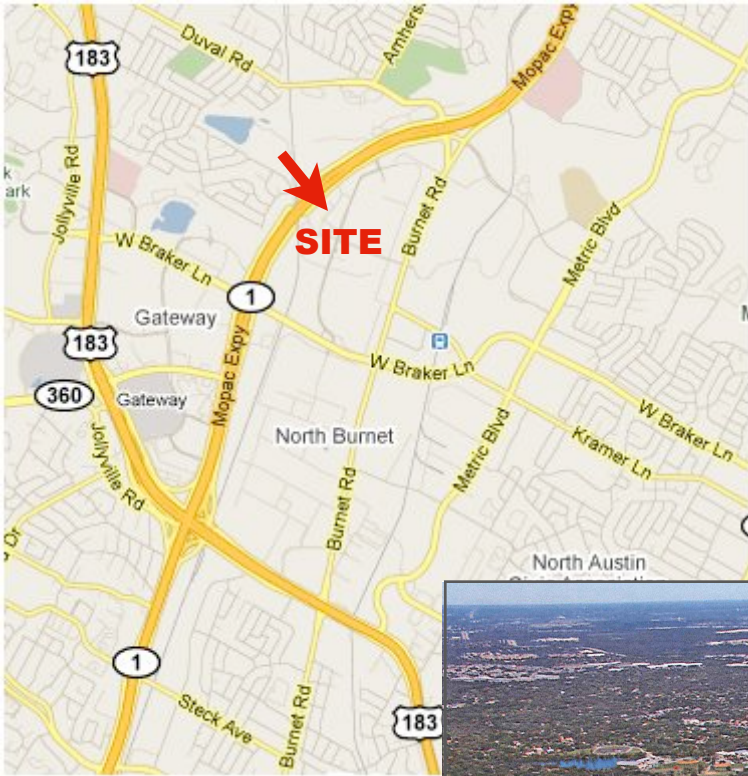


THE DOMAIN

Austin, TX



STEVE T. MATTHEWS CO.

COMMERCIAL REAL ESTATE BROKERAGE

Charles Quisenberry

Charlie@stevemattthews.com

1717 W. 6th Street, Ste. 238

Austin, TX 78703

Office: 512.480.9700 Cell: 512.587.1060

Description:

Open-air, pedestrian friendly retail development. Four pad sites available. Please contact Charlie Quisenberry for all sale and leasing inquiries.

Anchors:

Neiman Marcus, Macy's, Dillard's, Dick's Sporting Goods, Gold Class Cinemas

GLA:

1,091,000 Sq. Ft.

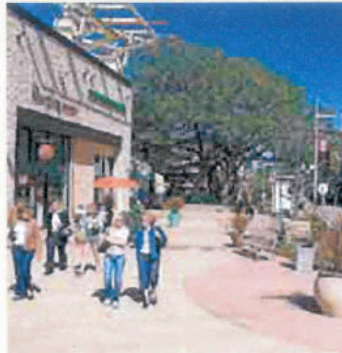
Trade Area:

In 2009, The Domain's trade area population topped 732,000 and 32% of the population held at least a bachelor's degree. Trade area households numbered more than 289,000 and average annual household income exceeded \$92,000 with 17% earning more than \$100,000. Trade area population and households are both projected to increase by more than 14% over the next five years.



THE DOMAIN

Austin, Texas



SIMON®

Project Overview

The Domain offers a city within a city, blending urban sophistication, endless shopping opportunities, premier business addresses, and renowned restaurants and residences—all with Austin style and situated in a beautiful park-like setting. Phase I features 75 retailers and restaurants, including more than 40 that are exclusive to The Domain in the Austin market. With its impeccable retail selection, amazing array of restaurants, outstanding amenities, and exciting events throughout the year, The Domain offers a world-class shopping experience.

Phase II is just as unique and welcoming with its open-air, pedestrian-friendly design and exciting family-oriented retail lineup. Anchored by Dillard's, Dick's Sporting Goods, and Gold Class Cinemas, it also features additional high-end apartments and Class A office space.

Location and Access

Near the confluence of MoPac Expressway (Loop 1), US 183, and Capital of Texas Highway (Loop 360), The Domain benefits from significant local traffic of more than 400,000 vehicles a day. MoPac Expressway connects The Domain to nearby residential and office markets and offers access from downtown Austin, the University of Texas, and the thriving government district. The Domain is the epicenter of retail in Austin. Its location in the metro area's geographic and population center makes it convenient to the market's high-income households. The opening of the state's toll-road system has further enhanced The Domain's position, creating quick and easy access to MoPac Expressway from all sections of the market as well as from outlying towns that are also experiencing tremendous growth.





Trade Area

Home to more than 1.7 million people, Austin is a state capital, college town, high-tech hot spot, and live-music mecca combined. It ranks as one of the fastest-growing metropolitan areas in the country. Its 35% growth since 2000 more than tripled the U.S. average, and it is projected to grow an additional 14% by 2014. A well-educated work force helps to strengthen Austin's economy.

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Major Retailers

Neiman Marcus, Macy's, Dillard's, Dick's Sporting Goods, Gold Class Cinemas

Specialty Retail, Restaurants, and Entertainment

American Eagle Outfitters, Anthropologie, Apple, Barneys New York CO-OP, BCBGMAXAZRIA, Betsey Johnson, Burberry, Coach, Cole Haan, David Yurman, Diesel, Express, Fleming's Prime Steakhouse & Wine Bar, Forever 21, J.Crew, Kona Grill, Louis Vuitton, Maggiano's Little Italy, Michael Kors, Ralph Lauren, Stride Rite, Stuart Weitzman, Sur La Table, Tiffany & Co., Tommy Bahama, Z Gallerie, Zara

GLA

1,091,000 Sq. Ft.

KEY	
	Department Store
	Anchor Stores
	Retail
	Retail With Residential Above
	Residential
	Theater
	Restaurants
	Financial
	Westin Hotel





KEY PLAN	
	Retail Small Shops
	Restaurants
	Department Stores
	Entertainment
	Residential
	Parking Decks
	Office Building
	Hotel

South Parking Deck	
Retail/Rest.	921 spaces
Office	99 spaces
Residential	366 spaces
Total	1,386 spaces

North Parking Deck	
Retail/Rest.	597 spaces
Office	189 spaces
Residential	786 spaces
Total	1,572 spaces

Parking Deck A	
Retail/Rest.	2,228 spaces
Office	85 spaces
Residential	480 spaces
Total	2,793 spaces

Parking Deck B	
Neiman Marcus	317 spaces
Total	317 spaces

Office - Domain II	Retail - Domain II	Restaurant - Domain II	Residential - Domain II
Bldg W 75,788 SF	Bldg S 24,553 Bldg T 29,565 Bldg U 5,500 Bldg V 13,238 Bldg W 40,032 Bldg X 5,447 Bldg Y 5,437 Bldg Z 13,047 Total Small Shops 136,819 Dillard's 206,308 Dick's Sporting Goods 75,000 Village Road Show 37,321 Bank 3,600 Total Retail 459,048	MAGGIANO'S 16,123 B J BREW PUB 8,100 Total Restaurant 24,223	Above Retail 1 BR 2 BR 3 BR Bldg S 53 9 0 Bldg T 70 11 0 Bldg V 88 15 0 Freestanding Bldg Z 132 30 3 Total 343 65 3

Westin Hotel & Convention Center	Office - Domain	Retail - Domain	Restaurant - Domain	Residential - Domain
340 Rooms Indoor Pool Fitness Center Restaurant 13,000 SF Meeting Space	Bldg H 85,000 SF	Bldg A 23,807 Bldg B 4,858 Bldg C 50,152 Bldg E 4,777 Bldg F 35,054 Bldg G 20,735 Bldg H 39,740 Bldg K 38,281 Bldg L 37,254 Bldg P 43,487 Total Small Shops 297,945 MACY'S 140,000 Neiman Marcus 80,000 Bank 3,600 Total Retail 521,545	McCormick & Schmick's 7,513 Flemings 7,651 Daily Grill 7,380 Jasper's 9,024 Joe DiMaggio's 8,002 Kona Grill 7,797 North 3,119 California Pizza Kitchen 6,000 Restaurant #9 6,422 Total Restaurant 62,908	Above Retail 1 BR 2 BR Bldg A 10 18 Bldg K 121 7 Bldg L 60 18 Bldg P 26 1 Freestanding Bldg H 63 0 Bldg M 78 4 Town Houses Bldg N 0 11 Total 358 59



THE DOMAIN/DOMAIN PHASE II Austin, Texas

North Aerial View

Westin Hotel

#4

EVERY SEASON STARTS AT
DICK'S
SPORTING GOODS

#3

MAGGIANO'S
LITTLE ITALY

#2

GOLD CLASS
CINEMAS

Dillard's

#1

Braker Lane







Texas law requires all real estate licenses to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The

broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salesmen are licensed and regulated by the Texas Real Estate Commission (TREC), if you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, TX 78711 or 512-459-6544.

OFFERING DISCLAIMER

HAZARDOUS MATERIALS DISCLOSURE

Various construction materials may contain items that have been or may in the future be determined to be hazardous (toxic) or undesirable and may need to be specifically treated/handled or removed. For example, some transformers and other electrical components contain PCB's and asbestos has been used in components such as fire-proofing, heating and cooling systems, air duct insulation, spray-on and tile acoustical materials, linoleum, floor tiles, roofing, dry wall and plaster. Due to prior or current uses of the Property or in the area, the Property may have hazardous or undesirable metals, minerals, chemicals, hydrocarbons, or biological or radioactive items (including electric and magnetic fields) in soils, water, building components, above or below-ground containers or elsewhere in areas that may or may not be accessible or noticeable. Such items may leak or otherwise be released. Real estate agents have no expertise in the detection or correction of hazardous or undesirable items. Expert inspections are necessary. Current or future laws may require clean up by past, present and/or future owners and/or operators. It is the responsibility of the Seller/Lessor and if any, they may wish to include in transaction documents regarding the Property.

AMERICANS WITH DISABILITIES ACT DISCLOSURE

The United States Congress has enacted the Americans With Disabilities Act. Among other things, this act is intended to make many business establishments equally accessible to persons with a variety of disabilities; modifications to real property may be required. State and local laws also may mandate changes. The real estate brokers in this transaction are not qualified to advise you as to what, if any, changes may be required now, or in the future. Owners and tenants should consult the attorneys and qualified design professional of their choice for information regarding these matters. Real estate brokers cannot determine which attorneys or design professionals have the appropriate expertise in this area.

PROPERTY _____

I Certify that I have provided _____ the Prospective Buyer or Tenant, with a copy of this information.

BROKER or AGENT: _____ DATE: _____

I have received, read and understand this information.

PROSPECTIVE BUYER / TENANT OR ITS REPRESENTATIVE: _____

DATE: _____

PROSPECTIVE BUYER / TENANT OR ITS REPRESENTATIVE: _____

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DATE: _____

PROSPECTIVE BUYER / TENANT OR ITS REPRESENTATIVE: _____

DATE: _____