

KNOX PARK Village

84,360 square-foot, 82%
leased mixed-use office
and retail center



The Opportunity

JLL is pleased to present the opportunity to acquire Knox Park Village (the “Property”), an 84,360 square-foot, 82% leased mixed-use office and retail asset at the nexus of Dallas’ most dynamic and infill submarkets, Uptown and Central Expressway. This unique, value-add investment offering presents investors with immediate upside by way of lease up of roughly 15,000 SF of vacancy, significant near-term rollover with substantially below market in-place rents, and a “blank slate” with favorable zoning to redevelop Knox Park Village.

84,360
SQUARE FEET

82.3% LEASED

4.3 YEARS
WEIGHTED AVERAGE LEASE TERM

3.50 / 1,000 SF
PARKING RATIO



90
WALKABILITY
SCORE

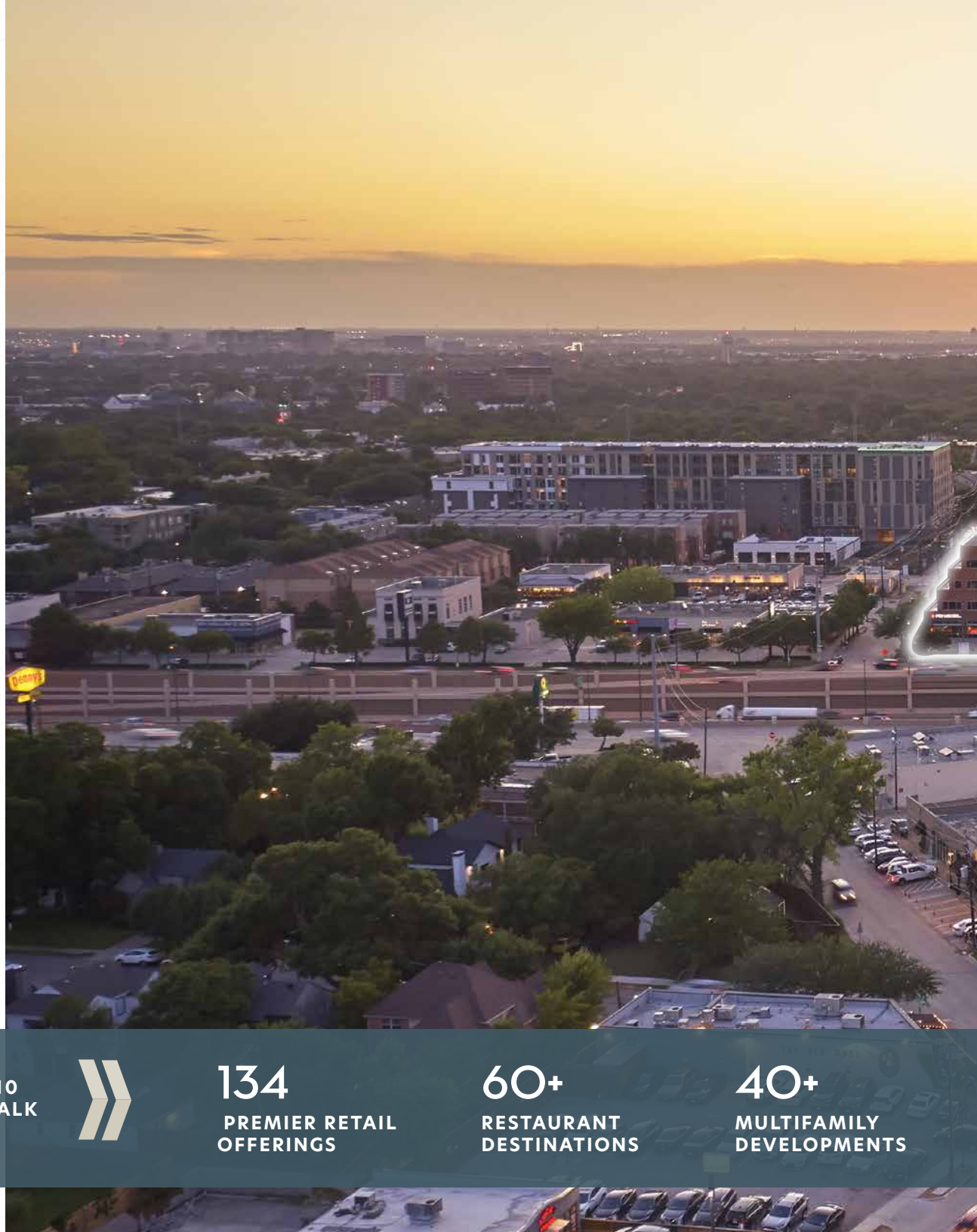
WITHIN A 10
MINUTE WALK



134
PREMIER RETAIL
OFFERINGS

60+
RESTAURANT
DESTINATIONS

40+
MULTIFAMILY
DEVELOPMENTS

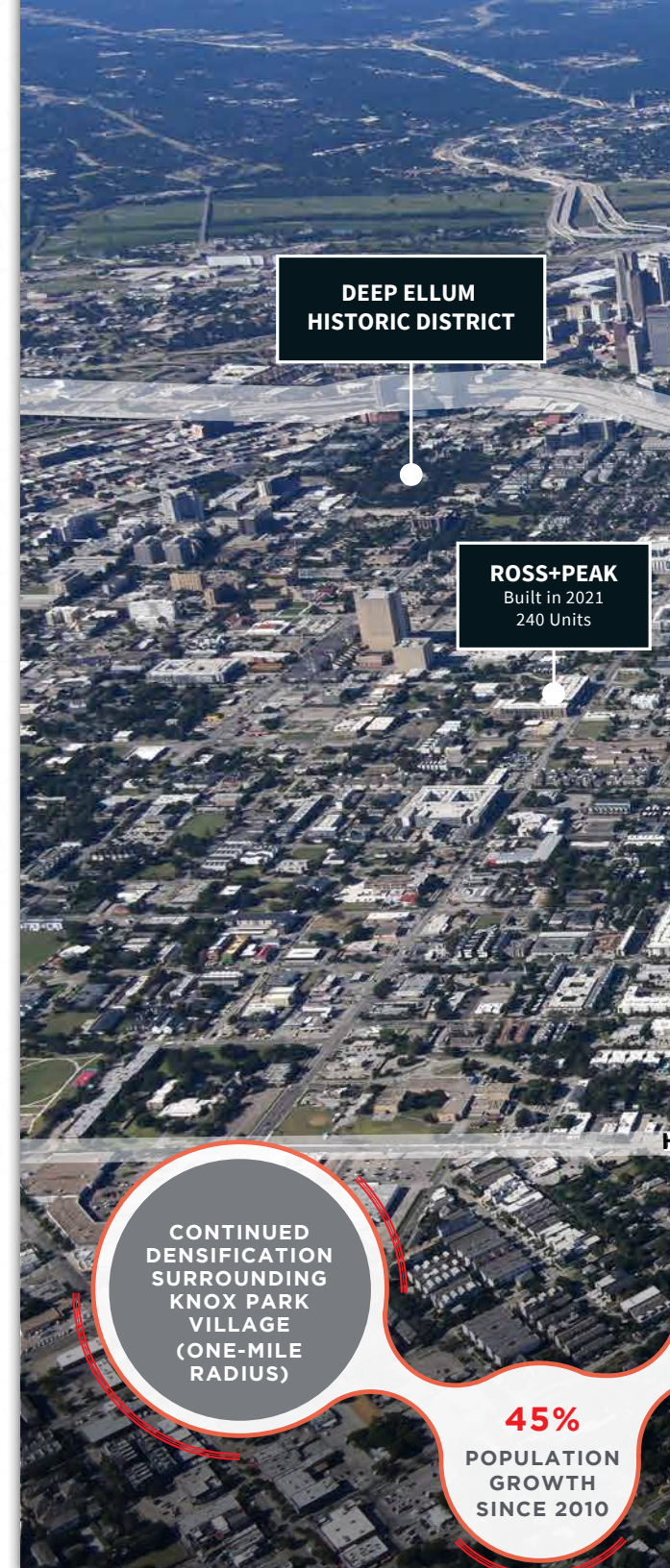
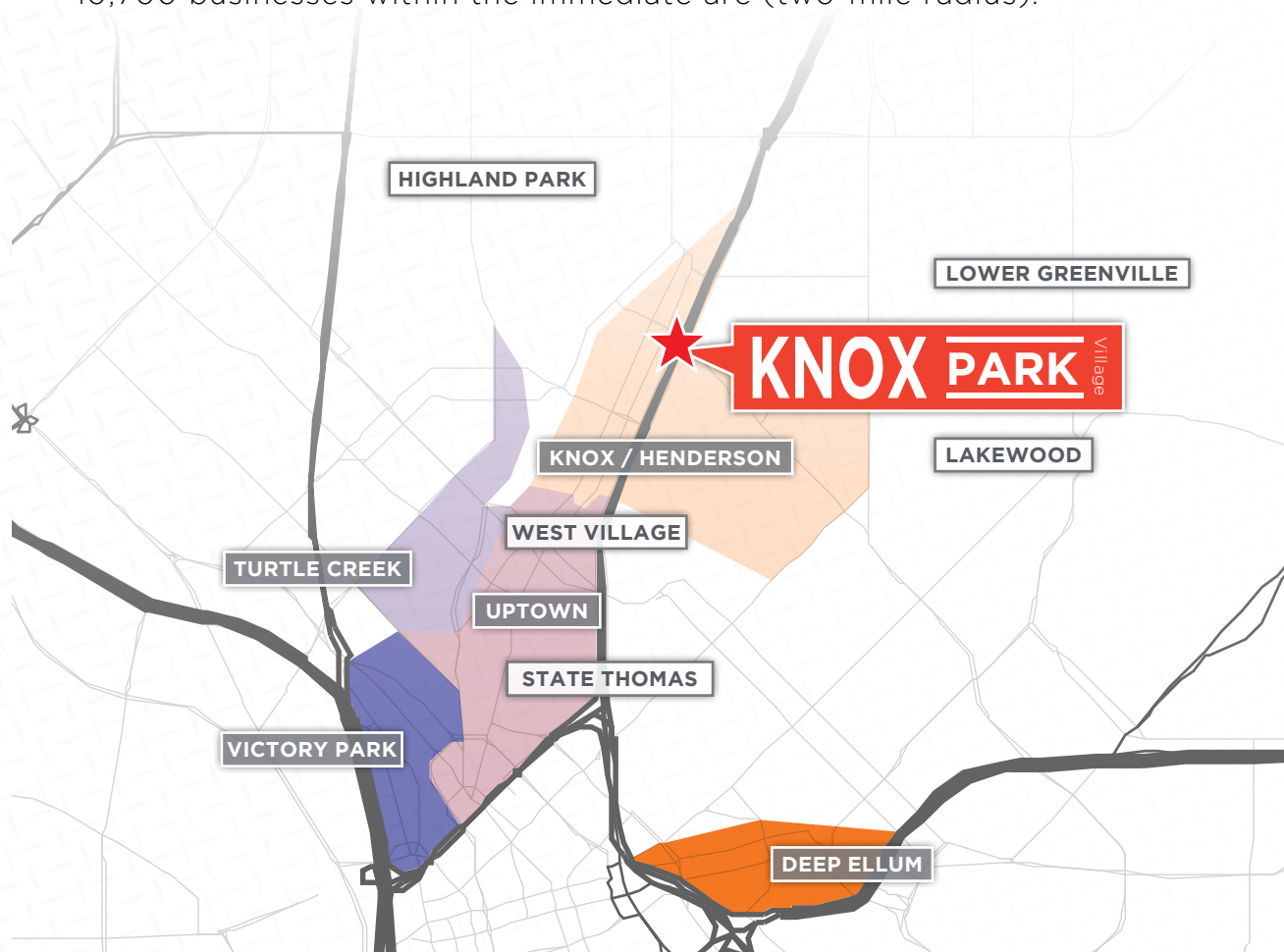




The Neighborhood

DYNAMIC INFILL DESTINATION POISED FOR CONTINUED GROWTH

- » At the convergence of Dallas' most robust and dynamic mixed-use districts that feature proliferating retail, residential and nightlife scenes.
- » Frontage on Central Expressway, the spine of Dallas, and exceptional multimodal connectivity providing ease-of-access, convenience, and superior visibility.
- » Preferred long-term, core location encompassing 130,000 employees and 10,700 businesses within the immediate area (two-mile radius).



CONTINUED DENSIFICATION SURROUNDING KNOX PARK VILLAGE (ONE-MILE RADIUS)

45% POPULATION GROWTH SINCE 2010

DALLAS CBD
135,000 Employees
2,500 Businesses
3 Fortune 500 HQs

UPTOWN DALLAS
22,000 Employees
4,100 Businesses
2 Fortune 500 HQs

RESIDENCES AT THE GROVE
Built in 2021
185 Units

WEST VILLAGE
275,000+ SF of Retail

TURTLE CREEK VILLAGE
325,000 SF Retail,
Dining, and Office Space

NOVEL TURTLE CREEK
Delivering 2022
206 Units

JEFFERSON INNOVA
Built in 2021
433 Units

THE CENTRAL
\$2.5 Billion, 5 Million SF Urban,
Mixed-Use Development

NOVE AT KNOX
Built in 2020
310 Units

BROADSTONE COLE AVENUE
Built in 2021
333 Units

WEIR'S PLAZA

HENDERSON ENTERTAINMENT DISTRICT
115,000+ SF of Retail

KNOX PARK Village

HIGHLAND PARK
\$3.8 Million Avg. Home Value

1,500
MULTI-FAMILY UNITS UNDER CONSTRUCTION

M STREETS
\$730K Avg. Home Value

900K+ SF
COMMERCIAL DEVELOPMENT UNDER CONSTRUCTION

AMENITY-RICH, WALKABLE LOCATION (ONE-MILE RADIUS)

110+
RESTAURANTS & RETAILERS

320+
HOTEL ROOMS

16,020
MULTI-FAMILY UNITS

Henderson Avenue

Knox Street



The History of the Knox District



01

1912

HP Pharmacy & Soda Fountain Opens in Knox District (Closed in 2019 for Redevelopment)



02

1948

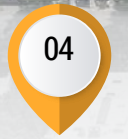
Weir's Furniture Opens in Knox District (Closed in 2019 for Redevelopment)



03

1996

Restoration Hardware Opens in Knox District



04

2001

The Travis luxury high-rise condominiums is constructed



05

2003

Knox Park Village is constructed



06

2007

Apple Opens in Knox District



07

2010

Knox District Improvement District Established



KNOX PARK Village



- 2009**

Public
Improvement
District (PID)
Completed

2016

Armstrong Multi-
Family (165 Units)
and Trader Joes is
Developed

2018

NY-Based
Institutional Firm,
Partnered With
Local Groups,
Acquires Large
Stake in the Knox
District and Plans
Redevelopment

2019

“Complete
Streets” Project
is Complete
Creating a Knox
Street Makeover

2020

Highland
Park Village
Management
Company Tapped
to Guide Leasing
and Marketing of
Knox District

2021

Restoration
Hardware’s
70,000 SF
Redeveloped
Showroom,
Gallery, and
Restaurant Opens

2021

\$155 Million
Redevelopment
of Weir’s Plaza,
including a 300K
SF Class A Office,
is Set to Deliver in
November 2021

Future Densification Opportunity

The Property is part of the Planned Development District 193, which provides for very favorable zoning requirements, should an investor want to explore future densification opportunities on the lot. These zoning ordinance designations provide standards to meet the needs of the Uptown / Oak Lawn area, which is currently recognized as an area of cultural and architectural importance and significance to the citizens of Dallas.

Zoning Classification	PD-193
Zoning Subdistrict	LC - Light Commercial District
Minimum Front Yard	10 Feet; 25 Feet for Any Portion of the Building Over 36 Feet in Height
Maximum Lot Coverage	80%
Maximum Height	240 Feet
Maximum Density (FAR)	4:1 FAR *An additional 0.5:1 FAR is allowed when there is a minimum 1:1 component of residential use
Maximum Developable SF	392,040 SF
Minimum Parking Requirement	1:366 SF Professional Office / Medical 1:220 SF Retail 1:100 SF Restaurant

For further information on zoning requirements, please review the zoning documents provided in the Data Room



Recent Nearby Densification



Apple Store Knox District



Flagship RH Gallery and Restaurant



Weir's Plaza



Dallas' Flagship Yeti Store



INVESTMENT SUMMARY



1 MILE RADIUS



16,000 MF UNITS

28.5% OF POULATION AGED 25-34

\$142,988 AVG HOUSEHOLD INCOME

\$837,255 AVG HOME VALUE



The Katy Trail

The Knox District Rapidly Densifying

MIXED-USE ATMOSPHERE

Founded over a century ago, Knox District continues to evolve, incorporating the best authentic retailing with mixed-use concepts in a dynamic urban setting. The District has earned the loyalty of wealthy local consumers and continues to attract new visitors, taking advantage of today's demographics and shopping trends with a balanced mix of market leading apparel, home furnishings and local chef-driven restaurant concepts.

IMMEDIATELY ADJACENT TO HIGHEST INCOMES IN DALLAS/FORT WORTH

HIGHLY DESIRABLE
LIVE.WORK.PLAY. DISTRICT

STRONG REPUTATION AS A PREMIER
DALLAS RETAIL & SOCIAL NODE



92
WALKABILITY
SCORE

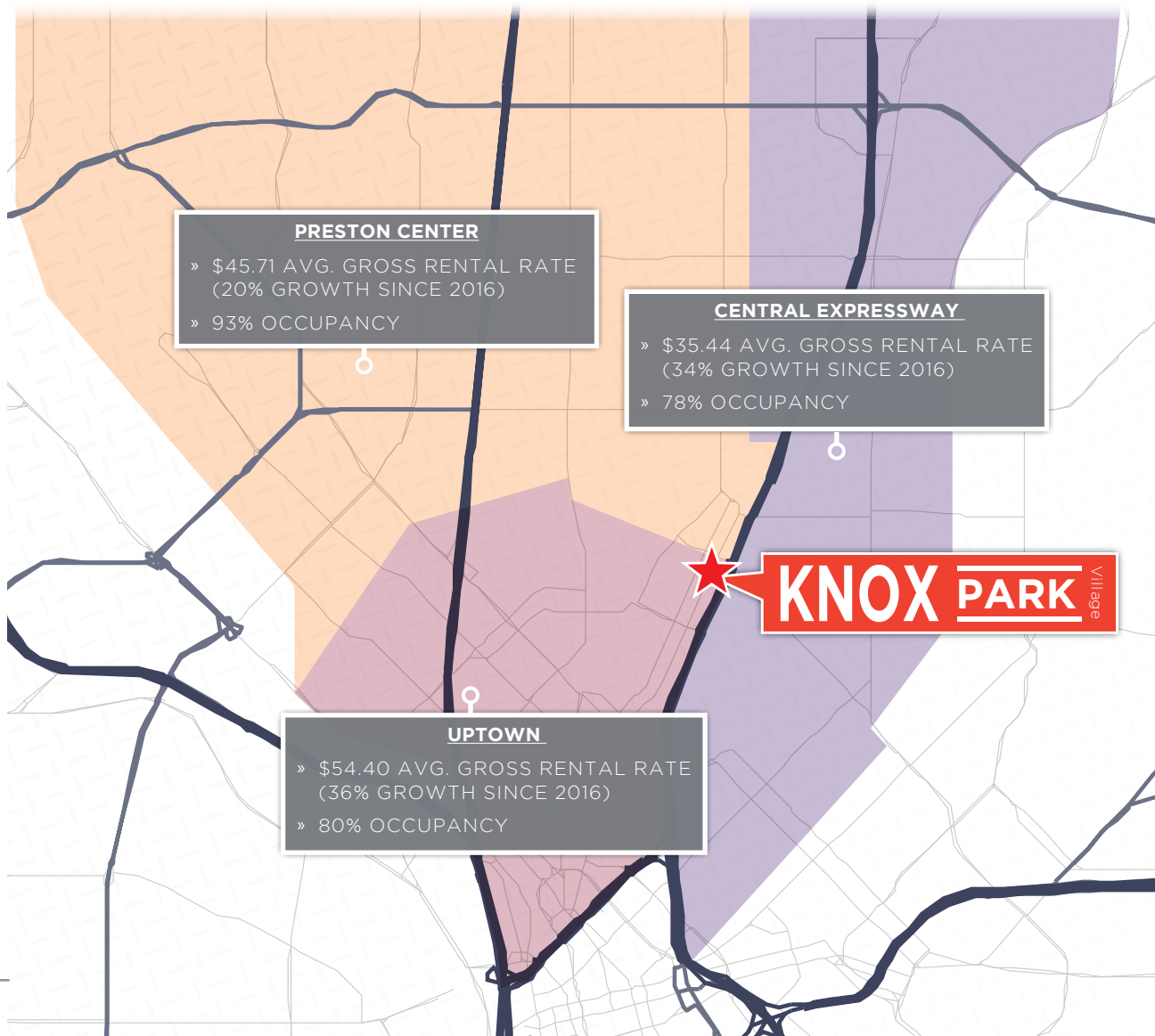
<1 BLOCK
FROM KATY TRAIL

1 MILE
FROM THE MCKINNEY
AVENUE TROLLEY

110
FOOD & BEVERAGE
OPTIONS

THE MARKET - COMPLEMENTARY, TOP-PERFORMING SUBMARKETS

- » Knox Park Village competes for tenancy focused on the Uptown and Preston Center submarkets, where rental rates have grown 28% over the past five years.
- » As the Uptown and Preston Center have experienced extraordinary gains in rental rates, Knox Park Village's strategic positioning allows the building to capture tenants that are getting priced out of those markets.
- » On average, Knox Park Village offers a 29% rental rate discount versus competing office space in neighboring submarkets.



Mark-to-market opportunity

UPTOWN AVG RATE	\$54.40
43% DISCOUNT	\$54.00
	\$53.00
	\$52.00
	\$51.00
	\$50.00
	\$49.00
	\$48.00
	\$47.00
	\$46.00
	PRESTON CENTER AVG RATE
32% DISCOUNT	\$44.00
	\$43.00
	\$42.00
	\$41.00
	\$40.00
	\$39.00
	\$38.00
	\$37.00
	\$36.00
	CENTRAL EXPRESSWAY AVG RATE
13% DISCOUNT	\$34.00
	\$33.00
	\$32.00
	\$31.00
KNOX PARK VILLAGE AVG RATE	\$30.88

Rental Rates PSF (Gross)

THE CITY

DALLAS, TEXAS

#2 MOST JOBS RECOVERED

73% Through The End of Q1 2021

#1 MARKET FOR RETURNING TO THE OFFICE

41% of Dallas Workers Are Back in Office According to Kastle Systems

#1 FASTEST GROWING METRO

350+ New Residents Each Day

#4 REAL ESTATE MARKET FOR 2021

PWC/Urban Land Institute

#1 TOTAL OFFICE NET ABSORPTION

26+ Million SF in Last 5 Years

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**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.