

HILLCREST VILLAGE

DALLAS, TX

Offering Summary



THE OFFERING

Jones Lang LaSalle ("JLL") is pleased to present the opportunity to acquire Hillcrest Village (the "Property"), a 113,033 square foot, 100% leased infill shopping center in booming Dallas, Texas. Acquired in 2018, current ownership has transformed Hillcrest Village into a premier service-oriented retail node serving the high-growth northern Dallas neighborhoods off Dallas North Tollway. The revitalized rent roll is stacked with well-known national brands and adored local favorites, including Cane Rosso, Haystack Burgers & Barley, Andy's Frozen Custard, Howard Wang's, and Starbucks boasting a WALT of 7.9 Years. The offering provides investors with the opportunity to acquire an institutional-quality, in-fill retail asset generating stable cash on cash returns in one of the nation's top growth MSA's.





RARE INFILL OPPORTUNITY IN THE CITY OF DALLAS' RICHARDSON SCHOOL DISTRICT

HIGH-GROWTH RESIDENTIAL ENVIRONMENT WITH AVG. HH INCOMES OVER \$126,000 (1-MILE RADIUS)

7.9 YEAR WALT

GENERATING STRONG & STABLE CASH FLOWS

SERVICE-ORIENTED TENANT MIX CREATED VIA STRATEGIC RE-DEVELOPMENT

& REVITALIZATION, PUSHING RATES OVER 50% SINCE 2018 (AVG. RENTAL RATE \$24 PSF)

CURATED ENVIRONMENT ANCHORED BY A 1.5 ACRE CENTRAL PARK

DEVELOPED THROUGH A PUBLIC-PRIVATE PARTNERSHIP WITH THE CITY OF DALLAS – HILLCREST VILLAGE IS THE ONLY CENTER IN D/FW ANCHORED BY A PUBLIC PARK

NATION LEADING DALLAS / FORT WORTH ECONOMY

#1 MSA FOR PROJECTED POPULATION GROWTH

THE ASSET

ADDRESS

6959 Arapaho Rd,
Dallas, TX 75248

SQUARE FOOTAGE

113,033 SF

LAND AREA

9.31 Acres

OCCUPANCY

100%

AVG. RENTAL RATE

\$24 PSF

WALT

7.9 Years

YEAR BUILT

1979-1985

YEAR RENOVATED

2019-2021

PARKING

577 Spaces (5.10 / 1,000)

ZONING

“CR” Community
Retail District



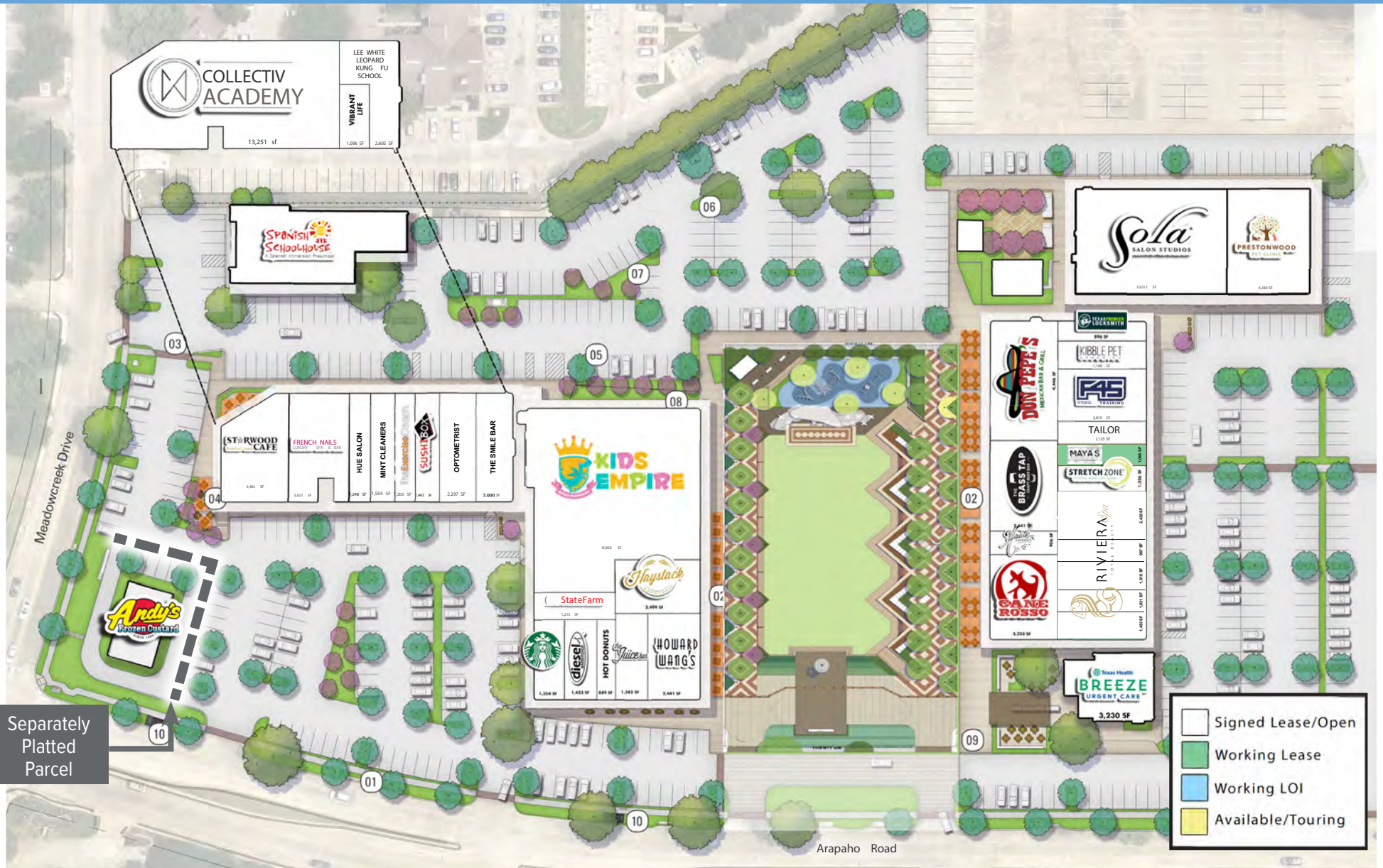
**ULI & INTERNATIONAL ECONOMIC DEVELOPMENT
COUNCIL AWARD-WINNING PROJECT**



HILLCREST VILLAGE

CURATED SERVICE-ORIENTED TENANT MIX

Since 2019, ownership has introduced 32 new tenants to Hillcrest Village establishing a tenant mix aligned with the surrounding neighborhood's retail demand with the introduction of relevant F&B and service-oriented tenancy



THE NEIGHBORHOOD

IRREPLACEABLE DALLAS LOCATION

The neighborhoods surrounding Hillcrest Village are highly affluent and educated, leading to significant consumer spending for the Property, which is expected to increase by over 25% through 2027.

Due to its proximity to the Platinum Corridor and The University of Texas at Dallas, the surrounding areas and patrons of Hillcrest Village are comprised of a mix of families and young professionals, within an additional 11% projected population growth over the next 5 years.

WITHIN 5 MILES

\$5.6B

TOTAL SPENDING

192,435

HOUSEHOLDS

316,423

DAYTIME POPULATION

\$98,697

AVERAGE HOUSEHOLD INCOME

69.8M

SF OF OFFICE

99,430

MULTIFAMILY UNITS





\$350K-400K

Fairhill School
191 Students

\$500K-\$1M

Brentfield Elementary
729 Students

Parkhill Jr High
629 Students

\$400K-700K

Bowie
Elementary
608 Students

JJ Pearce High School
2,253 Students

Mohawk
Elementary
459 Students

\$350K-\$500K

\$350K-\$1.5M

\$350K-\$1.5M

All Saints

331 Students

\$300K-\$420K

Westwood Jr High
1,352 Students

Arapaho Elementary
585 Students

\$350K-650K

Prestonwood
Elementary
438 Students

\$400K-700K

\$340K-\$650K

\$350K-\$700K

\$350K-\$1.5M

Richardson
High School
2,274 Students

\$350K-\$1.5M

Northwood Hills
Elementary
454 Students

\$475K-\$1.5M

Parish Episcopal
School
1,130 Students

UNPARALLELED DEMAND DRIVERS



37%

Population Growth
within 5-Miles
Since 2010

11%

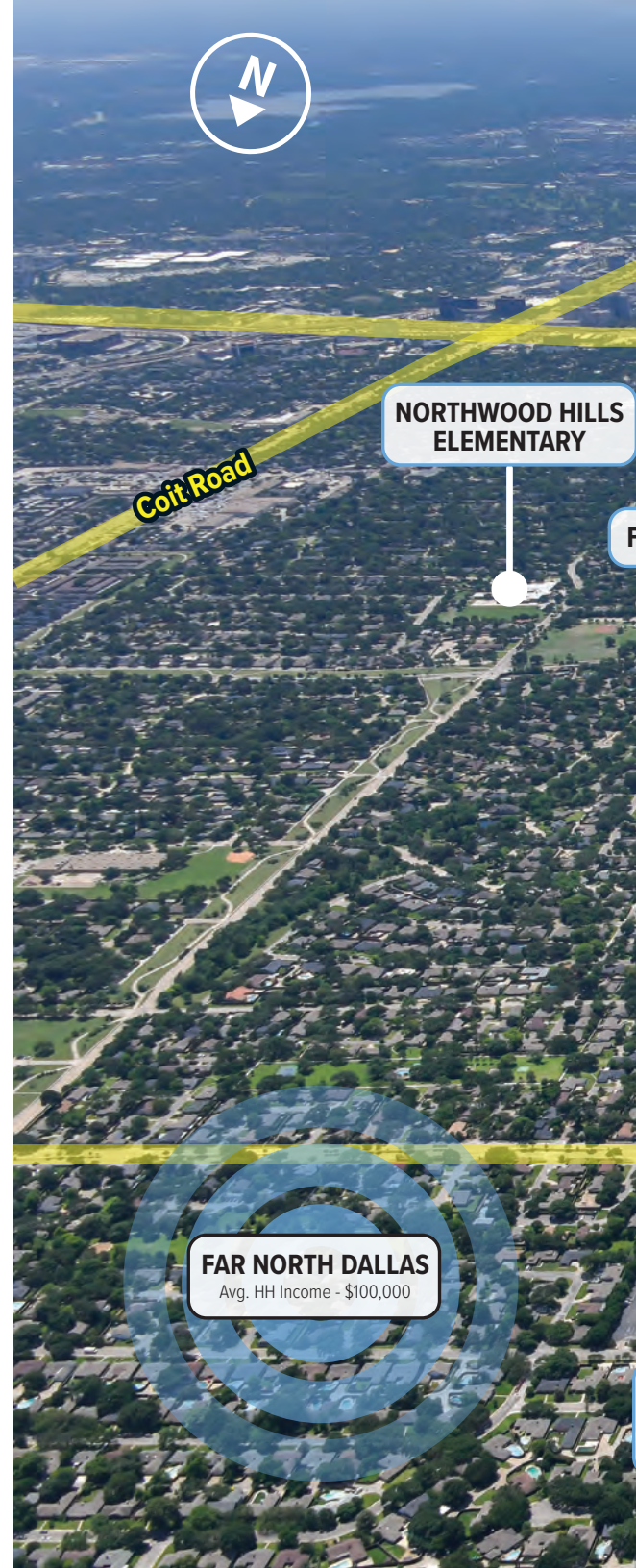
Project Household
Growth within 5-miles
Over the Next 5 Years

99,430

Multi-Family Units
within a 5-Mile Radius

**151
MILLION**

SF of Office Space
within 10 Miles



Downtown Dallas

PRESTON HOLLOW
\$1.6M Avg. Home Price

170,000 VPD



DALLAS MIDTOWN DEVELOPMENT
\$4 Billion Mixed-Use
Redevelopment

1-35 / DNT
Highest Trafficked Intersection in
DFW with over 440,000 VPDs



270,000 VPD



RESTAURANT ROW
Over 4 miles of 180+ Restaurant
& Entertainment Venues

PRETZ PARK

Hillcrest Road

NORTHWOOD HILLS NEIGHBORHOOD
\$475K+ Avg. Home Price

Preston Road

**ONLY RETAIL IN A
1-MILE RADIUS**

PRESTONWOOD HILLCREST APARTMENTS
212 Units

LEXINGTON APARTMENT HOMES
377 Units

PRESTONWOOD ELEMENTARY SCHOOL

CLUB STUDIO
Under Construction
2nd U.S. Location behind Los Angeles

ALL SAINTS SCHOOL

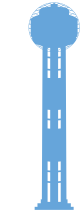
Arapaho Road

PRESTONWOOD NEIGHBORHOOD
\$750K+ Avg. Home Price

PIONEER TECHNOLOGY & ARTS ACADEMY



COST OF LIVING INDEX



DALLAS
100



CHICAGO
102



SEATTLE
111



LOS ANGELES
118



BOSTON
135



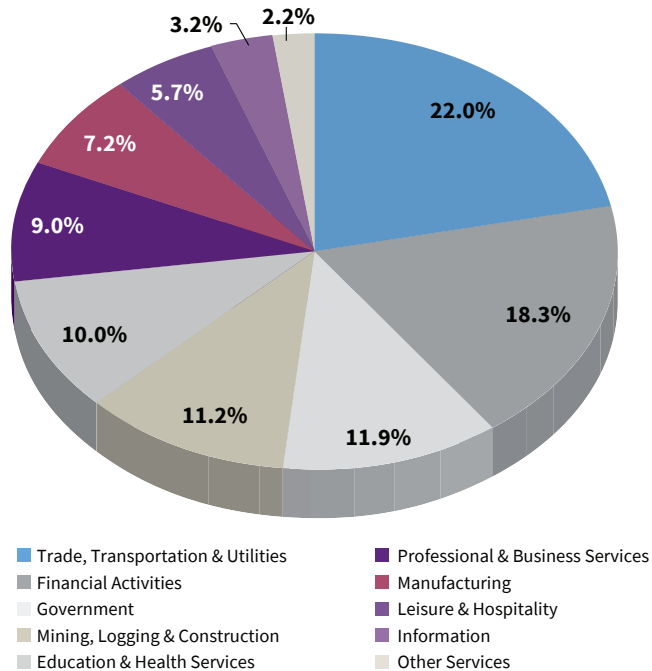
NEW YORK
153



SAN FRANCISCO
189

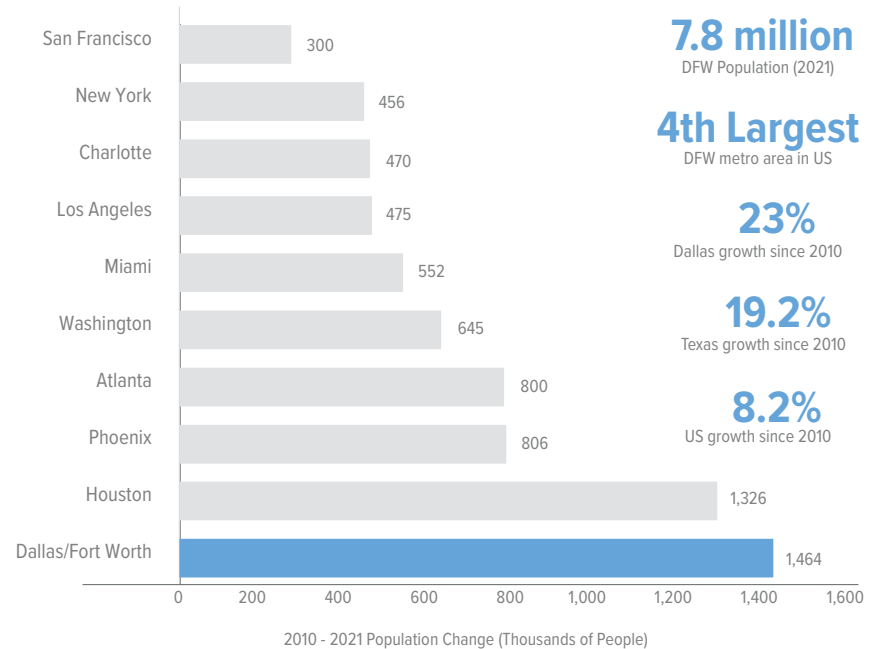
Source: ESRI

DALLAS-FORT WORTH EMPLOYMENT BY INDUSTRY



Source: Bureau of Labor Statistics, Retrieved from FRED, Federal Reserve of St. Louis

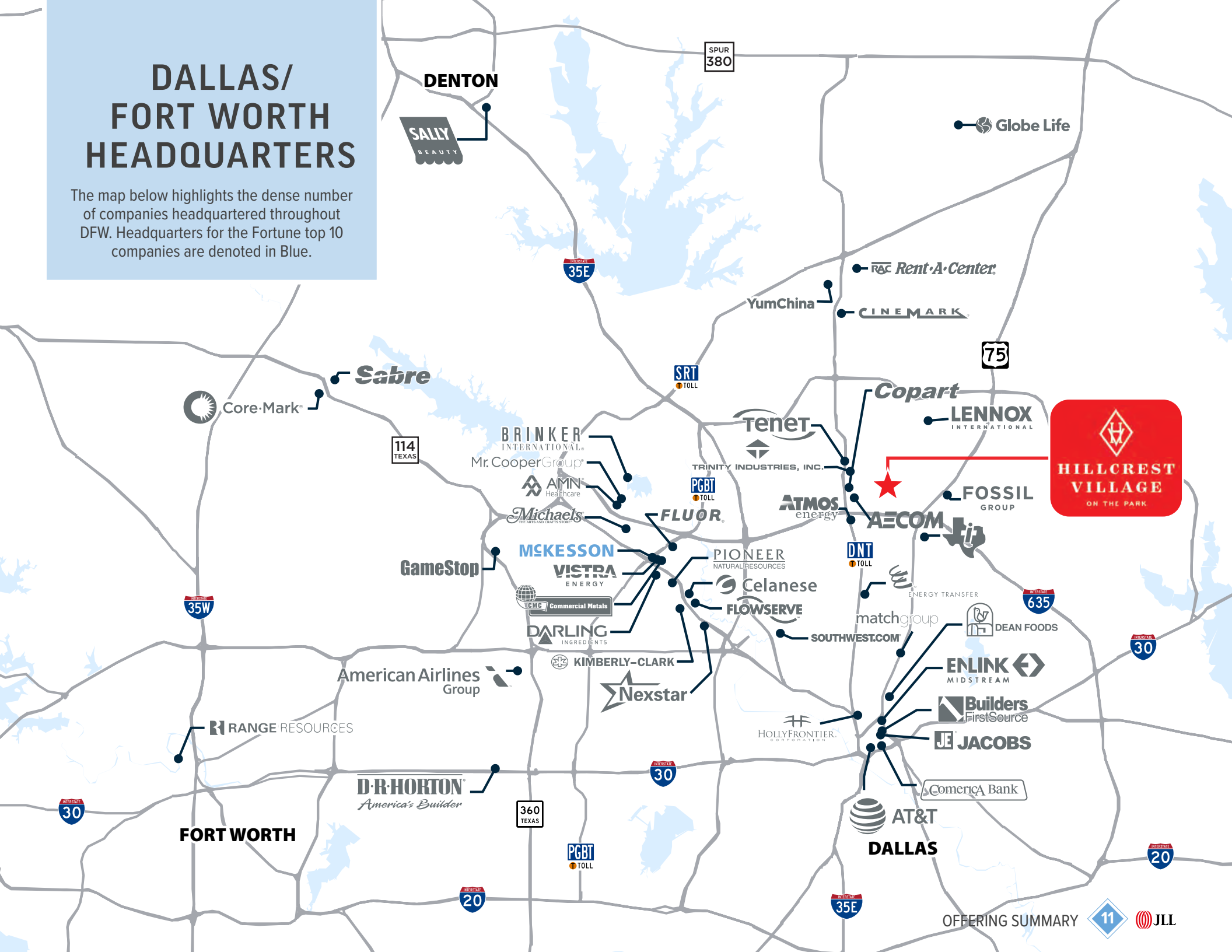
#1 METRO FOR POPULATION GROWTH



Source: ESRI

DALLAS/ FORT WORTH HEADQUARTERS

The map below highlights the dense number of companies headquartered throughout DFW. Headquarters for the Fortune top 10 companies are denoted in Blue.



HILLCREST VILLAGE

DALLAS, TX

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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.