



THE HILL

DALLAS, TEXAS

OFFERING SUMMARY

 JLL



THE OFFERING

Jones Lang LaSalle ("JLL") is pleased to exclusively offer the opportunity to acquire The Hill (the "Property" or the "Asset"), a 201,257 square foot, 88% leased, irreplaceable neighborhood shopping center located at the dynamic intersection of US-75 and Walnut Hill boasting 300,000+ VPD. With avg. household incomes of \$142,223 within a 3-mile radius, The Hill is encompassed by some of Dallas' most affluent neighborhoods such as Preston Hollow and Lake Highlands. The Asset benefits from a dense residential base and a 228,781 daytime population adjacent to major medical office & hospital nodes including Texas Health Presbyterian, one of the largest hospital systems and employers in DFW. Additionally, the Property is poised to benefit from increased daily traffic from Modera at the Hill, a 387-unit multifamily development, currently under construction, adjacent to the center slated to deliver its first units in 2026.

With average sales north of \$700 PSF, the curated tenant roster includes a vibrant mix of experiential family-oriented concepts, high-performing F&B, and service-oriented wellness concepts. Tenancy includes local favorites and regional brand names such as Doce Mesas, Bellagreen, Snooze, F45, and Shine Hot Pilates with an avg. 8% health ratio and in-place retail rents 18% below market.

The Hill presents investors with the rare opportunity to secure generational real estate along Dallas' US-75 retail corridor with a robust 7.19% 5-year CAGR achieved via immediate lease-up and future mark-to-market opportunities with future densification opportunities.

Walnut Hill Ln - 49,891 VPD



THE HILL



253,893 VPD



INVESTMENT HIGHLIGHTS

IRREPLACEABLE URBAN INFILL LOCATION

156,929 POPULATION
228,781 DAYTIME POPULATION

EPICENTER OF AFFLUENCE

\$142,223 AVG. HH INCOME
\$10.3 BILLION CONSUMER SPENDING POWER

COMPELLING FUTURE UPSIDE

7.19% 5-YEAR CAGR
5.56% 10-YEAR CAGR

CURATED SERVICE-ORIENTED TENANT MIX

FEATURING **LOCAL** FAVORITES
& **REGIONAL BRANDS**

MIXED-USE SYNERGIES

387 UNIT MULTIFAMILY DEVELOPMENT
UNDER CONSTRUCTION

PROPERTY OVERVIEW

ADDRESS

8041 WALNUT HILL LN,
DALLAS, TX 75231

SQUARE FOOTAGE

201,257

LEASED

88%

WALT

5.7 YEARS

YEAR BUILT / REDEVELOPED

1979 / 2018

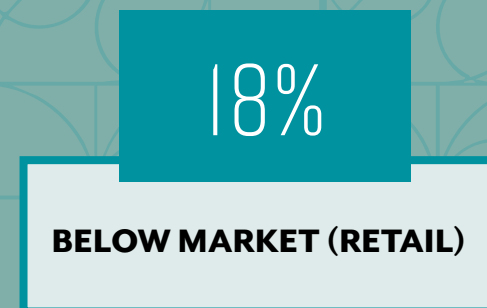
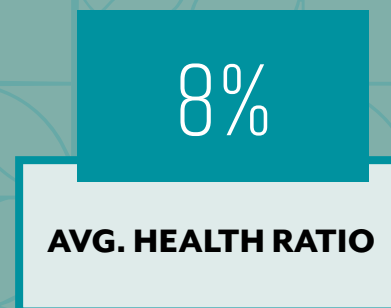
ACREAGE

15.98 ACRES

PARKING

1,267 SPACES





PSF SALES GROWTH

\$302
2021



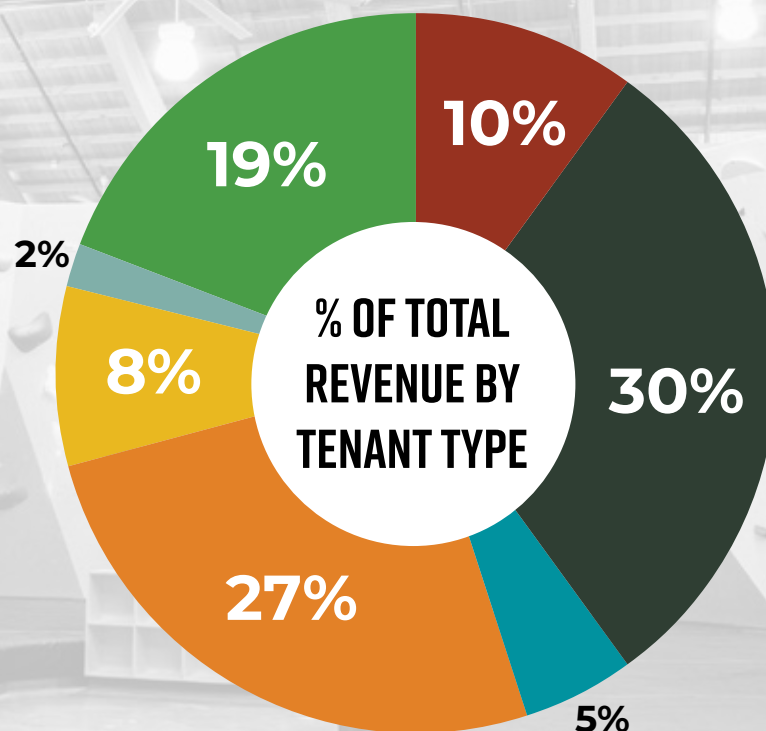
\$700+
2025

AVG. OCCUPANCY COST

19%
2021



8%
2025



81%
RETAIL TENANT REVENUE

SPECIALTY / OTHER

HEALTH & WELLNESS

ENTERTAINMENT

FOOD & BEVERAGE

BEAUTY & PERSONAL CARE

HOME GOODS / SERVICE

CREATIVE OFFICE

HISTORICAL TRADE OUT RENTS

SKIN LAUNDRY

VanLeeuwen



+245%

+170%

+65%

+24%

+15%

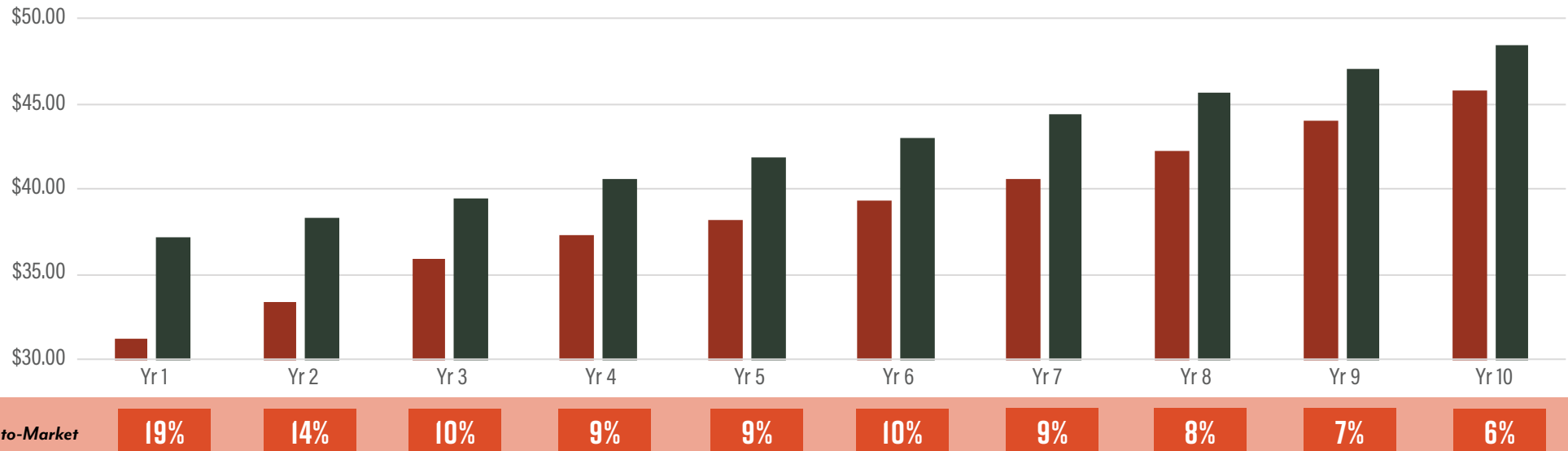


Salon 928



unleavened
FRESH KITCHEN

EMBEDDED UPSIDE - MARK-TO-MARKET OPPORTUNITY



■ Avg. In-Place Rents ■ Avg. Market Rents



N CENTRAL EXPY

Potential By-Right
~2.75 Acre Future Multifamily
Development Opportunity
(PD-1103 Zoning)

LEASE-UP
OPPORTUNITY

Unit A005-B
AVAILABLE
4,966 SF

SALON LOFTS

enterprises

23 MILL CREEK

kw
Keller Williams
Place Diamond Realty
kw
Keller Williams
Level 2
kiln.

UNLOCKING
TRAPPED VALUE

75

HOUNDSTOOTH

DOCE MESAS

chilus

DOCE MESAS

Unit J120
AVAILABLE
13,623 SF
Tenant currently occupying suite

newleaf

FRESENIUS KIDNEY CARE

Unit C110
AVAILABLE
1,173 SF

Dallas Dance Collective

SHINE

NAP - Under Construction
Multifamily Development
Modera at the Hill
387 Units

0.3-Acre
Additional
Parcel
(included in
collateral)

Unit F130
AVAILABLE
2,430 SF

movement

thrive

bellagreen

kindbody

WOK STAR

Van Leeuwen

3.36%
OCCUPANCY
COST

3.32%
OCCUPANCY
COST

Unit F115-A
AVAILABLE
2,560 SF

Tacodeli

PNC

WALNUT HILL LN

GROUND LEASE
OPPORTUNITY

LunaGrill
mediterranean kitchen

MANDERVILLE LN

% BELOW MARKET



122.2%
BELOW MARKET



34.7%
BELOW MARKET



27.6%
BELOW MARKET



22.9%
BELOW MARKET



16%
BELOW MARKET

24,752 SF
IMMEDIATE LEASE-UP

18%
BELOW MARKET (RETAIL)

32%
TENANTS WITHOUT
FIXED-RATE OPTIONS

7.19%
5-YR CAGR

5.56%
10-YR CAGR

OFFERING SUMMARY

7

HELLO NEIGHBOR...

Modera at The Hill will enhance The Hill's already vibrant and dynamic offering by incorporating a fully capitalized, unique, 8-story, 387-unit multifamily development. This cutting-edge community will showcase elegant features, including a rooftop pool terrace and resident lounge. As the exclusive multifamily site with walkable access to The Hill's 200,000+ square feet of retail space, Modera at The Hill will provide a ready customer base for the shopping center's 32+ retail tenants, including 14 restaurants. This strategic addition is anticipated to significantly increase foot traffic and boost sales for The Hill Shopping Center, fostering a lively, integrated mixed-use environment.

MODERA AT THE HILL (MULTIFAMILY)

ADDRESS	8081 Walnut Ln, Dallas, TX 75231
YEAR BUILT	2025/2026
SITE SIZE	3.64 Acres
UNITS	387
AVG. UNIT SIZE	942 SF
AVG. RENTS	\$2,661
STORIES	8
PARKING	3 Stories



PROJECTED DEVELOPMENT TIMELINE:



NEIGHBORHOOD RETAIL FOR AFFLUENT CONSUMERS



NEIGHBORING MULTIFAMILY

Within a 2-mile Radius

28,150 UNITS

1,646 UNITS DELIVERED SINCE 2020


91.2% AVG. OCCUPANCY

\$1,595 AVG. ASKING RENT

64.16%




INCREASE IN HOME VALUE SINCE 2020

PRESTON HOLLOW

 \$2,200,000
 \$202,702
 67.88%

NORTHWEST HIGHWAY


UNIVERSITY PARK

 \$2,493,582
 \$250,001
 68.12%


HIGHLAND PARK

 \$2,904,998
 \$250,001
 69.72%

LOWER GREENVILLE

 \$899,677
 \$161,710
 55.26%

LAKE HIGHLANDS

 \$696,758
 \$126,627
 59.09%

LAKEWOOD

 \$1,374,342
 \$182,501
 64.88%

KEY



AVG. HOME VALUE



AVG. HH INCOME



INCREASE IN HOME VALUES SINCE 2020

DAY IN THE LIFE ON THE HILL

*It's Getting
Hot In Here*

GET UP & ACTIVE

HIT YOUR EARLY
MORNING WORKOUT AT
SHINE HOT PILATES

REFUEL

AFTER YOUR
WORKOUT, GRAB A
SMOOTHIE FROM
CLEAN JUICE



WORK

WORK REMOTELY
FROM **CIVIL
POUR**, ENJOYING
THEIR COFFEE
AND ATMOSPHERE



LUNCH

BUSINESS LUNCH
MEETING AT
DOCE MESAS





PLAY

NAIL APPOINTMENT
AT **ROSE COUTURE**
WHILE THE KIDS ATTEND
SWIM LESSONS AT
EMLER SWIM SCHOOL

DINE

GRAB DINNER WITH THE
FAMILY AT **HAT CREEK
BURGER COMPANY**



SWEET TREAT

SWEET TREAT FROM
VAN LEEUWEN'S BEFORE
HEADING HOME

REST YOUR HEAD

UNWIND IN YOUR
SPACIOUS HOME AT THE
MODERA AT THE HILL



IRREPLACEABLE INFILL LOCATION

KEY DEMAND DRIVERS

(Within 3 Miles)



\$10.3 BILLION
SPENDING POWER



\$142,223
AVG. HH INCOME



73,033
HOUSEHOLDS



24.8 MILLION SF
SF OF OFFICE



228,781
DAYTIME POPULATION



45,093
MULTIFAMILY UNITS





LOWER GREENVILLE
\$899K AVG. HOME VALUE
\$161K AVG. HH INCOME

DOWNTOWN DALLAS
22 FORTUNE 500 COMPANIES

UPTOWN DALLAS
15.8M SF OF CLASS A&B OFFICE

SOUTHERN METHODIST UNIVERSITY
12,000 STUDENTS

HIGHLAND PARK
\$2.9 AVG. HOME VALUE
\$250K AVG. HH INCOME

DALLAS COUNTRY CLUB
FOUNDED 1896
1,500+ MEMBERS

UNIVERSITY PARK
\$2.4M AVG. HOME VALUE
\$250K AVG. HH INCOME

**UNIVERSITY PARK
ELEMENTARY SCHOOL**
436 STUDENTS



253,893 VPD

HILLCREST RD - 22,293 VPD

NORTH PARK CENTER

GUCCI **EATALY**
Neiman Marcus **LOUIS VUITTON**

PRESTON HOLLOW
\$2.2M AVG. HOME VALUE
\$202K AVG. HH INCOME

WALNUT HILL LANE - 49,891 VPD

PRESTON HOLLOW VILLAGE
536 MULTIFAMILY UNITS

TRADER JOE'S
[solidcore] *Mesero*

THE HILL

DFW OPEN FOR BUSINESS

ECONOMIC RESILIENCY

28.3%
POPULATION
GROWTH FROM
2010 - 2024
OUTPACING THE US
AVERAGE OF 9.48%

#1
CITY FOR
CORPORATE
HQ RELOCATIONS
IN THE U.S.

#2
LARGEST FINANCE
HUB IN THE
UNITED STATES

#2
IN THE COUNTRY
FOR NET JOB
GROWTH
(53,600 jobs added
from February 2024 to
February 2025)

LOW COST OF
DOING BUSINESS
WITH A SCORE OF

102
(US avg. 100)

TWO
FORTUNE 100
COMPANY HQ'S



*Sources: JLL Research, Source: Bureau of Labor Statistics, Retrieved from FRED, Lightcast, Bloomberg; Oxford Economics, Site Selection Magazine, ESRI, CEO Magazine (2024)



WHY DALLAS

1.3%
GROWTH IN
TOTAL NON-FARM
EMPLOYMENT

(from February 2024 to
February 2025)

#1
MSA FOR PROJECTED
POPULATION
GROWTH

LEADING PRO-
BUSINESS
ENVIRONMENT

#1 market for doing business
20 years in a row

615,659
PROJECTED NEW
RESIDENTS BY 2029

#1 in the U.S. in projected
population growth

#1
IN 5 YEAR
EMPLOYMENT
GROWTH WITH OVER
500,000 JOBS ADDED
SINCE 2018

418
RESIDENTS MOVE TO
DFW DAILY

34% Natural Increases
66% Net Migration



THE HILL

DEAL TEAM

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