INVESTMENT SUMMARY
EXCLUSIVELY OFFERED BY

JLL

PARKDALE MALL

BEAUMONT • TEXAS

The Opportunity

Jones Lang LaSalle Americas, Inc. ("JLL"), as exclusive advisor, is pleased to present the opportunity to acquire Parkdale Mall and Crossing (the “Property” or the “Mall”), a dominant regional retail destination strategically positioned in Beaumont, Texas – approximately 85 miles west of Houston. The Property is situated on approximately 145.3 acres, ~93.0 of which are owned, and consists of the Main Mall (Parkdale Mall), Parkdale Crossing, comprising two (2), multi-tenant strip parcels and one (1) single-tenant pad, and an additional nine (9) single-tenant pads and three (3) two-tenant, pads. The Property consists of approximately 1,324,449 square feet of gross leasable area (“GLA”), 828,614 SF of which is owned, and includes anchors Dillard’s (203,000 SF, non-owned), JCPenney (169,100, non-owned SF), and a dark, former Sear’s (115,732 SF, non-owned).

Strategically located at the intersection of US-96 (~70,400 VPD) and Dowlen Road (~23,250 VPD), Parkdale Mall and Crossing serves an extensive trade area of over 420,000 people and benefits from a highly visible location. The Property’s dominance is solidified by a lack of immediate competition, with the next nearest regional mall located over 21 miles away, establishing Parkdale Mall and Crossing as the undisputed primary shopping hub for the region – evidenced by exceptional performance metrics, including approximately 8.5 million annual visitors, which ranks it in the top 1% of all shopping centers nationwide according to Placer.ai.

PROPERTY OVERVIEW	
Address	6155 Eastex Fwy, Beaumont, TX
Year Built/Reno.	1973 / 2018
Total GLA	1,324,449
Owned GLA	828,614
Total Mall GLA	1,236,384
Total Crossing GLA	88,065
Anchor	557,779
Inline	274,406
Outparcel	237,618
Non-GLA	166,581
Inline < 10,000 SF	
Sales PSF	$370
Occupancy Cost	10.2%
Total Occupancy	79.5%
Mall GLA	78.0%
Mall Inline GLA	83.2%
Crossing GLA	100.0%

TOP 2% RANKED SHOPPING CENTERS IN TEXAS

TOP 1% MOST VISITED SHOPPING CENTERS IN COUNTRY

8.5MM ANNUAL VISITORS

~54 MIN AVERAGE DWELL TIME

~$15.1MM GROSS REVENUE

~$9.4MM IN-PLACE NOI

OUTPARCEL & STRIP CENTER MONETIZATION OPPORTUNITY
Multiple Opportunities to Monetize Portions of the Property Separately

ADDITIONAL UPSIDE POTENTIAL
31 Vacant Suites, 40,309 SF, $2.4MM of Potential Gross Revenue

HEALTHY OCCUPANCY COST
Average Inline Occupancy Costs Present Meaningful Upside Potential Upon Rollover

EXTENDED TRADE AREA / LIMITED DIRECT COMPETITION
Strong Competitive Position as Only Regional Mall Within 21 Miles

STRATEGIC LOCATION
Positioned at Heavily Trafficked Intersection, Providing Maximum Visibility and Convenient Access

IMPRESSIVE FOOT TRAFFIC
Parkdale Mall Drew ±8.5MM Visits Over the Last 12 Months, Reflecting a 2.2% YoY Increase

PROVEN ANCHOR REPOSITIONING STRATEGY
Successful Repositioning of Former Macy's Parcel Demonstrates Strength of the Location

OFFERING PROCESS

This offering presents prospective purchasers with the opportunity to acquire a strategically positioned super regional shopping center with significant upside potential. As exclusive agent, JLL is presenting Parkdale Mall and Crossing to select investors registered via a confidentiality agreement. The Property is being offered on an “as-is” basis and the marketing process will be governed by a date certain bid process.

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