



VILLAGE ON THE PARKWAY



OFFERING SUMMARY



THE OFFERING

Jones Lang LaSalle Americas, Inc. is pleased to extend to a select group of qualified investors the opportunity to acquire the vibrant Village on the Parkway (“the Property”) project, a pedestrian-friendly, grocery anchored urban village consisting of 8 buildings totaling 343,911 square feet of premium retail space at the heart of Dallas’s Platinum Corridor, the city’s biggest office market. The Property sits on ~32 acres and is anchored by best-in-class retailers including Whole Foods Market, AMC Theatre, and a cluster of high traffic restaurants and soft goods retailers.

Village on the Parkway maintains unparalleled accessibility and exposure with its bullseye location at the intersection of Belt Line Road and Dallas North Tollway, which combine for over 200,000 vehicles per day, serving the trade area’s extremely large daytime and nighttime population. The dynamic location, transaction size, and ability to build on the Property’s already strong fundamentals provide a rare investment opportunity.



WHOLE FOODS MARKET
WHOLE FOODS ANCHORED LIFESTYLE CENTER

OVER \$100M IN ANNUAL COMMERCE

\$650+ PSF AVERAGE RESTAURANT SALES

\$100K+ AVERAGE HOUSEHOLD INCOMES

~32 INFILL ACRES AT BELT LINE AND THE DALLAS NORTH TOLLWAY

PROPERTY OVERVIEW

ADDRESS
5100 BELT LINE ROAD, DALLAS, TX 75254

SQUARE FOOTAGE
343,911 SF

LEASED
77%

WALT
7.10 YEARS

YEAR BUILT / REDEVELOPED
1981 / 2014

SITE
~32 ACRES

PARKING
2,260 SPACES
(6.67/1,000 SF)

ZONING
PLANNED DEVELOPMENT
(RETAIL AND MIXED USE)

**IRREPLACEABLE
BULLSEYE LOCATION**

PREMIER TENANCY



790,000
TRADE AREA
POPULATION

5+ ACRES
REDEVELOPMENT
POTENTIAL

VILLAGE ON THE PARKWAY

DALLAS CBD

DALLAS
GALLERIA

DALLAS NORTH TOLLWAY
170,000 VPD

BELT LINE ROAD
35,000 VPD

WITHIN 5 MILES



\$18 BILLION
SPENDING POWER



180,000
HOUSEHOLDS



300,000 DAYTIME
POPULATION



\$98,000 AVERAGE
HOUSEHOLD INCOME



54 MILLION SF OF
OFFICE

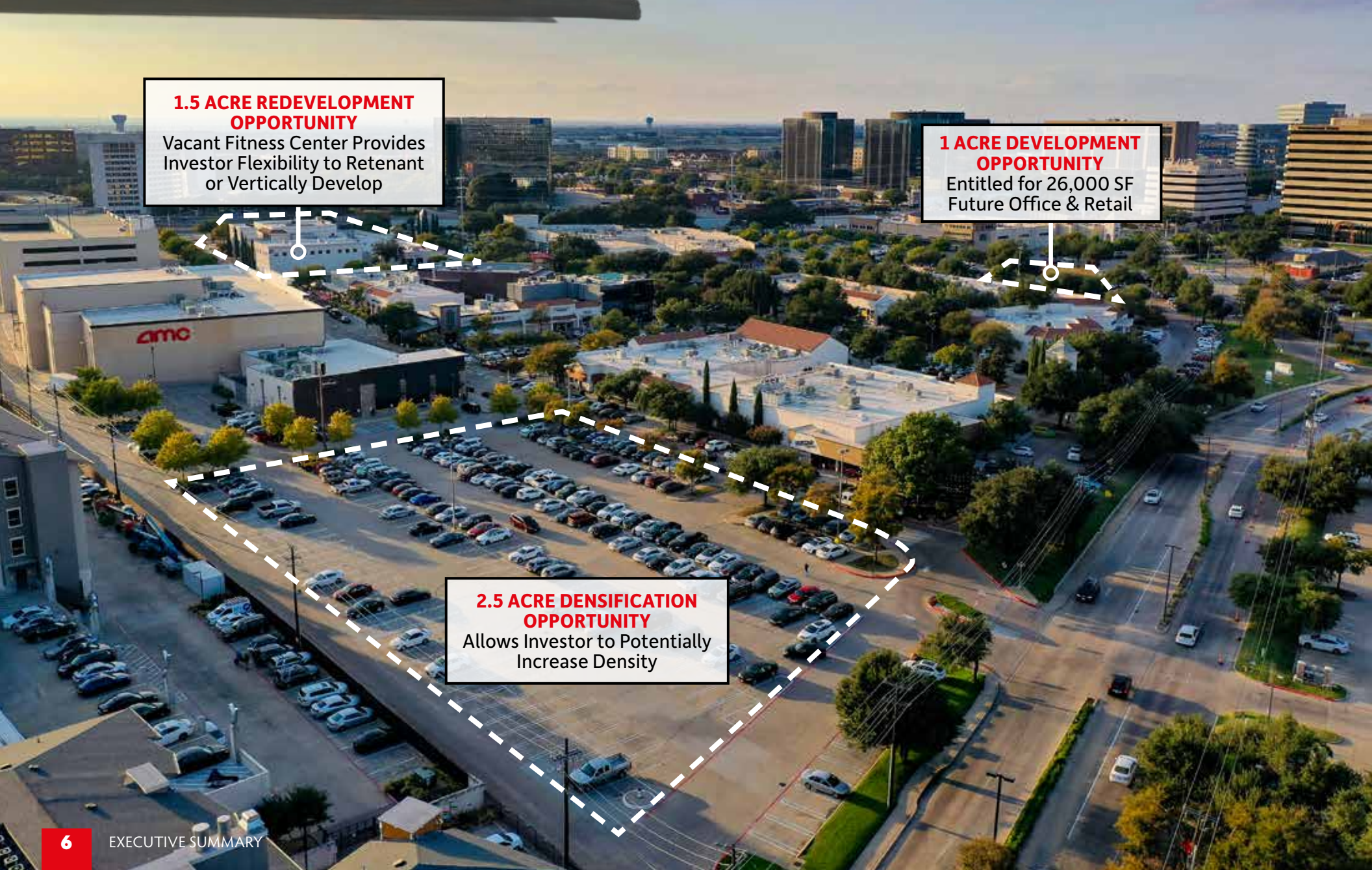


93,000
MULTIFAMILY UNITS



83
WALK SCORE

FUTURE DENSIFICATION OPPORTUNITIES



1.5 ACRE REDEVELOPMENT OPPORTUNITY
Vacant Fitness Center Provides Investor Flexibility to Retenant or Vertically Develop

1 ACRE DEVELOPMENT OPPORTUNITY
Entitled for 26,000 SF Future Office & Retail

2.5 ACRE DENSIFICATION OPPORTUNITY
Allows Investor to Potentially Increase Density

POTENTIAL REDEVELOPMENT RENDERINGS



🎯 BEST-IN-CLASS GROCERY ANCHOR

Whole Foods Market is a natural and organic foods supermarket and the first national “Certified Organic” grocer. Based in Austin, TX, Whole Foods Market opened its first store in 1980 and became an indirect wholly owned subsidiary of the nation's largest online retailer on August 28, 2017. The company operates 494 stores; 14 in the Dallas / Fort Worth Metroplex, 461 other stores in the U.S., 13 stores in Canada and 7 stores in the U.K. and ranks #176 on the Fortune 500. With 14 locations in DFW, the metroplex has solidified itself as Whole Food’s largest market. Whole Foods Market’s Standard & Poor’s credit rating is A+.

#2
Highest Trafficked Whole Foods in DFW

12.5 Years
Remaining Term
(with six (6) 5-year options running until 2063)

39,871 SF
Whole Foods Occupied

#1
Market for Whole Foods Nationally

A+
Moody’s Credit Rating

WHOLE FOODS AT VILLAGE ON THE PARKWAY OFFERS

- Lifestyle brand that pulls consumers from wide radius and will typically “cross shop”
- Well positioned for growth through loyal Prime® members
- Free 2-hour delivery service through Prime®
- Prime® lockers for online orders
- Full-service coffee shop creating drinks made to order
- Casual hangout bar serving draft beers and a curated selection of wines by the glass

🎯 ESSENTIAL RETAIL AND RESTAURANT MIX

#2 Most Trafficked Whole Foods in Dallas

100% of Stores Open and Operating

Restaurants Back to **85%** of Pre-Covid Sales Volumes

Restaurants Averaging **\$650+** in Sales PSF

TOP 4 Grossing Bar Receipts in North Dallas






Entire Property Back to **80%** of Pre-Covid Foot Traffic



IRREPLACEABLE NORTH DALLAS LOCATION



DEMOGRAPHICS

5-Mile Radius	vs.	DFW MSA
AVERAGE HOUSEHOLD INCOME		
\$97,590		\$59,175
65% HIGHER		
POPULATION		
442,989		7,573,136
MEDIAN HOUSEHOLD PROPERTY VALUE		
\$342,508		\$238,156
30% HIGHER		
UNEMPLOYMENT RATE (Y/E 2019)		
3.0%		3.0%
POPULATION WITH A BACHELOR'S DEGREE OR HIGHER		
43%		32%
26% HIGHER		

DFW OPEN FOR BUSINESS

ONLY 7.5%
OF JOBS LOST
**5TH BEST IN COUNTRY*

LEADS COUNTRY WITH
46%
PHYSICAL OFFICE OCCUPANCY
**Chicago - 20%, New York - 17%*

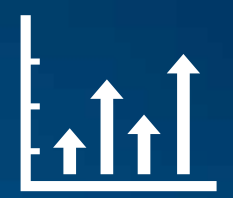
67% INCREASE
IN JOB POSTINGS
SINCE MAY



#1 REAL ESTATE MARKET FOR 2019
URBAN LAND INSTITUTE/
PWC



FAVORABLE TAX CLIMATE
0% STATE AND LOCAL
INCOME TAX



#1 MSA FOR JOB GROWTH IN 2019
127,600 JOBS ADDED

#1
IN THE NATION WITH
75%
JOB RECOVERY

LOW COST OF DOING BUSINESS WITH
A SCORE OF
88.45
(US AVG - 100)

THREE FORTUNE 10
COMPANY HQS
**NO OTHER MSA HAS MORE THAN ONE*



OVER 1,000,000 JOBS
ADDED SINCE 2010



3%
UNEMPLOYMENT RATE
PRE-COVID



#1 IN RETAIL NET ABSORPTION SINCE 2010
50M SF OVER LAST 10 YEARS



VILLAGE PARKWAY

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