016 Daytime Population Estimate	76,935	46,600	123,535

## Average Household Income

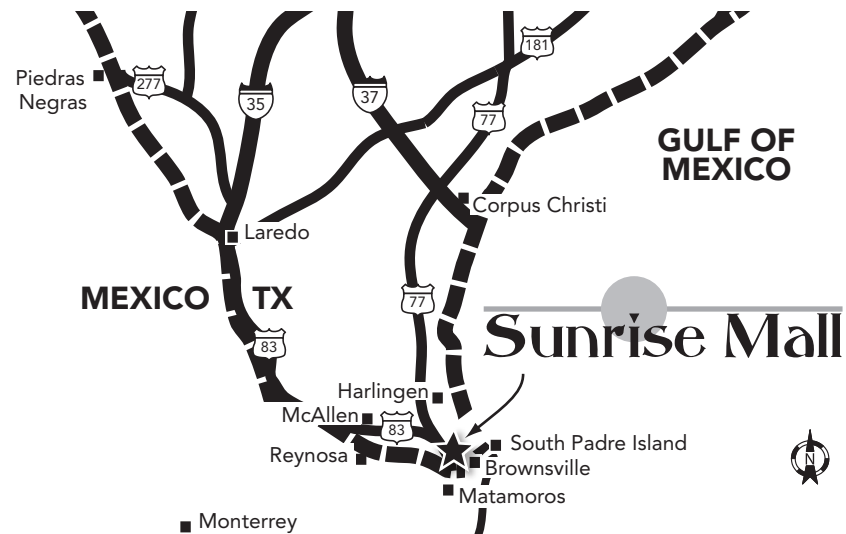
2021 Projection	\$58,215	\$59,831	\$58,848
2016 Estimate	\$50,640	\$52,304	\$51,286
2016 - 2021 % Change	14.96%	14.39%	14.74%

## Median Age

2016 Estimate	35	38	36
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Source: 2010 Census; Scan/US 2016/2021 Estimates

## Location Map



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