



December 29, 2015





DALLAS MIDTOWN IS A LIVE, WORK, PLAY DISTRICT

DALLAS MIDTOWN DEVELOPMENT

While Dallas Midtown seeks to be a reliable retail and entertainment destination for young people and families, the new combined program elements of residential, office towers, retail, and hotels will be an internationally-recognized attraction that draws people across nations and demographics.

UNIQUE IDENTITY

The new development will have a unique market offering because of the wide variety of amenities available in one place. The property features retailers in a diverse mix; all parcel developments feature connections between the natural park attractions and unique, retail and entertainment-filled draw of the district and the inspirational attractions of residential and office towers.

SPACES FOR COMMUNITY & GATHERING

Dallas Midtown will feature multiple common spaces for groups to gather and interact. Short and long-stay dining options will be available at all price points, for multiple demographic groups.

OUTDOOR APPRECIATION

Performance stages offer areas to the community to gather and appreciate the outdoors. The Midtown Central Park, at over 20 acres, will be the largest programmed park within the city.













Dallas Midtown - Summary

Development Summary

Valley View Master Plan	66.5 Acres
-Retail	+410,000 SF
-Residential	4,000 MF & Condo Units
-Office	+2,000,000 SF
-Hospitality	Three Hotels
-Entertainment (Anchor 1)	41,500 SF AMC Theatre
District Master Plan/Vision	420 Acres (incl. 20 Acre central park)

Traffic Counts

I-635 VPD	230,000 (estimated capacity of 450,000 vehicles upon completed upgrade in 2016)
Preston Road VPD	55,000
Visitors to Galleria Dallas	6,000,000
Dallas North Tollway 635	120,000

Demographics (2015)

3-Mile HH Income	\$98,000
5-Mile HH Income	\$96,000
7-Mile HH Income	\$92,000
3-Mile HH Population	130,000
5-Mile HH Population	352,000
7-Mile HH Population	690,000

Employment Basis

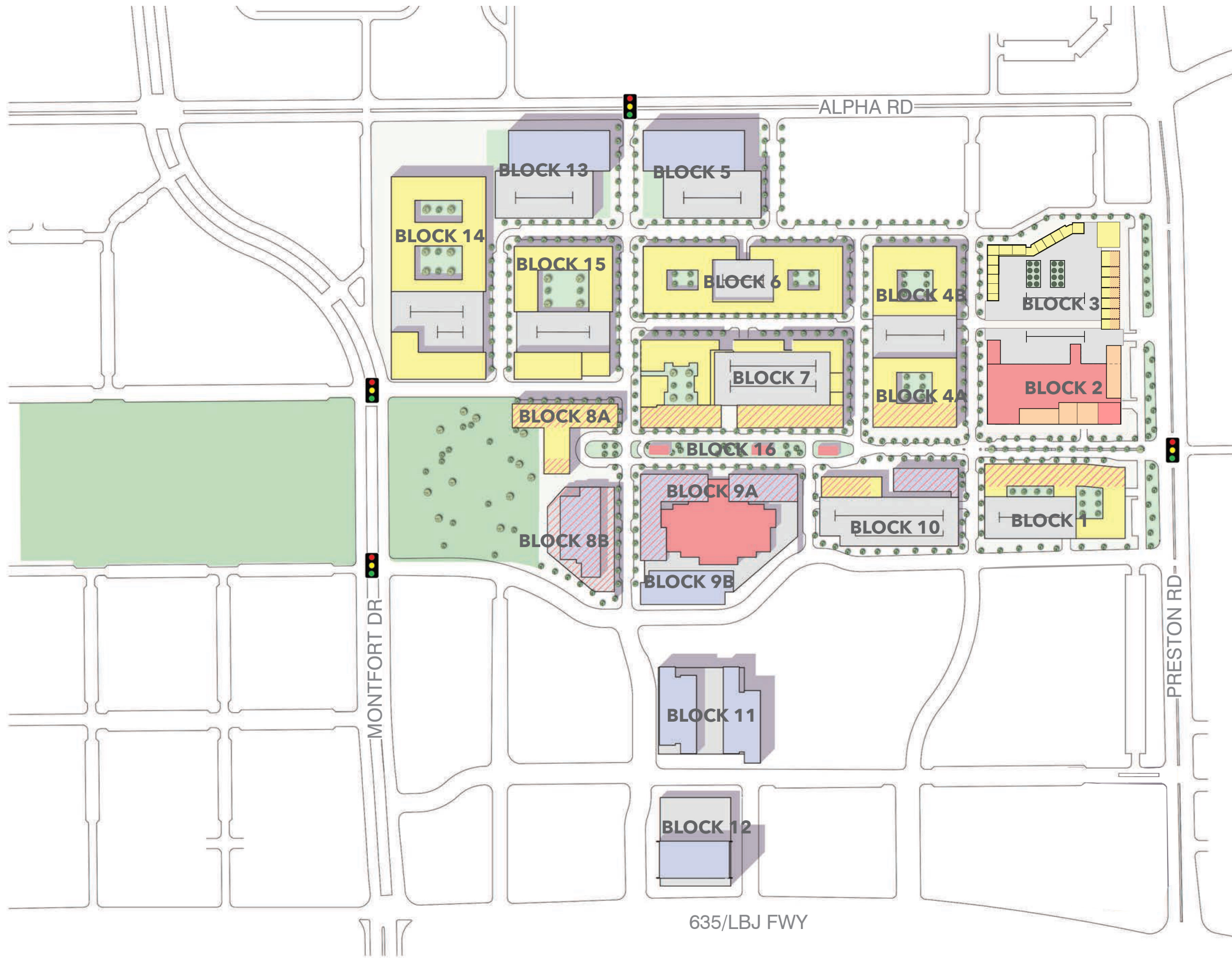
1-Mile Employee Count	40,000
3-Mile Employee Count	151,000
<i>Amazon 90,000 SF @ Two Galleria Tower</i>	500 - announced on 5/22/14

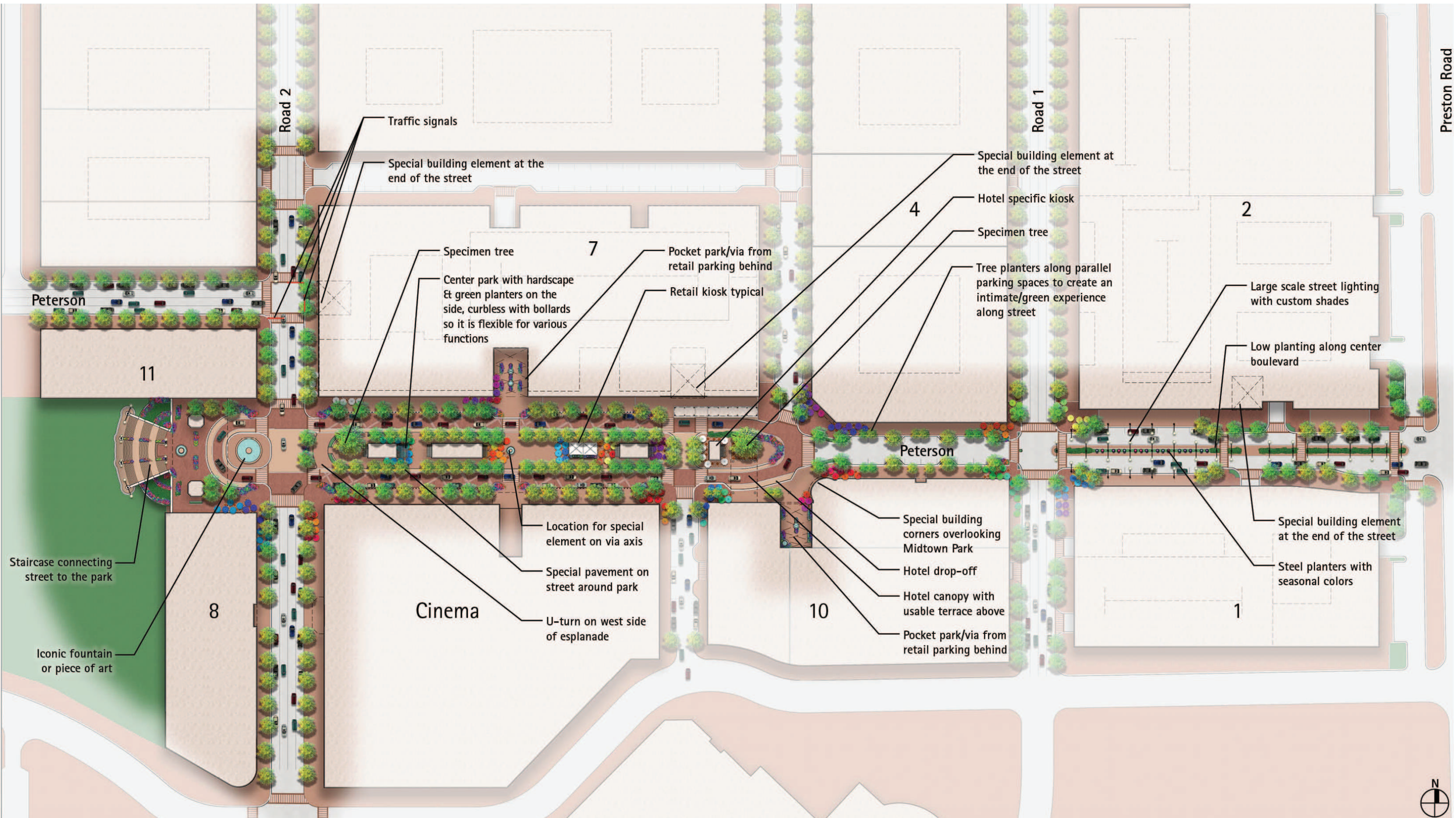
Commercial Real Estate Inventory

Multi-Tenant (Class A)

1-Mile Office Occupancy	5,200,000 SF
1-Mile Office Occupancy	84%
3-Mile Office Occupancy	17,300,000 SF
3-Mile Office Occupancy	85%
1-Mile Retail Occupancy	5,500,000 SF
1-Mile Retail Occupancy	80%

Source: ESRI; Costan; JLL

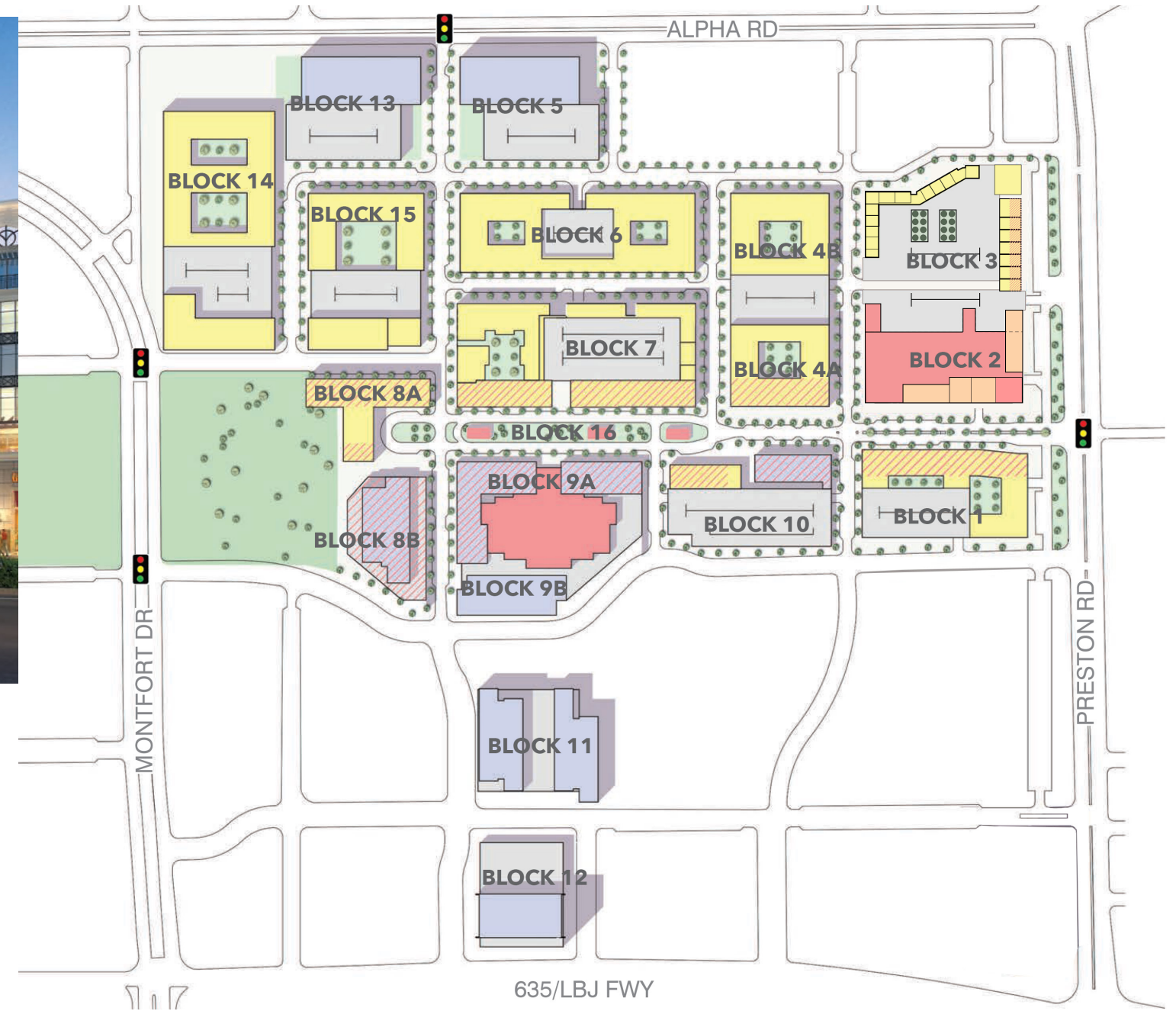


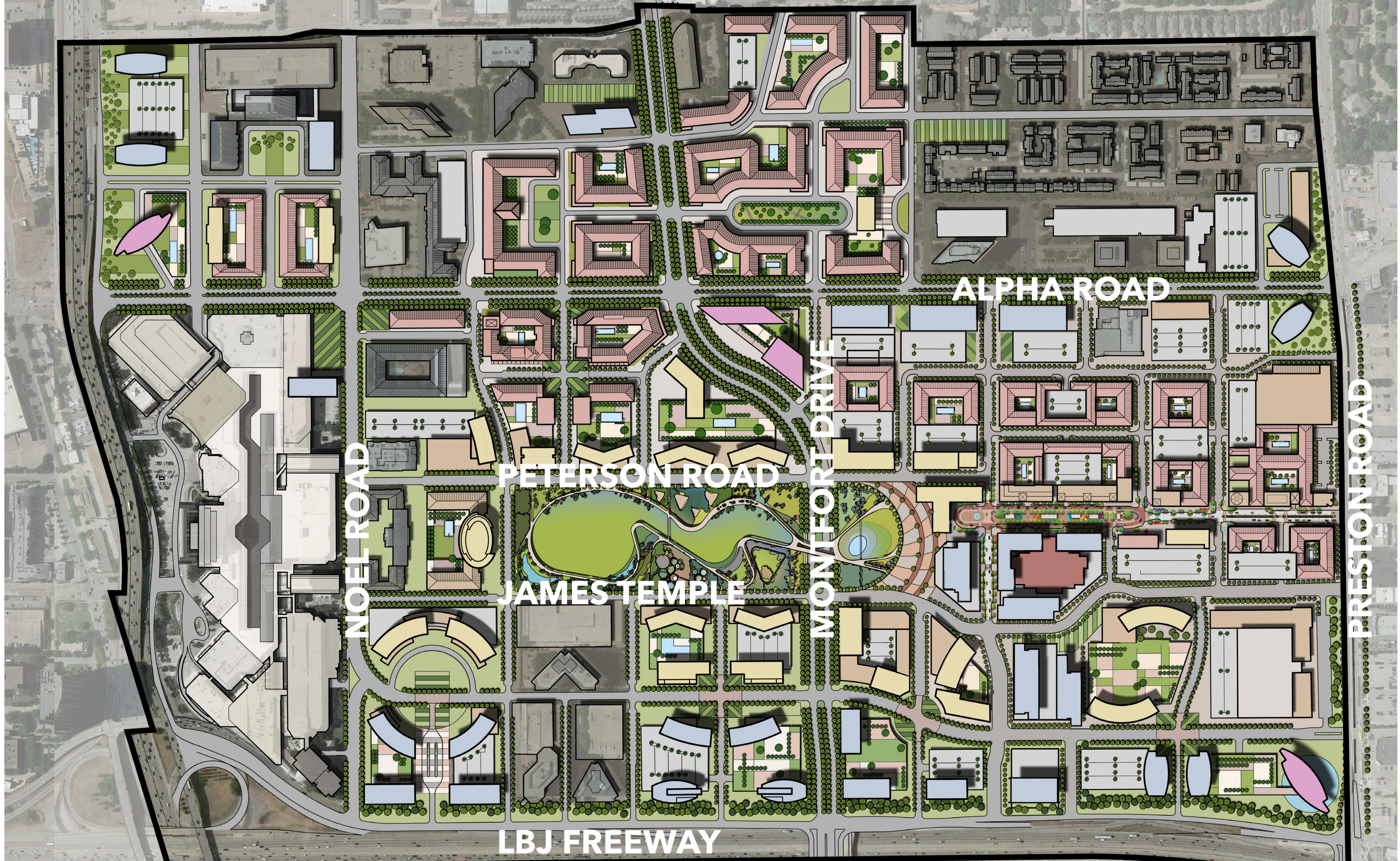


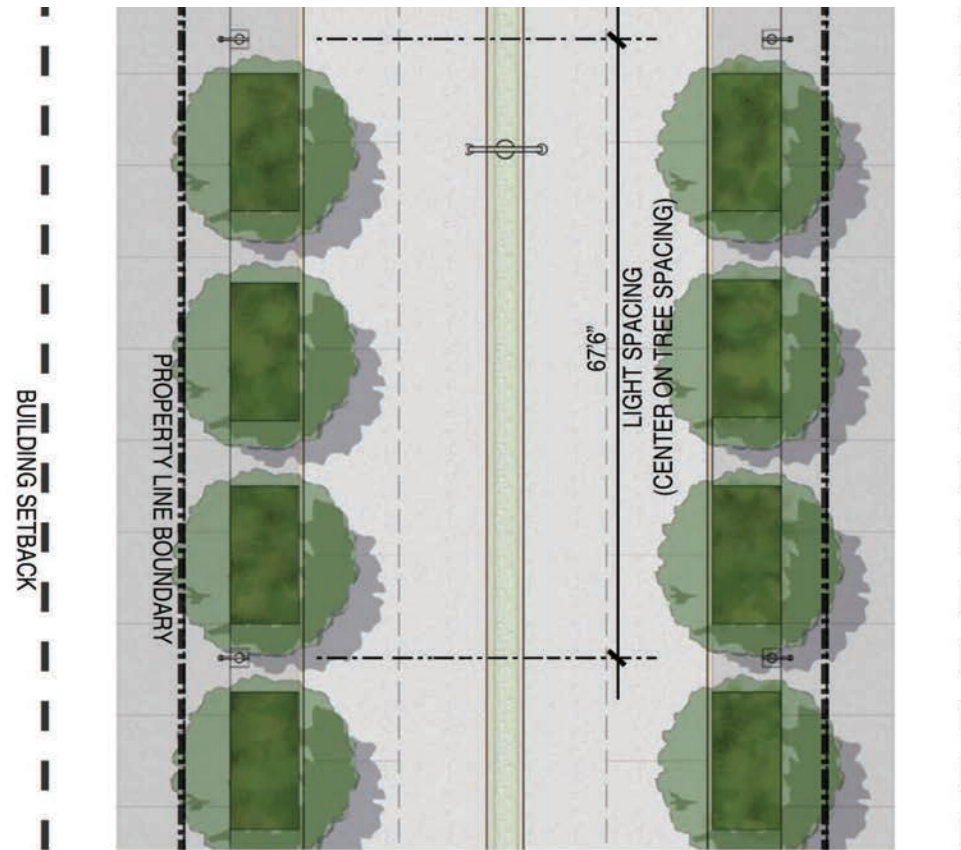


MONTFORT DRIVE

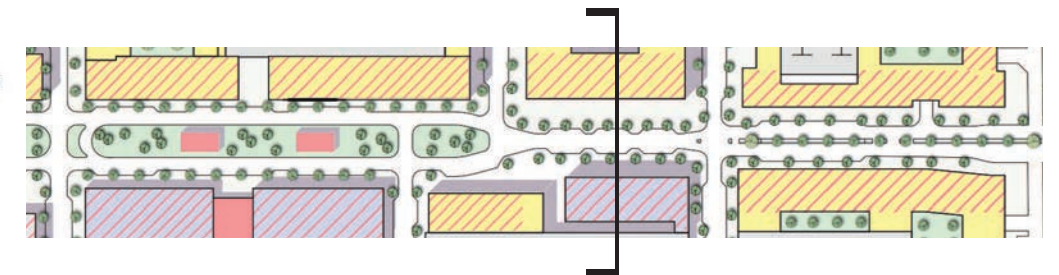
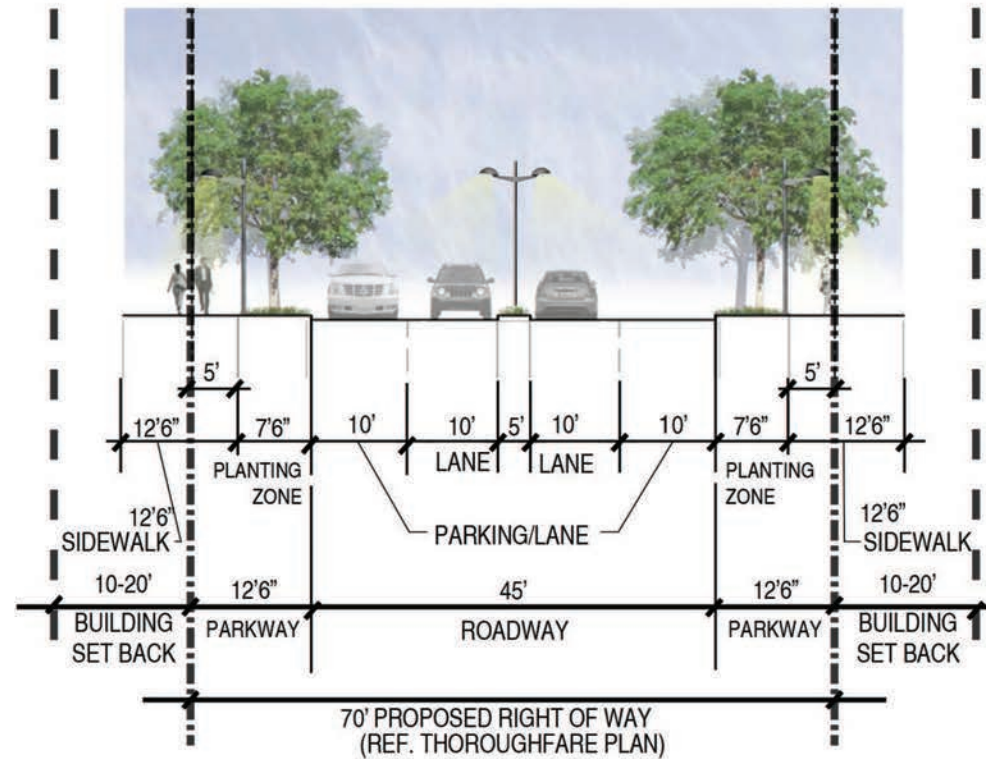
PRESTON ROAD

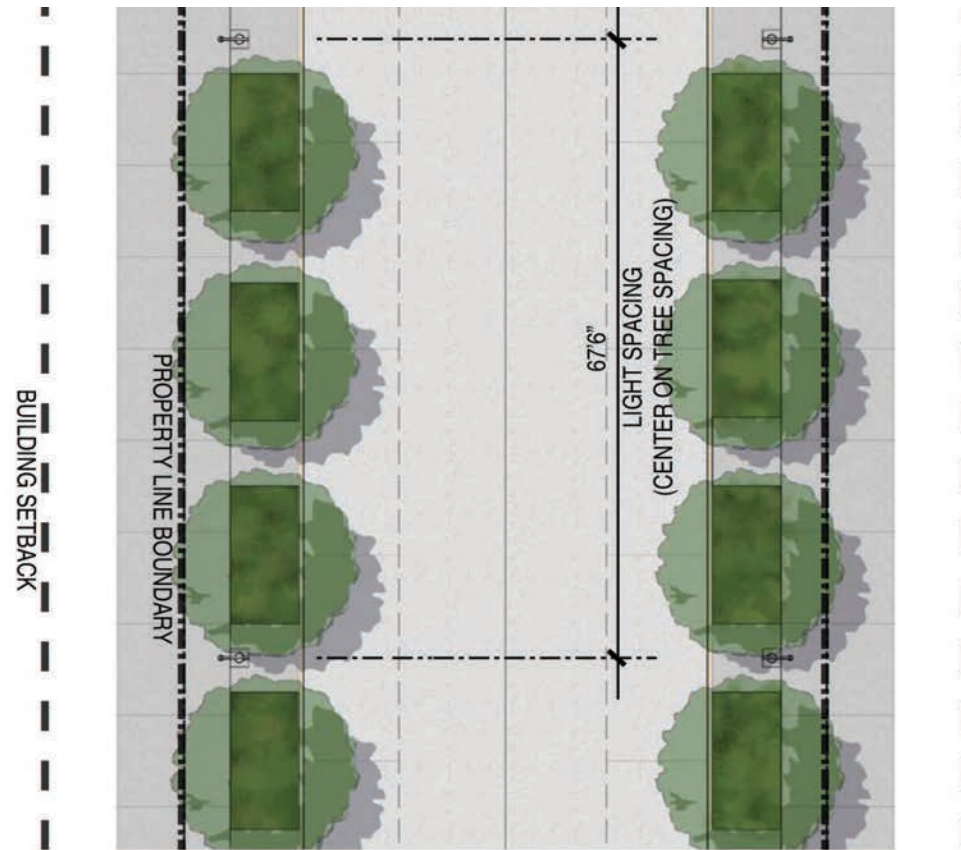




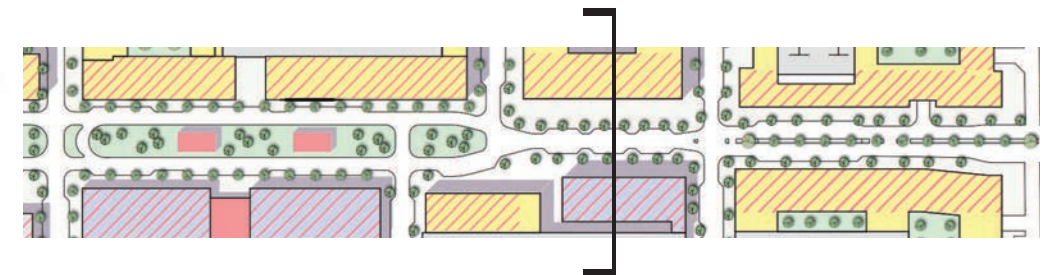
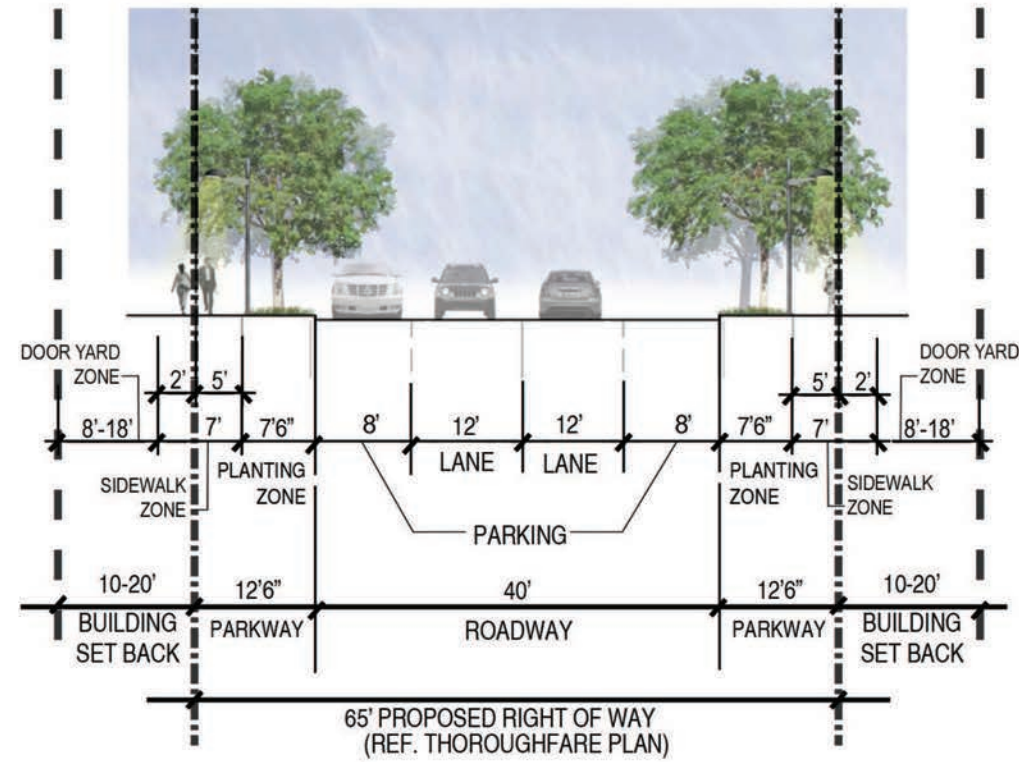


TYPICAL SECTION

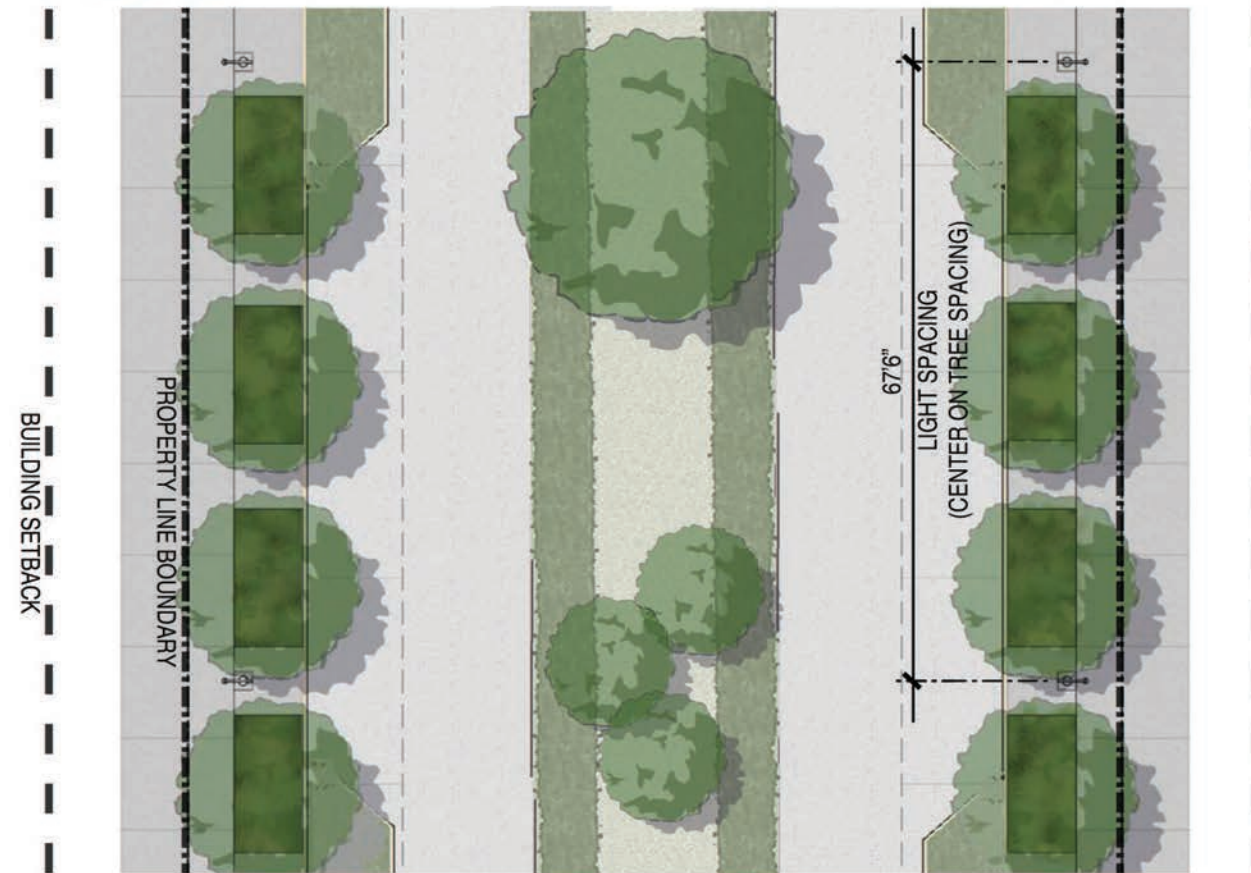




TYPICAL SECTION



TYPICAL PLAN



TYPICAL SECTION

