

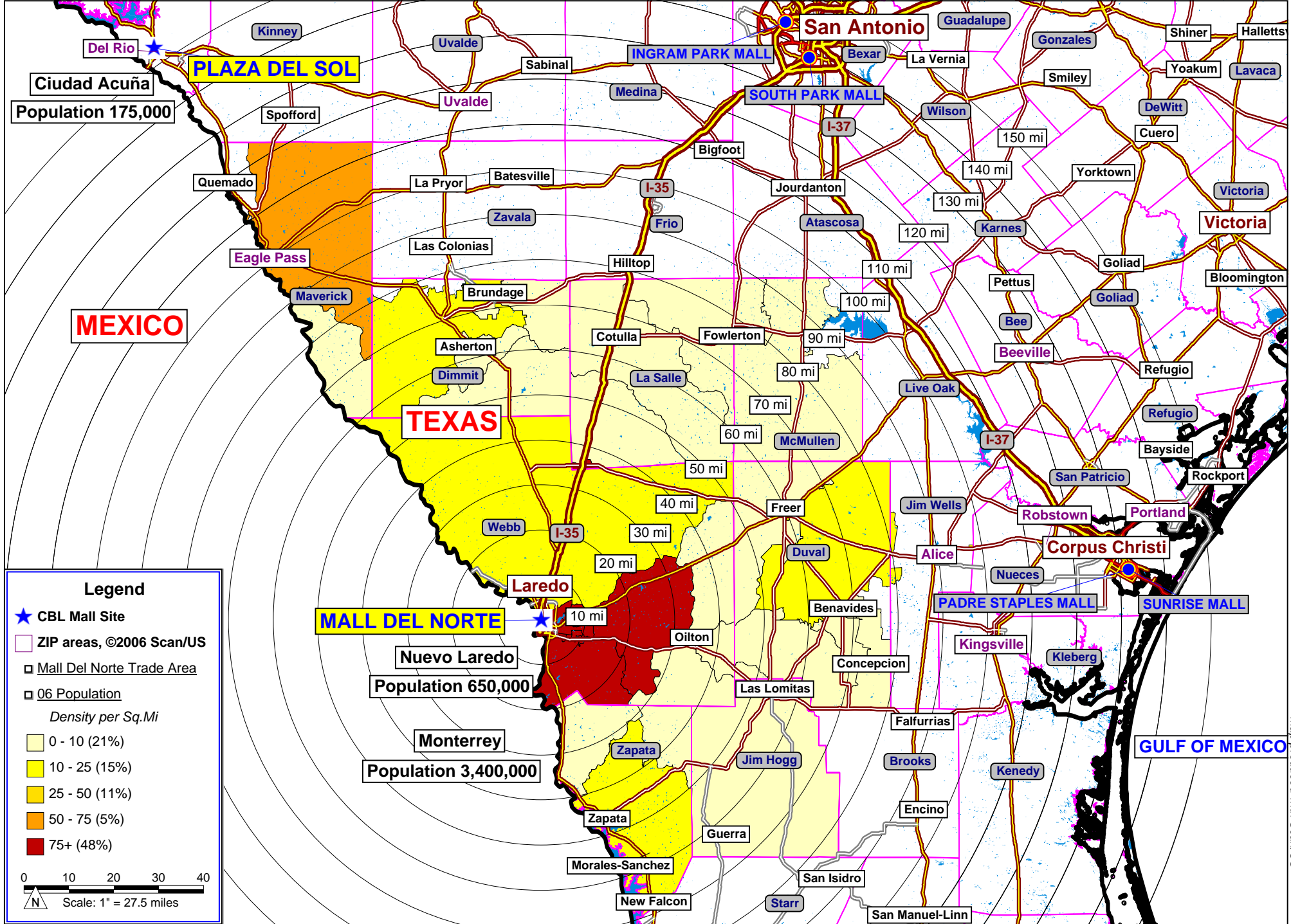
Legend

- ★ CBL Mall Site
- ZIP areas, ©2006 Scan/US
- Mall Del Norte Trade Area
- 06 Avg hshld income (thous.)
- 0.000 - 35.0 (21%)
- 35.0 - 40.0 (17%)
- 40.0 - 45.0 (18%)
- 45.0 - 50.0 (13%)
- 50.0+ (32%)

0 10 20 30 40
Scale: 1" = 27.5 miles

Mall Del Norte - Laredo, TX

Map produced with Scan/US



Mall Del Norte - Laredo, TX

Map produced with Scan/US

CBL 2006 Custom Demographic Comparison
Mall Del Norte - Laredo, TX
Webb County (Lat/Log: 27.54590 / -99.50215)
Zip areas, ©2006 Scan/US

CBL & Associates Properties, Inc.
03/05/2007
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	Primary Trade Area		Secondary Trade Area		Total Trade Area*	
Population Trends						
2011 Projection	263,553		101,915		365,468	
2006 Estimate	232,902		97,570		330,472	
2000 Census	194,524		92,370		286,894	
2006 - 2011 % Change	13.16%		4.45%		10.59%	
2000 - 2006 % Change	19.73%		5.63%		15.19%	
2006 Estimated Race						
White	200,912	86.26%	79,204	81.18%	280,116	84.76%
Black	1,889	0.81%	1,197	1.23%	3,086	0.93%
American Indian	649	0.28%	558	0.57%	1,207	0.37%
Asian/Pacific Islander	1,528	0.66%	620	0.64%	2,148	0.65%
Hispanic Population	220,820	94.81%	88,534	90.74%	309,354	93.61%
2006 Est. Population By Age						
< 5 Years	29,538	12.68%	8,934	9.16%	38,472	11.64%
5 - 9 Years	24,089	10.34%	8,485	8.70%	32,574	9.86%
10 - 14 Years	21,213	9.11%	8,754	8.97%	29,967	9.07%
15 - 19 Years	19,589	8.41%	8,666	8.88%	28,255	8.55%
20 - 24 Years	18,041	7.75%	7,786	7.98%	25,827	7.82%
25 - 34 Years	32,895	14.12%	11,927	12.22%	44,822	13.56%
35 - 44 Years	30,033	12.90%	11,857	12.15%	41,890	12.68%
45 - 54 Years	23,844	10.24%	11,225	11.50%	35,069	10.61%
55 - 64 Years	15,832	6.80%	8,710	8.93%	24,542	7.43%
65 - 74 Years	9,530	4.09%	5,758	5.90%	15,288	4.63%
75 - 84 Years	6,087	2.61%	3,981	4.08%	10,068	3.05%
85+ Years	2,211	0.95%	1,487	1.52%	3,698	1.12%
Median Age	26		30		28	
Per Capita Income						
2011 Projection	\$11,779		\$10,776		\$11,499	
2006 Estimate	\$11,488		\$10,444		\$11,180	
2006 - 2011 % Change	2.53%		3.18%		2.85%	
Average Household Income						
2011 Projection	\$46,115		\$36,594		\$43,215	
2006 Estimate	\$44,132		\$34,729		\$41,093	
2006 - 2011 % Change	4.49%		5.37%		5.16%	
2006 Est. HH Income Distribution						
Under \$25,000	24,333	41.0%	14,196	50.0%	38,529	43.9%
\$25,000 - \$34,999	8,366	14.1%	4,160	14.7%	12,526	14.3%
\$35,000 - \$49,999	8,754	14.7%	3,901	13.8%	12,655	14.4%
\$50,000 - \$74,999	8,898	15.0%	3,637	12.8%	12,535	14.3%
\$75,000 - \$99,999	3,959	6.7%	1,236	4.4%	5,195	5.9%
\$100,000 and Over	5,099	8.6%	1,240	4.4%	6,339	7.2%
Total Over \$35,000	26,710	45.0%	10,014	35.3%	36,724	41.8%
Total Over \$50,000	17,956	30.2%	6,113	21.5%	24,069	27.4%

*Total Trade Area = Primary Trade Area + Secondary Trade Area

Zip areas, ©2006 Scan/US

Primary Trade Area

Secondary Trade Area

Total Trade Area

Population	2011	263,553		101,915		365,468	
Trends:	2006	232,902		97,570		330,472	
	2000	194,524		92,370		286,894	
	1990	134,498		77,967		212,465	
Race & Ethnicity:	<i>White</i>	200,912	86.3%	79,204	81.2%	280,116	84.8%
	<i>Black</i>	1,889	0.8%	1,197	1.2%	3,086	0.9%
	<i>American Indian</i>	649	0.3%	558	0.6%	1,207	0.4%
	<i>Asian</i>	1,528	0.7%	620	0.6%	2,148	0.6%
	<i>Pacific Islander</i>	91	0.0%	56	0.1%	147	0.0%
	<i>Other/Multi-Racial</i>	27,833	12.0%	15,935	16.3%	43,768	13.2%
Hispanic Population:		220,820	94.8%	88,534	90.7%	309,354	93.6%
Gender:	<i>Male</i>	112,535	48.3%	47,577	48.8%	160,112	48.4%
	<i>Female</i>	120,367	51.7%	49,993	51.2%	170,360	51.6%
Median Age		26.4		30.2		27.5	
Education:	<i>Population, 25+</i>	120,432	51.7%	54,945	56.3%	175,377	53.1%
	<i>No HS Diploma</i>	52,936	44.0%	26,160	47.6%	79,096	45.1%
	<i>HS Graduate</i>	22,935	19.0%	13,513	24.6%	36,448	20.8%
	<i>College, No Degree</i>	19,640	16.3%	7,827	14.2%	27,467	15.7%
	<i>College, Associate Degree</i>	6,935	5.8%	1,900	3.5%	8,835	5.0%
	<i>College Degree</i>	11,243	9.3%	3,703	6.7%	14,946	8.5%
	<i>Graduate/Professional Degree</i>	6,743	5.6%	1,842	3.4%	8,585	4.9%
Household	<i>Total Households</i>	59,409		28,370		87,779	
Income	<i>\$0 - \$24,999</i>	24,333	41.0%	14,196	50.0%	38,529	43.9%
	<i>\$25,000 - \$49,999</i>	17,120	28.8%	8,061	28.4%	25,181	28.7%
	<i>\$50,000 - \$74,999</i>	8,898	15.0%	3,637	12.8%	12,535	14.3%
	<i>\$75,000 - \$99,999</i>	3,959	6.7%	1,236	4.4%	5,195	5.9%
	<i>\$100,000 +</i>	5,099	8.6%	1,240	4.4%	6,339	7.2%
Average HH Income :		\$44,132		\$34,729		\$41,093	
Median HH Income :		\$33,148		\$24,949		\$30,498	
Average HH Size :		3.9		3.4		3.7	

Annual Expenditures (\$000):		\$2,357,900.1		\$980,420.8		\$3,338,320.8	
	<i>Housing Related</i>	\$761,553.5	32.3%	\$322,354.9	32.9%	\$1,083,908.4	32.5%
	<i>Transportation Related</i>	\$439,612.1	18.6%	\$183,016.0	18.7%	\$622,628.1	18.7%
	<i>Food At Home</i>	\$185,701.4	7.9%	\$83,172.1	8.5%	\$268,873.6	8.1%
	<i>Food At Restaurants</i>	\$129,834.9	5.5%	\$53,846.3	5.5%	\$183,681.2	5.5%
	<i>Life Insurance & Pensions</i>	\$245,317.4	10.4%	\$88,902.4	9.1%	\$334,219.7	10.0%
	<i>Entertainment</i>	\$116,695.1	4.9%	\$47,151.2	4.8%	\$163,846.2	4.9%
	<i>Healthcare</i>	\$143,854.7	6.1%	\$64,182.6	6.5%	\$208,037.3	6.2%
	<i>Apparel & Related Services</i>	\$96,466.9	4.1%	\$40,519.8	4.1%	\$136,986.7	4.1%
	<i>Other Expenditures</i>	\$484,181.4	20.5%	\$78,697.7	8.0%	\$275,026.7	8.2%
Annual Expenditures/HH:		\$39,689		\$34,558		\$38,031	

Daytime	<i>Establishments</i>	7,975		3,400		11,375	
Population	<i>Industrial</i>	1,977	24.8%	524	15.4%	2,501	22.0%
	<i>Manufacturing</i>	174	2.2%	56	1.6%	230	2.0%
	<i>Commercial</i>	2,931	36.8%	1,214	35.7%	4,145	36.4%
	<i>Office</i>	1,869	23.4%	703	20.7%	2,572	22.6%
	<i>Other</i>	897	11.2%	759	22.3%	1,656	14.6%
Total Employees:		78,196		27,662		105,858	



Demographic Summary

	Primary Trade Area		Secondary Trade Area		Total Trade Area			
Population Trends								
2011 Projection	263,553		101,915		365,468			
2006 Estimate	232,902		97,570		330,472			
2000 Census	194,524		92,370		286,894			
1990 Census	134,498		77,967		212,465			
2006 - 2011 % Change	13.16%		4.45%		10.59%			
2000 - 2006 % Change	19.73%		5.63%		15.19%			
1990 - 2000 % Change	44.63%		18.47%		35.03%			
							Total Trade Area 2011 Projections	
2006 Population	232,902		97,570		330,472		365,468	
Estimated Race								
White	200,912	86.3%	79,204	81.2%	280,116	84.8%	320,231	87.6%
Black	1,889	0.8%	1,197	1.2%	3,086	0.9%	4,226	1.2%
Am. Indian	649	0.3%	558	0.6%	1,207	0.4%	852	0.2%
Asian/Pacific Islander	1,528	0.7%	620	0.6%	2,148	0.6%	3,041	0.8%
Other Race	91	0.0%	56	0.1%	147	0.0%	203	0.1%
Multi-Racial	27,833	12.0%	15,935	16.3%	43,768	13.2%	36,915	10.1%
Hispanic Population	220,820 94.8%		88,534 90.7%		309,354 93.6%		342,484 93.7%	
Gender								
Male	112,535	48.3%	47,577	48.8%	160,112	48.4%	177,203	48.5%
Female	120,367	51.7%	49,993	51.2%	170,360	51.6%	188,265	51.5%
Median Age								
Male	26.4		30.2		27.5		27.3	
Female	24.8		28.8		26.0		25.8	
	27.9		31.6		29.0		28.7	
2006 Total Households								
	59,409		28,370		87,779		94,954	
Households by Income Level								
< -\$9,999	8,798	14.8%	6,006	21.2%	14,804	16.9%	15,144	15.9%
\$10,000-\$14,999	5,608	9.4%	2,923	10.3%	8,531	9.7%	8,308	8.7%
\$15,000-\$19,999	5,056	8.5%	2,703	9.5%	7,759	8.8%	7,774	8.2%
\$20,000-\$24,999	4,871	8.2%	2,564	9.0%	7,435	8.5%	8,006	8.4%
\$25,000-\$29,999	4,339	7.3%	2,176	7.7%	6,515	7.4%	7,175	7.6%
\$30,000-\$34,999	4,027	6.8%	1,984	7.0%	6,011	6.8%	6,654	7.0%
\$35,000-\$39,999	3,422	5.8%	1,533	5.4%	4,955	5.6%	4,263	4.5%
\$40,000-\$49,999	5,332	9.0%	2,368	8.3%	7,700	8.8%	8,792	9.3%
\$50,000-\$59,999	4,139	7.0%	1,957	6.9%	6,096	6.9%	6,661	7.0%
\$60,000-\$74,999	4,759	8.0%	1,680	5.9%	6,439	7.3%	7,294	7.7%
\$75,000-\$99,999	3,959	6.7%	1,236	4.4%	5,195	5.9%	6,501	6.8%
\$100,000-\$124,999	2,313	3.9%	560	2.0%	2,873	3.3%	3,347	3.5%
\$125,000-\$149,999	1,055	1.8%	260	0.9%	1,315	1.5%	2,051	2.2%
\$150,000-\$199,999	704	1.2%	198	0.7%	902	1.0%	1,432	1.5%
\$200,000-\$249,000	220	0.4%	42	0.1%	262	0.3%	392	0.4%
\$250,000+	807	1.4%	180	0.6%	987	1.1%	1,160	1.2%
Average HH Income	\$44,132		\$34,729		\$41,093		\$43,215	
Median HH Income	\$33,148		\$24,949		\$30,498		\$32,721	
Average HH Size	3.9		3.4		3.7		3.8	
Average Family Size	4.3		3.9		4.2		4.3	
Total Housing Units								
	67,227		36,987		104,214		115,217	
Vacant	7,818	11.6%	8,617	23.3%	16,435	15.8%	20,263	17.6%
Owned	40,082	59.6%	21,457	58.0%	61,539	59.1%	67,475	58.6%
Rental	19,327	28.7%	6,913	18.7%	26,240	25.2%	27,479	23.8%

*Total Trade Area = Primary Trade Area + Secondary Trade Area