

**CITY**  

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**LINE**

# **RICHARDSON**

**MULTI-FAMILY DEVELOPMENT SITE**

1550 E PRESIDENT GEORGE BUSH HWY, RICHARDSON, TX



34.37 Gross Acres  
2,295 MF Units



OFFERING MEMORANDUM



# EXECUTIVE OVERVIEW

This coveted 34.37 gross acres in Richardson's prospering CityLine district represents an unparalleled investment opportunity. Located within the highly-regarded Plano Independent School District, this site builds upon the transformative success exemplified by KDC's strategic approach to labor and real estate. State Farm, the insurance giant anchoring CityLine, has established a new standard for corporate environments, seamlessly integrating work, life, and leisure in a walkable, amenity-rich setting. With over 40 restaurants and retailers, and surrounded by nearly 2,200 residential units, CityLine has become a blueprint for modern urban planning in suburban contexts. Richardson's form-based zoning PD-4049 offers exceptional flexibility, enabling the addition of 2,295 residential units to CityLine's thriving ecosystem.





This adaptability, coupled with robust transportation infrastructure including extensive road networks and DART rail services, creates an ideal environment for development. The existing Red/Orange lines and future Silver Line further enhance connectivity, while the zoning's accommodation of diverse uses - from multifamily and hotel to retail and office spaces - allows developers to enrich the established Class A environment. This versatility not only meets current demands but also catalyzes future growth, solidifying the area's position as a well-connected, dynamic community primed for ongoing prosperity.



PGBT  
TOLL

# RICHARDSON DEVELOPMENT SITE

MULTIFAMILY  
UNITS



Raytheon  
Technologies  
1,800 Employees

FOX  
CREEK PARK

CVS

- MULTI-FAMILY
- OFFICE
- RETAIL
- HOTEL





# CITY LINE



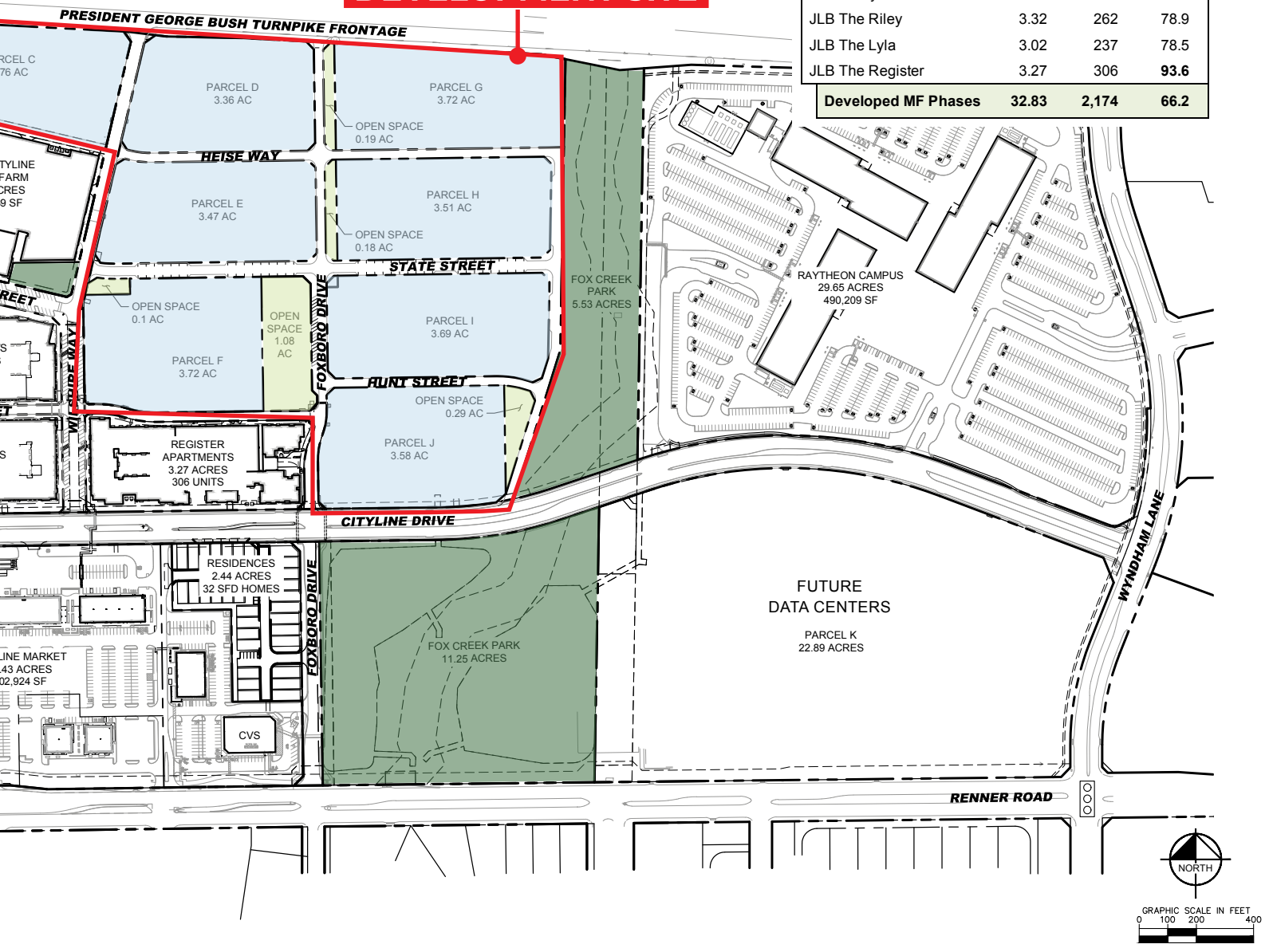




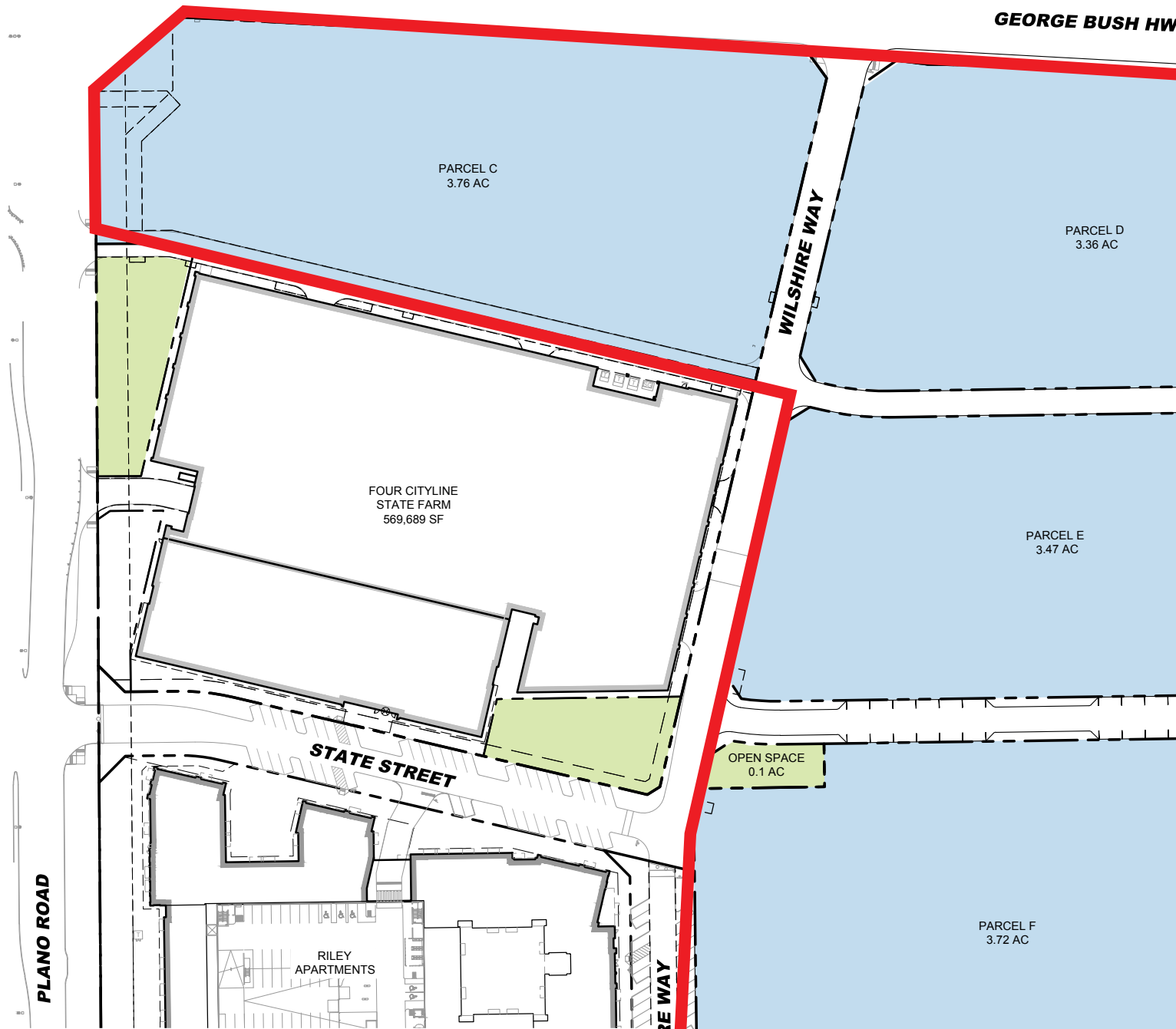
CityLine Residential Unit Availability Multifamily Planning Maximized					
Parcels To be Developed	Mandatory Green Space	Net Build Acres	Total Parcel Acres	Planned Unit Density/Ac.	Maximum Units/ Parcel
<b>Multifamily</b>					
Parcel D	0	3.36	3.36	90	303
Parcel E	0	3.47	3.47	91	316
Parcel F	1.18	3.72	4.9	94	350
Parcel G	0.19	3.72	3.91	92	342
Parcel H	0.18	3.51	3.69	91	319
Parcel I	0.02	3.69	3.71	92	339
Parcel J	0.29	3.58	3.87	91	326
<b>Sub-Totals</b>	<b>1.86</b>	<b>25.05</b>	<b>26.91</b>		<b>2295</b>
<b>Non-Multifamily Uses</b>					
Parcel C	0	3.76	3.76		
<b>Totals</b>	<b>1.86</b>	<b>28.81</b>	<b>30.67</b>		

# RICHARDSON DEVELOPMENT SITE

Developed MF Projects	Net Acres	Units	Units / Acre
JLB Anthem	3.20	233	72.8
JLB Bell CityLine	3.10	299	<b>96.5</b>
Zale Corson I / Standard	9.29	403	43.4
ZC II / CityLine Park	7.63	434	56.9
JLB The Riley	3.32	262	78.9
JLB The Lyla	3.02	237	78.5
JLB The Register	3.27	306	<b>93.6</b>
<b>Developed MF Phases</b>	<b>32.83</b>	<b>2,174</b>	<b>66.2</b>



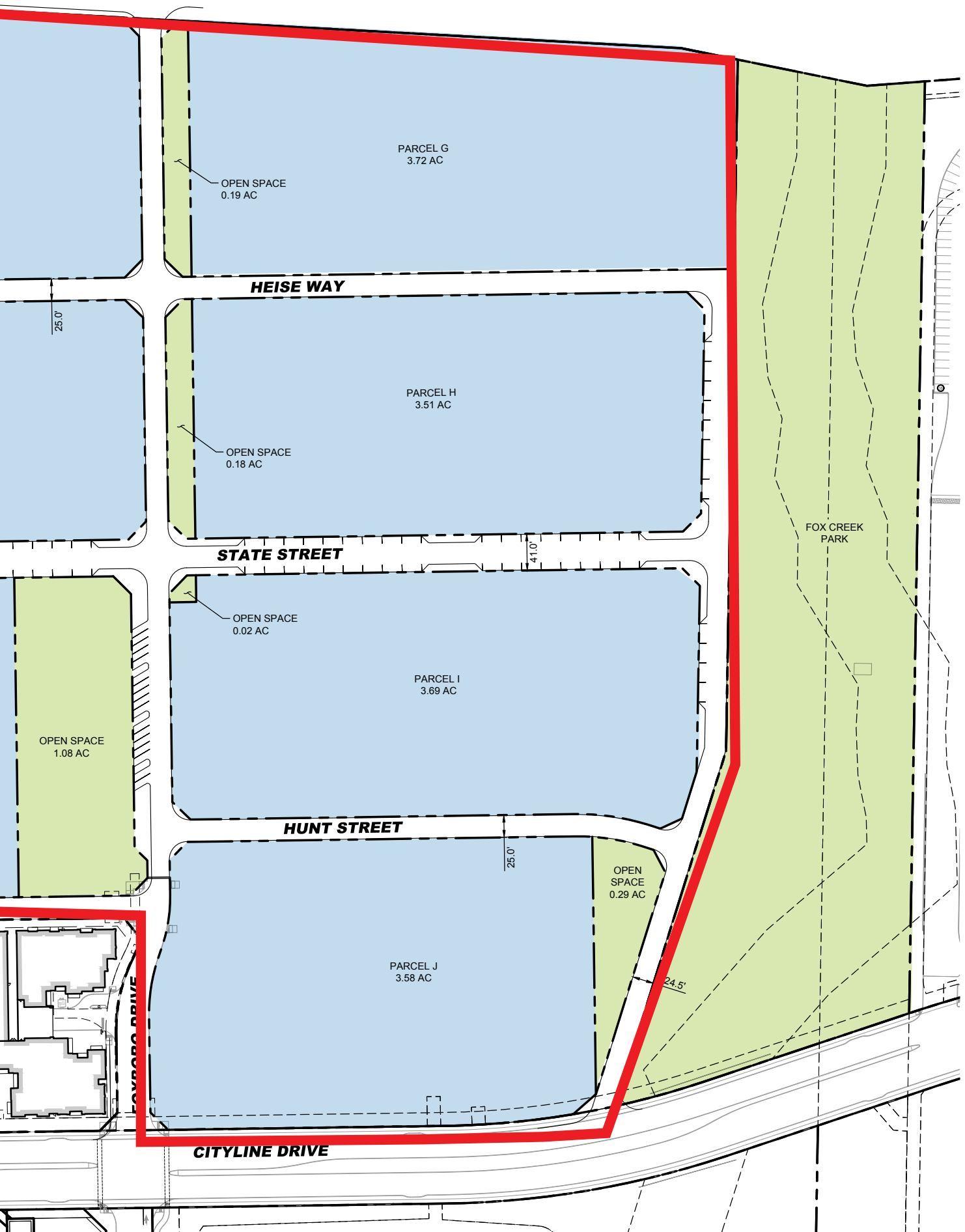




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# MULTI-FAMILY DEVELOPMENTS

## AXIS 110

Rent: \$1.99/SF  
Avg sqft: \$1,754/SF  
# Units: 351  
Built: 2017

## SYNC CITYLINE

Rent: \$1.90/SF  
Avg sqft: \$1,614/SF  
# Units: 354  
Built: 2017

## VANTAGE AT SPRING CREEK

Rent: \$2.05/SF  
Avg sqft: \$1,659/SF  
# Units: 420  
Built: 2018

## RESERVE AT SPRING CREEK

Rent: \$1.88/SF  
Avg sqft: \$1,736/SF  
# Units: 456  
Built: 2018

## JUNCTION AT GALATYN PARK

Rent: \$2.07/SF  
Avg sqft: \$1,838/SF  
# Units: 379  
Built: 2017

## OVATION AT GALATYN PARK

Rent: \$2.28/SF  
Avg sqft: \$1,858/SF  
# Units: 361  
Built: 2023

## CUE GALATYN PARK

Rent: \$1.88/SF  
Avg sqft: \$1,847/SF  
# Units: 372  
Built: 2020

## GALATYN STATION

Rent: \$1.71/SF  
Avg sqft: \$1,706/SF  
# Units: 285  
Built: 2008





### WINDSOR CITYLINE

Rent: \$2.04/SF  
Avg sqft: \$1,776/SF  
# Units: 299  
Built: 2016

### ANTHEM CITYLINE

Rent: \$2.05/SF  
Avg sqft: \$1,685/SF  
# Units: 233  
Built: 2015

### REGISTER

Rent: \$2.20/SF  
Avg sqft: \$1,949/SF  
# Units: 306  
Built: 2020

### RILEY

Rent: \$1.96/SF  
Avg sqft: \$1,809/SF  
# Units: 262  
Built: 2017

### LYLA

Rent: \$1.83/SF  
Avg sqft: \$1,596/SF  
# Units: 237  
Built: 2019

### BELL CITYLINE

Rent: \$2.23/SF  
Avg sqft: \$1,959/SF  
# Units: 435  
Built: 2018

### STANDARD AT CITYLINE I & II

Rent: \$2.05/SF  
Avg sqft: \$1,761/SF  
# Units: 403  
Built: 2015

### CAROLINE EASTSIDE

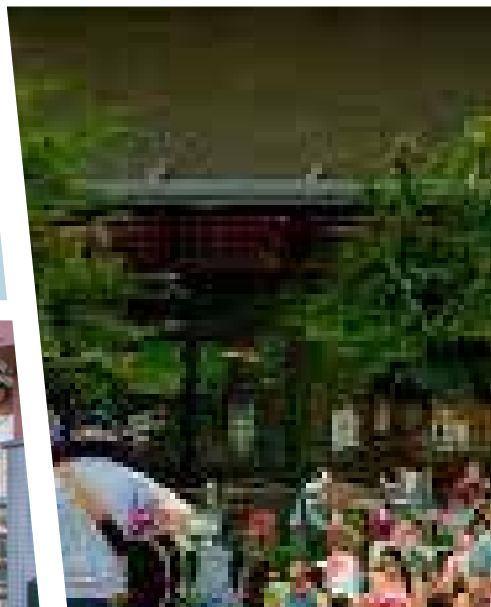
Rent: \$2.27/SF  
Avg sqft: \$1,863/SF  
# Units: 384  
Built: 2024





# LOCATION OVERVIEW

As KDC demonstrated with State Farm, the urban setting in suburban Richardson provides the ideal balance of accessibility, amenities, and quality of life that today's discerning residents and employers demand. This rare confluence of size, location, and supportive economic factors positions this development opportunity to not only benefit from but also contribute to CityLine's success story, promising to deliver superior returns and set new benchmarks in urban living. It represents a chance to be part of a district that has already proven its ability to help major enterprises thrive into the future.



CURRENT CITYLINE:

**204**  
ACRES

**2.6M SF**  
EXISTING  
OFFICE

**30+**  
DINING  
OPTIONS

**4**  
PARKS





**310K**  
POPULATION

**\$129K**

AVERAGE  
HOUSEHOLD INCOME



**21%**

POPULATION GROWTH SINCE 2010



**\$521**

AVERAGE HOME VALUE

**220K**

DAYTIME EMPLOYEES



**+2,200**

RESIDENTIAL  
UNITS

**238K SF**

RETAIL &  
RESTAURANTS

**100+**

PROGRAMMING  
EVENTS ANNUALLY



# WHY RICHARDSON

**HIGHEST  
CONCENTRATION  
OF TECHNOLOGY  
WORKERS IN THE  
GREATER DALLAS  
AREA**

1.9 million total labor force  
within a 30-minute  
commute

**UTD**

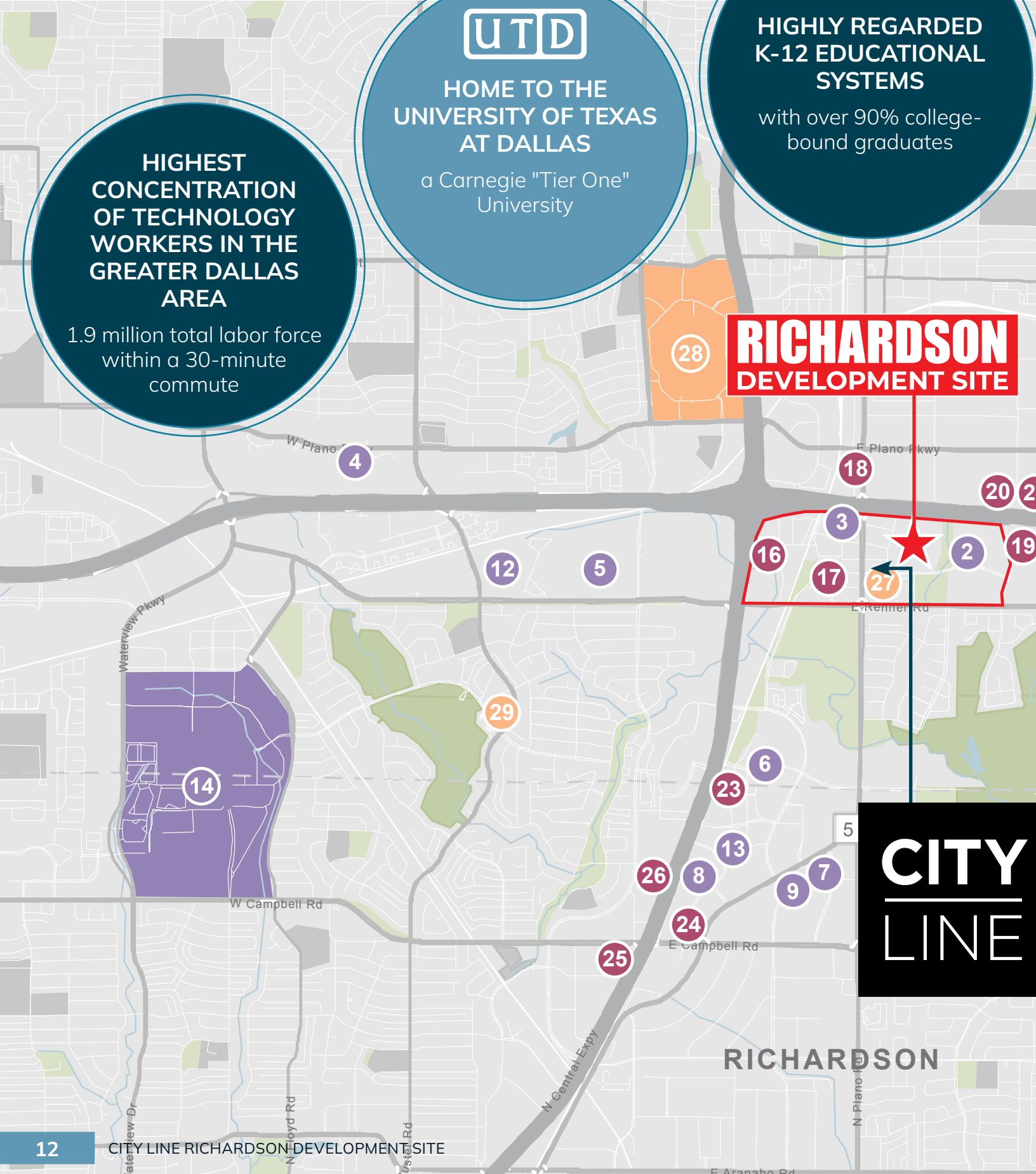
**HOME TO THE  
UNIVERSITY OF TEXAS  
AT DALLAS**

a Carnegie "Tier One"  
University



**HIGHLY REGARDED  
K-12 EDUCATIONAL  
SYSTEMS**

with over 90% college-  
bound graduates



**CITY  
LINE**





## 4 EXISTING DART LIGHT RAIL STATIONS

Currently served by the Red and Orange Lines, as well as public buses, with plans for future Silver Line access.

PLANO

Shiloh Rd

Beck Br

E Renner Rd

30+

DINING & RETAIL  
OPTIONS

9

MULTIFAMILY  
COMPLEXES

+2,200

UNITS

## MAJOR EMPLOYERS

- 1 Genpact
- 2 Raytheon
- 3 State Farm Federal Credit Union
- 4 NTT Data
- 5 Texas Instruments: Richardson Fab
- 6 Blue Cross and Blue Shield of Texas
- 7 GEICO Corporate Office
- 8 RealPage
- 9 AT&T Corporate Offices
- 10 Cisco Systems
- 11 Fujitsu Network Communications
- 12 Qorvo
- 13 Texas Capital Bank
- 14 University of Texas at Dallas
- 15 Methodist Richardson Medical Center

## HOTELS

- 16 Drury Plaza Hotel Dallas Richardson
- 17 Aloft Richardson
- 18 TownePlace Suites by Marriott Dallas Plano/Richardson
- 19 Cambria Hotel Richardson - Dallas
- 20 Residence Inn by Marriott Dallas Plano/Richardson
- 21 Courtyard by Marriott Dallas Plano/Richardson
- 22 Comfort Suites Plano - Dallas North
- 23 Renaissance Dallas Richardson Hotel
- 24 Hilton Richardson Dallas
- 25 DoubleTree by Hilton Hotel Dallas - Richardson
- 26 Hyatt House Dallas/Richardson

## RETAIL SHOPPING CENTERS

- 27 CityLine - Market
- 28 Collin Creek Mall Redevelopment
- 29 Canyon Creek Shopping Center



# EMPLOYMENT HUBS

## CITYLINE

CityLine, a 204-acre transit-oriented development in Richardson, Texas, exemplifies the modern mixed-use community. Developed by KDC, it seamlessly blends urban amenities with suburban convenience, offering over +2,200 multifamily residences, 30+ restaurants and shops, two hotels, and ample green spaces. The development is anchored by major tenants like State Farm's 2 million square foot regional hub and Raytheon's 489,000 square foot office complex. Its strategic location, with direct access to the DART light rail system via CityLine/Bush station, ensures excellent connectivity to the broader Dallas-Fort Worth metroplex.

## INNOVATION QUARTER

The Richardson Innovation Quarter (Richardson IQ), a 1,200-acre district, has transformed from its roots as the Telecom Corridor into a diverse, multi-industry ecosystem. Once home to telecommunications giants like Collins Radio, Ericsson, and Texas Instruments, it now supports a wide array of businesses, bolstered by cutting-edge research and academic programs from nearby institutions. This evolution has positioned Richardson IQ as a hub for innovation and growth across various sectors.

Richardson has particularly excelled in the life sciences, boasting the third-largest National Institutes of Health (NIH) funding in North Texas and the highest growth rate since 2016. The city leads in Small Business Innovation Research (SBIR) funding and offers a supportive environment for businesses at all stages. With its unique blend of flexible office and industrial spaces, the Richardson IQ caters to diverse business needs, from startups to established corporations, making it an ideal location for companies seeking to innovate and expand in a dynamic setting.





## THE CORE DISTRICT

The CORE District in Richardson, Texas, is a dynamic area encompassing the Downtown, Heights, Interurban, Lockwood, and Chinatown neighborhoods. This district is currently undergoing significant revitalization with diverse projects aimed at enhancing its appeal and functionality. Key developments include the construction of a new public safety campus, implementation of public art projects, and improvements to roadways and pedestrian infrastructure along Main Street and Greenville Avenue. Notably, the Lockwood neighborhood is experiencing a vibrant transformation through the creative adaptation of properties by independently owned businesses. These initiatives collectively aim to create a more attractive, functional, and economically vibrant urban core, blending historic charm with modern amenities and fostering a stronger sense of community.



INNOVATION  
QUARTER

TELECOM  
CORRIDOR

SPRING CREEK NATURE AREA  
+ 100 Acres

SHERRILL PARK  
GOLF COURSE

FUTURE  
DATA CENTER

STREAM REALTY  
DATA CENTER



**UTD** THE UNIVERSITY  
OF TEXAS AT DALLAS  
31,500+ Enrollment

CANYON CREEK  
GOLF COURSE

**TEXAS  
INSTRUMENTS**  
1,800 Employees



246,848 VPD



**CITY  
LINE**

**RICHARDSON  
DEVELOPMENT SITE**



168,933 VPD

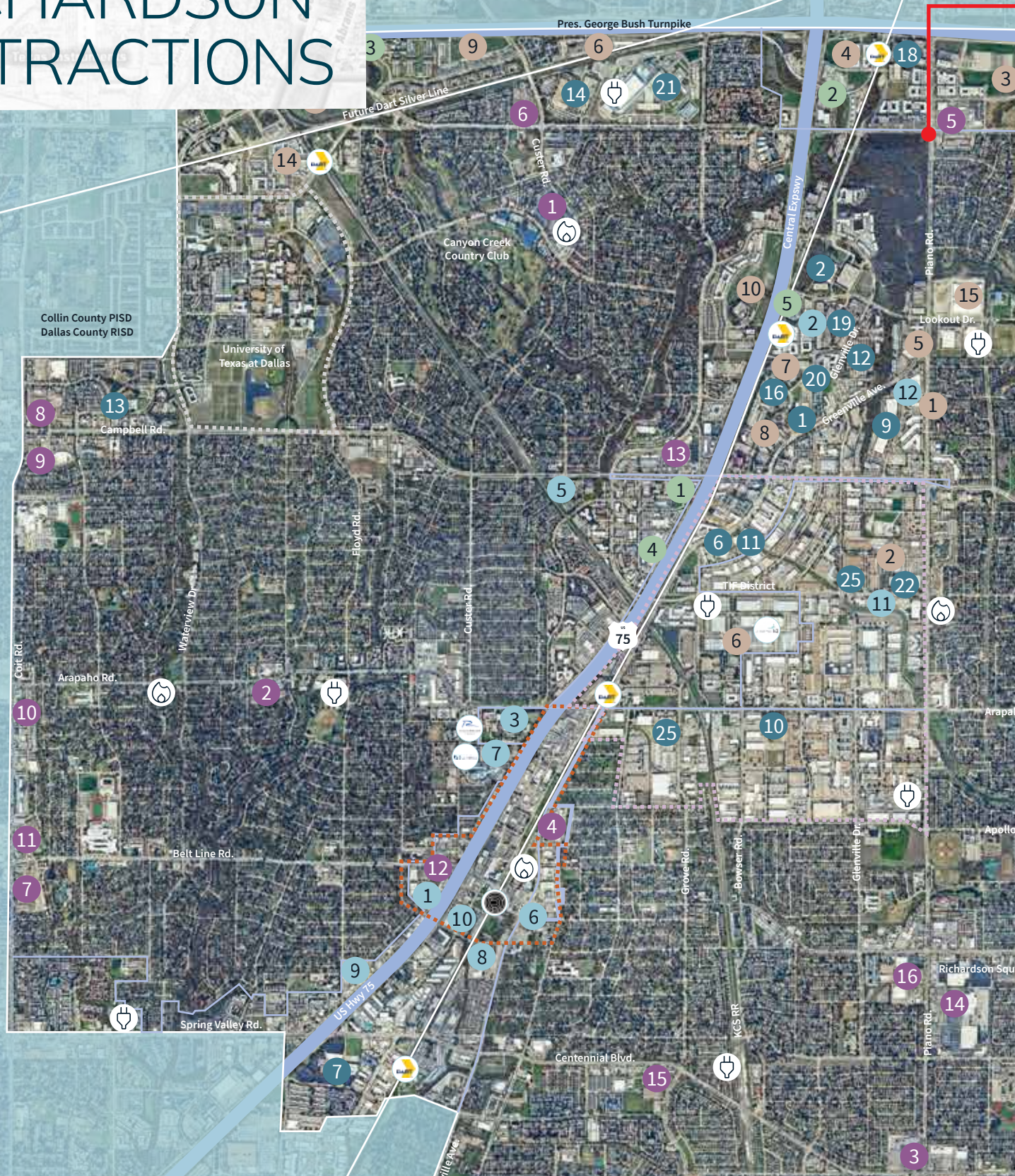


**Raytheon  
Technologies**





# RICHARDSON ATTRACTIONS



800+

ACRES OF PARKS AND  
RECREATIONAL  
FACILITIES

4

GOLF  
COURSES

OVER 40

MILES OF HIKE & BIKE  
TRAILS



# RICHARDSON DEVELOPMENT SITE



Collin County PISD  
Dallas County RISD

## Office Parks and Land

1. Campbell Creek Pavillion - Office/Flex
2. Cardinal Park - Office/Flex
3. CityLine - Office/ Multifamily/ Retail
4. Cityline West - Office/ Multifamily/ Hotel
5. Creekview I and II - Office
6. Digital Dallas - Data center park
7. Galatyn Commons - Office
8. Greenway - Office
9. 901 President George Bush Turnpike - 14 acres greenfield
10. Palisades - Office/ Multifamily
11. Renner Business Park - Office/Flex
12. 3000 Research Dr. Shiloh Business Park - 4 acres greenfield
13. 190 Technology Park - Office/Flex
14. UT Dallas - 70 acres greenfield
15. Lookout Logistics Center - Industrial

## Major Employers

1. AT&T\*, 2270 Likeside Blvd
2. Blue Cross and Blue Shield of Texas, 1001 E. Lookout Dr.
3. Boeing Service Co., 3373 Breckinridge Blvd.
4. Cisco, 2300 E. President George Bush Turnpike
5. Commscope, 2601 Telecom Pkwy.
6. ARGO Data, 1500 N. Greenville Ave.
7. Fossil, 901 S. Central Expressway
8. Fujitsu Network Communications, 2801 Telecom Parkway
9. GEICO, 2280 N. Greenville Ave.
10. Honeywell, 830 E. Arapaho Rd.
11. idSoftware, 1500 N. Greenville Ave.
12. Infosys, 2400 N. Glenville
13. Lennox International, 2100 Lake Park Dr.
14. Qorvo\*, 500 W. Renner Rd.
15. Raytheon\*, 1717 E. CityLine. Dr.
16. RealPage, 2201 Lakeside Blvd.
17. Collins Aerospace, 3200 E. Renner Rd.
18. State Farm Insurance\*, 1150 State St.
19. Steward Health Care, 2375 N. Glenville
20. Texas Capital Bank\*, 2350 Lakeside Blvd.
21. Texas Instruments RFAB1 and RFAB2, 300 W. Renner Rd.
22. Travelers Insurance, 1301 E. Collins Blvd.
23. United Healthcare\*, 1311 W. President George Bush Turnpike
24. Celestica, 2811 Telecom Pkwy.
25. Yahoo!, 1680 N. Glenville Dr.

\*Multiple locations in Richardson

## Points of Interest

1. Alamo Drafthouse, 100 S. Central Expressway
2. Charles W Eisemann Center, 2351 Performance Dr.
3. City Hall, Public Library, 411 W. Arapaho Rd.
4. Methodist Richardson Medical Center Bush Renner Campus
5. Methodist Richardson Medical Center Cambell Campus, 401 W. Campbell
6. City Public Safety Complex, NE corner of Greeville Ave. and Belt Line Rd.
7. Richardson Chamber of Commerce, 411 Belle Grove Dr.
8. Richardson Independent School District HQ, 400 S. Greenville Ave.
9. Richardson Restaurant Park, NE corner of 75 and Floyd Rd.
10. The CORE District - Chinatown Downtown, Interurban, Lockwood Heights
11. Richardson IQHQ - 1302 E. Collins Blvd.
12. Temporary City Hall, 2360 Campbell Creek Blvd.

## Major Retail Centers

1. 11 Creeks, 2701 Custer Pkwy
2. Arapaho Village, 819 W. Arapaho Rd.
3. Buckingham Place, 1332 S. Plano Rd.
4. DFW Chinatown, 400 N. Greenville Ave.
5. Cityline Market, 1401 E. Renner at N. Piano Rd.
6. Custer Crossing , NWC Renner at Custer Pkwy
7. Dai-Rich Towne Square, 101 S. Coit Rd.
8. Lennox Center, 1310 W. Campbell/2106 N. Coit Rd.
9. Pavillon East Shopping Center, 1301-1401 W. Campbell at Coit Rd.
10. Promenade North 620-980 N. Coit Rd.
11. Promenade South, 160 N. Coit Rd.
12. Richardson Heights, 101 S. Central Expressway
13. Richardson Plaza, 110 W. Campbell
14. Richardson Square Mall, 501 S. Plano Rd.
15. Richland Meadows , 536 Centennial Blvd.
16. Richland Village, 1310-1396 E. Belt Line
17. Richwood Center, 2105-2193 E. Buckingham Rd.

## Full Service Hotels

1. Doubletree by Hilton Hotel, 1981 N. Central Expressway
2. Drury Hotel, Cityline Dr.
3. Hilton Garden Inn, 1001 W. Pres. Geo. Bush Turnpike
4. Holiday Inn, 1655 N. Central Expressway
5. Renaissance Dallas/Richarson Hotel, 900 E. Lookout Dr.



Electric Substation



Fire station

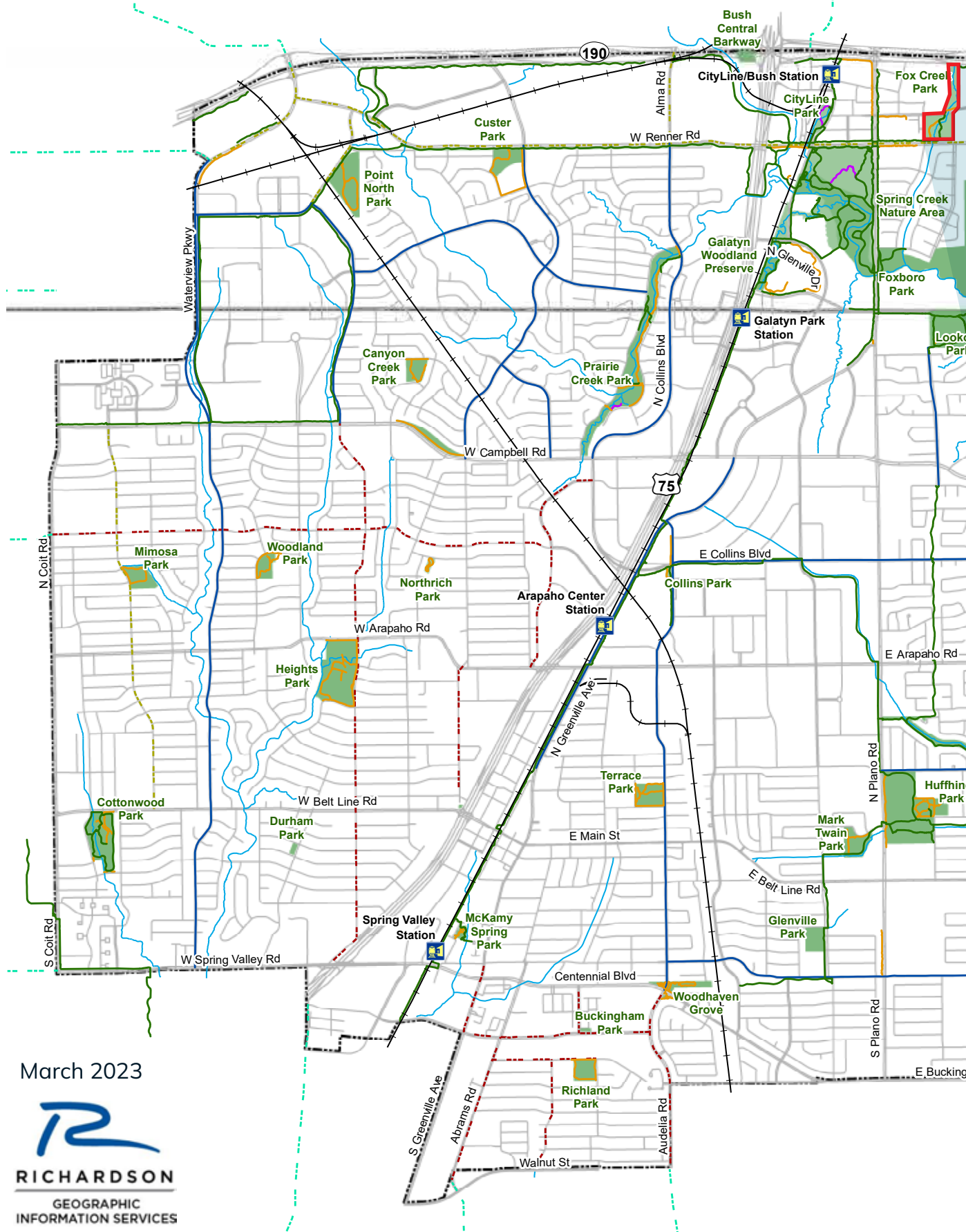
UTD Campus

Richardson Innovation Quarters® (The IQ®)

CORE District



# RICHARDSON PARKS AND TRAILS







## Legend



DART Station

Creek

Railroad

Street

City Limit

County Line

Parks

## Trail

Hiking

Multi-Use

Walking

## Bike Route

Bicycle Lane

Other City Routes

Share The Road

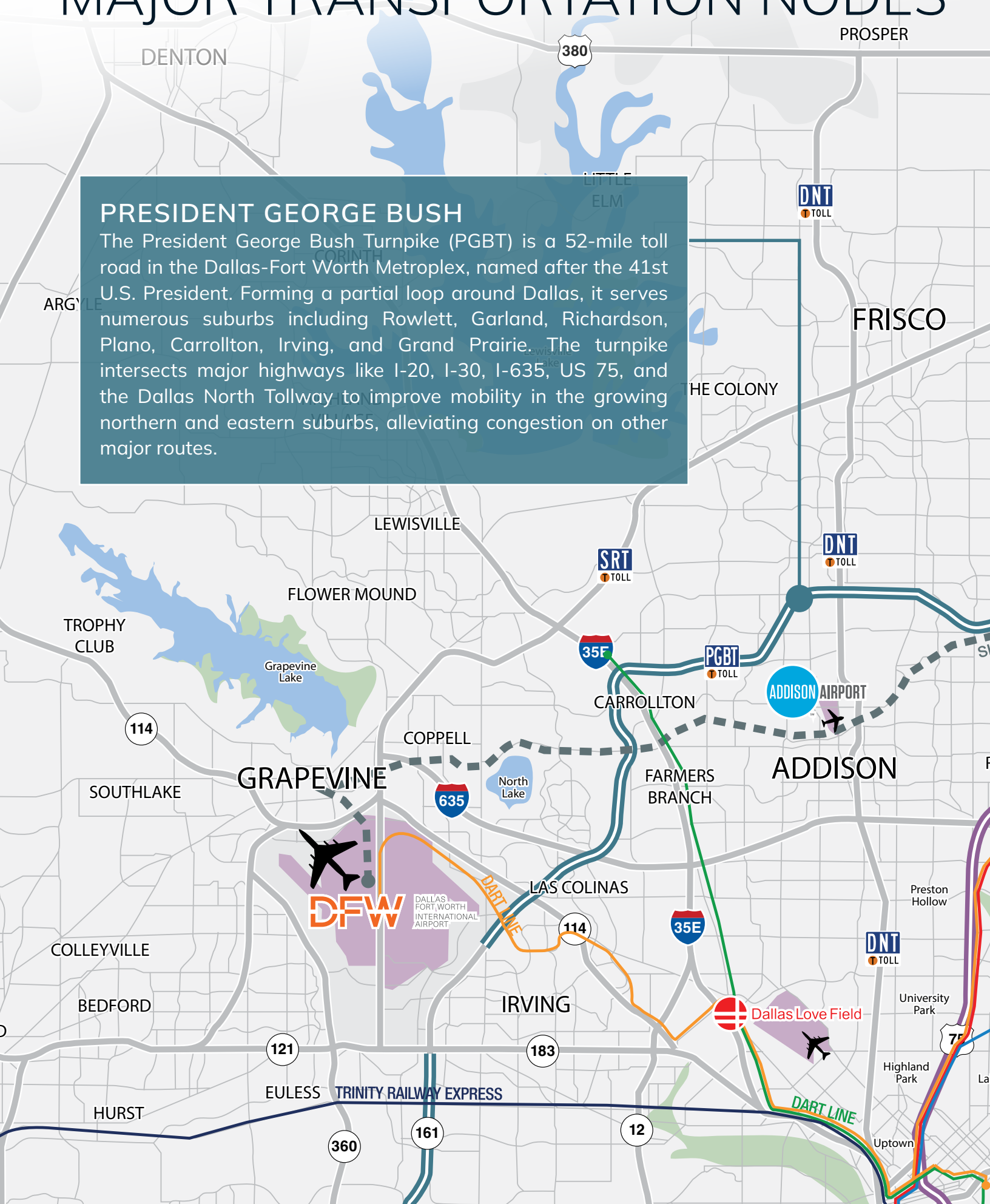
Signed Route



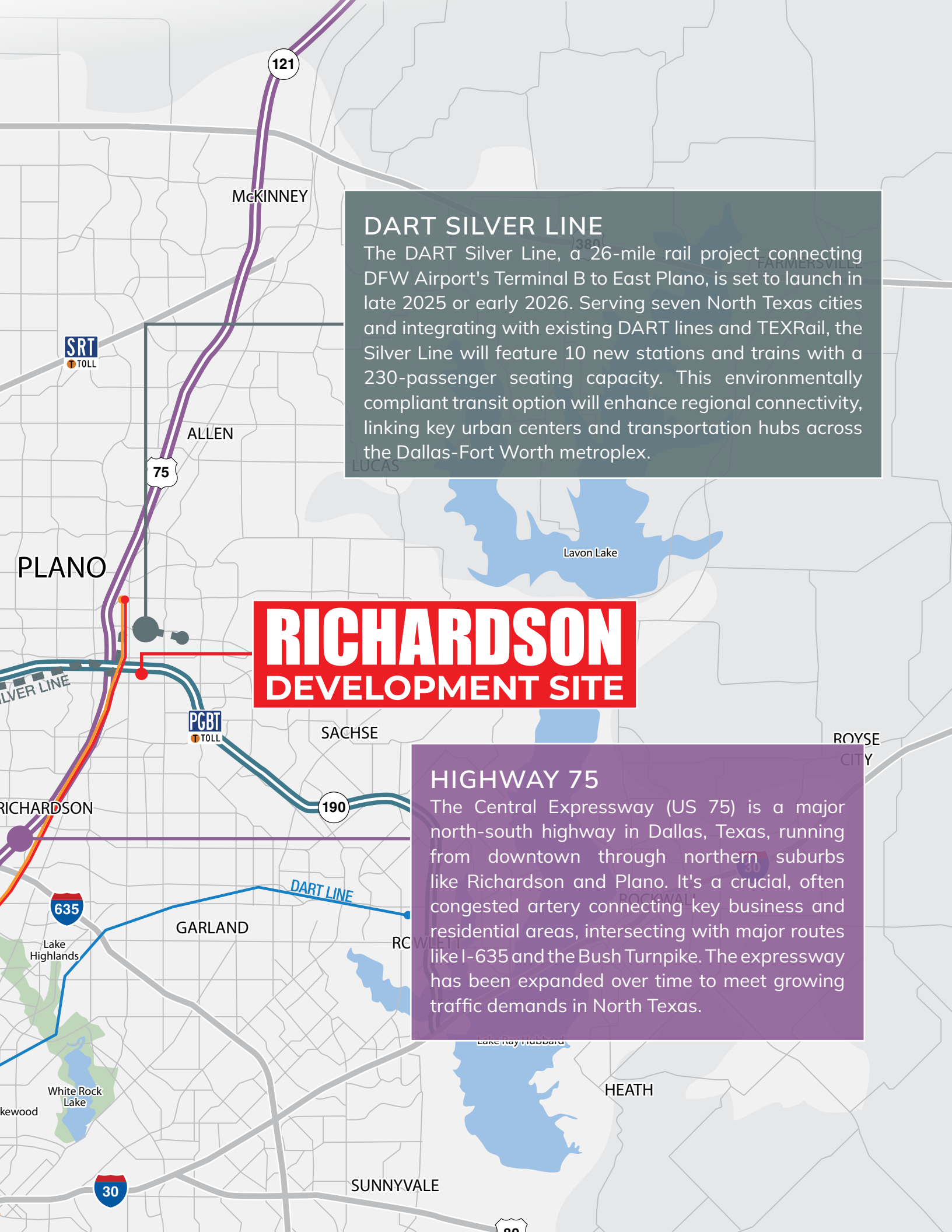
# MAJOR TRANSPORTATION NODES

## PRESIDENT GEORGE BUSH

The President George Bush Turnpike (PGBT) is a 52-mile toll road in the Dallas-Fort Worth Metroplex, named after the 41st U.S. President. Forming a partial loop around Dallas, it serves numerous suburbs including Rowlett, Garland, Richardson, Plano, Carrollton, Irving, and Grand Prairie. The turnpike intersects major highways like I-20, I-30, I-635, US 75, and the Dallas North Tollway to improve mobility in the growing northern and eastern suburbs, alleviating congestion on other major routes.







## DART SILVER LINE

The DART Silver Line, a 26-mile rail project connecting DFW Airport's Terminal B to East Plano, is set to launch in late 2025 or early 2026. Serving seven North Texas cities and integrating with existing DART lines and TEXRail, the Silver Line will feature 10 new stations and trains with a 230-passenger seating capacity. This environmentally compliant transit option will enhance regional connectivity, linking key urban centers and transportation hubs across the Dallas-Fort Worth metroplex.

## RICHARDSON DEVELOPMENT SITE

## HIGHWAY 75

The Central Expressway (US 75) is a major north-south highway in Dallas, Texas, running from downtown through northern suburbs like Richardson and Plano. It's a crucial, often congested artery connecting key business and residential areas, intersecting with major routes like I-635 and the Bush Turnpike. The expressway has been expanded over time to meet growing traffic demands in North Texas.



# THRIVING DFW ECONOMY

With a population of 8.2 million residents, the Dallas/Fort Worth (DFW) Metroplex ranks as the 4th largest metro area in the country. A perennial national leader in population and employment growth, Dallas has become a sought-after city for all ages given its centralized location, growing job market, high-quality of life and low cost of living. As one of the nation's top economic performers, DFW is a thriving city with a young, highly-educated and vibrant population that attracts businesses and visitors alike – so much so that the area's population growth rate from 2024-2029 is projected to be nearly four times the national average. The continued influx of corporate relocations and strong economic climate led it to be the leading metro in commercial real estate sales volume in 2023, according to Real Capital Analytics.





# THE DFW STORY



## LEADING PRO-BUSINESS ENVIRONMENT

#1 State for doing business  
20 years in a row

Source: *CEO Magazine*



## FAVORABLE TAX CLIMATE

0% State & Local  
income tax



## HIGH-QUALITY OF LIFE

Driven by vast  
entertainment options,  
outdoor recreation, and  
affordability



## #1 REAL ESTATE MARKET TO WATCH FOR 2025

Source: *PwC, ULI*



## LOW COST OF DOING BUSINESS

Score of 102 for Dallas  
Score of 97 for Fort Worth  
(U.S. avg = 100.00)

Source: *Moody's*



## CRITICAL MASS OF HEADQUARTERS & REGIONAL OFFICES

222+ corporate headquarter  
relocations since 2010

Source: *Dallas Regional Chamber*



## MAGNET FOR TOP TALENT IN THE U.S.

Strong wages and low cost of living  
create an attractive employment base



## #1 MSA FOR PROJECTED POPULATION GROWTH

615,659 new residents projected  
over the next 5 years

Source: *ESRI*



# NATION-LEADING EMPLOYMENT GROWTH



**#1**

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



**1.5%**

GROWTH IN TOTAL  
NON-FARM EMPLOYMENT  
*(from November 2023 to  
November 2024)*



**4,426,703**

PERSON WORKFORCE,  
New York, Los Angeles,  
and Chicago



**#2**

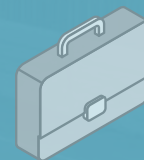
LARGEST FINANCE HUB  
IN THE UNITED STATES



**#2**

IN THE COUNTRY FOR  
NET JOB GROWTH

*(64,500 jobs added  
from November 2023  
to November 2024)*

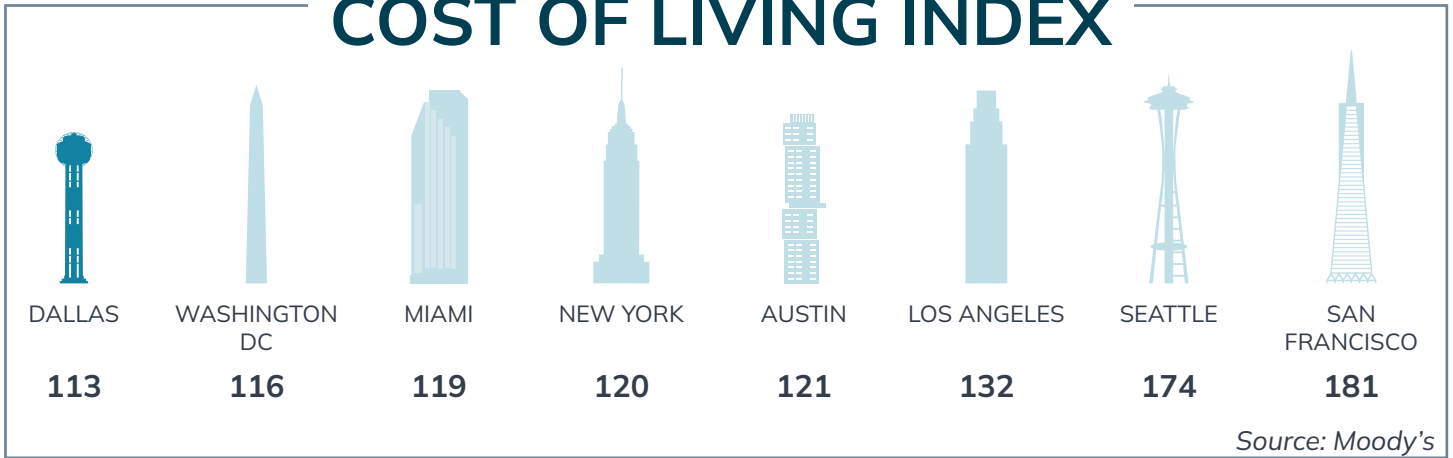


**#1**

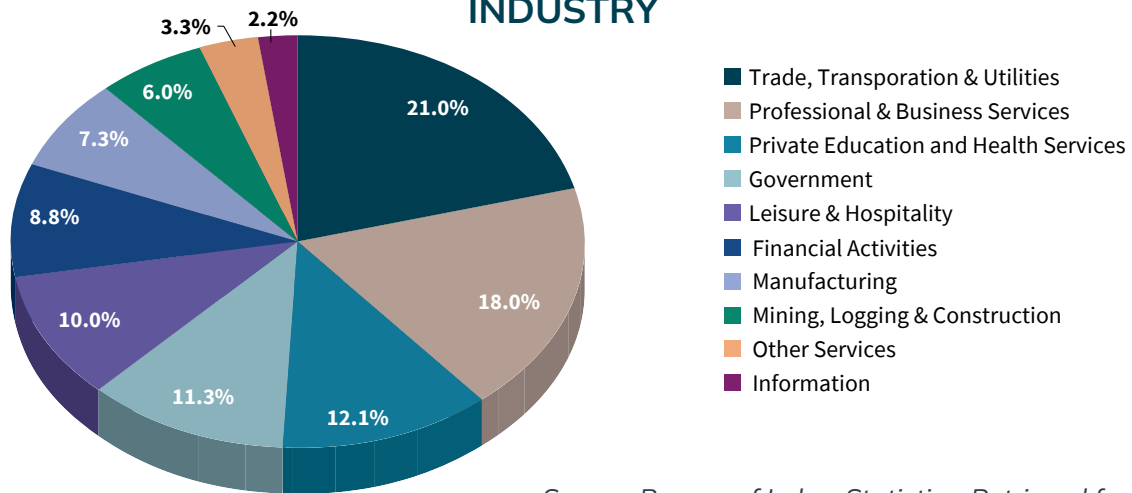
CITY FOR CORPORATE  
HQ RELOCATIONS  
IN THE U.S.



# COST OF LIVING INDEX



## DALLAS-FORT WORTH EMPLOYMENT BY INDUSTRY



Source: Bureau of Labor Statistics, Retrieved from FRED

## DALLAS-FORT WORTH JOB GAINS

### 12-MONTH JOB GAINS TO NOVEMBER 2024

Net Thousand Job Additions | Percent Growth



DALLAS-FORT WORTH

**65 | 1.5%**



LOS ANGELES

**61 | 1.0%**



NEW YORK

**139 | 1.4%**

Source: ESRI



# TOP-RANKED POPULATION GROWTH



418 NEW RESIDENTS ADDED  
TO THE DALLAS REGION  
EACH DAY

**34%** Natural Increase | **66%** Net Migration

Source: U.S. Census



**28.3% POPULATION  
GROWTH**

from 2010-2024 out pacing  
the U.S. Average of 9.48%

Source: ESRI



**615,659 PROJECTED NEW  
RESIDENTS BY 2029**

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

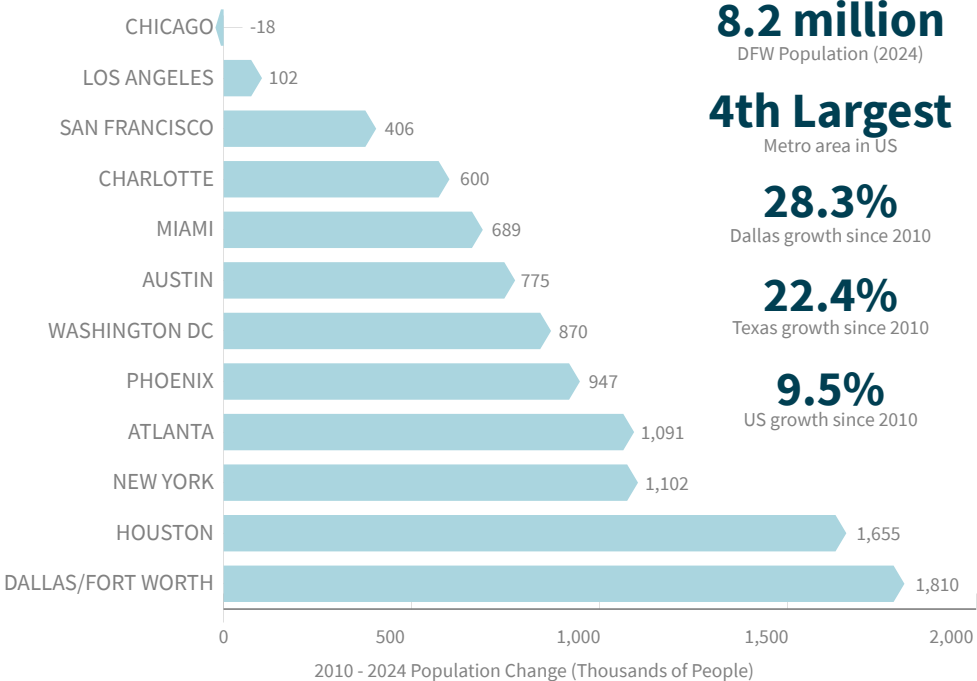
Source: ESRI



**PROJECTED TO  
SURPASS CHICAGO  
AS THE 3RD LARGEST  
METRO BY 2032**

Source: Oxford Economics

## #1 METRO FOR POPULATION GROWTH



**8.2 million**  
DFW Population (2024)

**4th Largest**  
Metro area in US

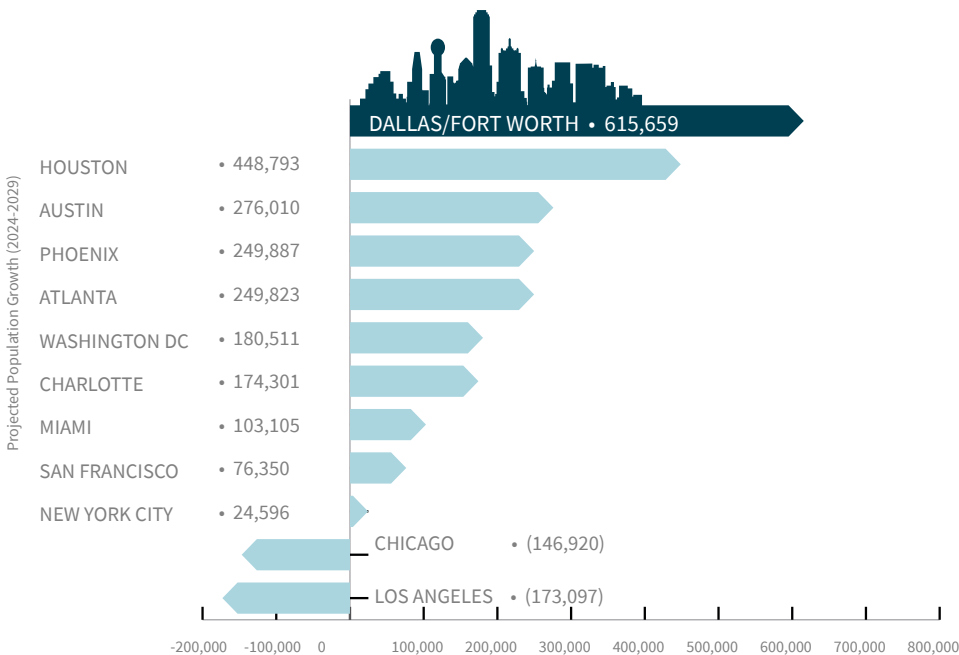
**28.3%**  
Dallas growth since 2010

**22.4%**  
Texas growth since 2010

**9.5%**  
US growth since 2010

Source: ESRI

## NATION-LEADING POSITION IN PROJECTED POPULATION GROWTH



Source: ESRI



# DALLAS/FORT WORTH RELOCATIONS

222+

Corporate  
Headquarter  
Relocations to  
DFW Since 2010

DFW  
IS HOME TO

24 Fortune  
500 Companies  
49 Fortune  
1000 Companies

DFW HOSTS  
ONE OF  
FORTUNE'S  
TOP 10  
COMPANIES



TOYOTA

Raytheon

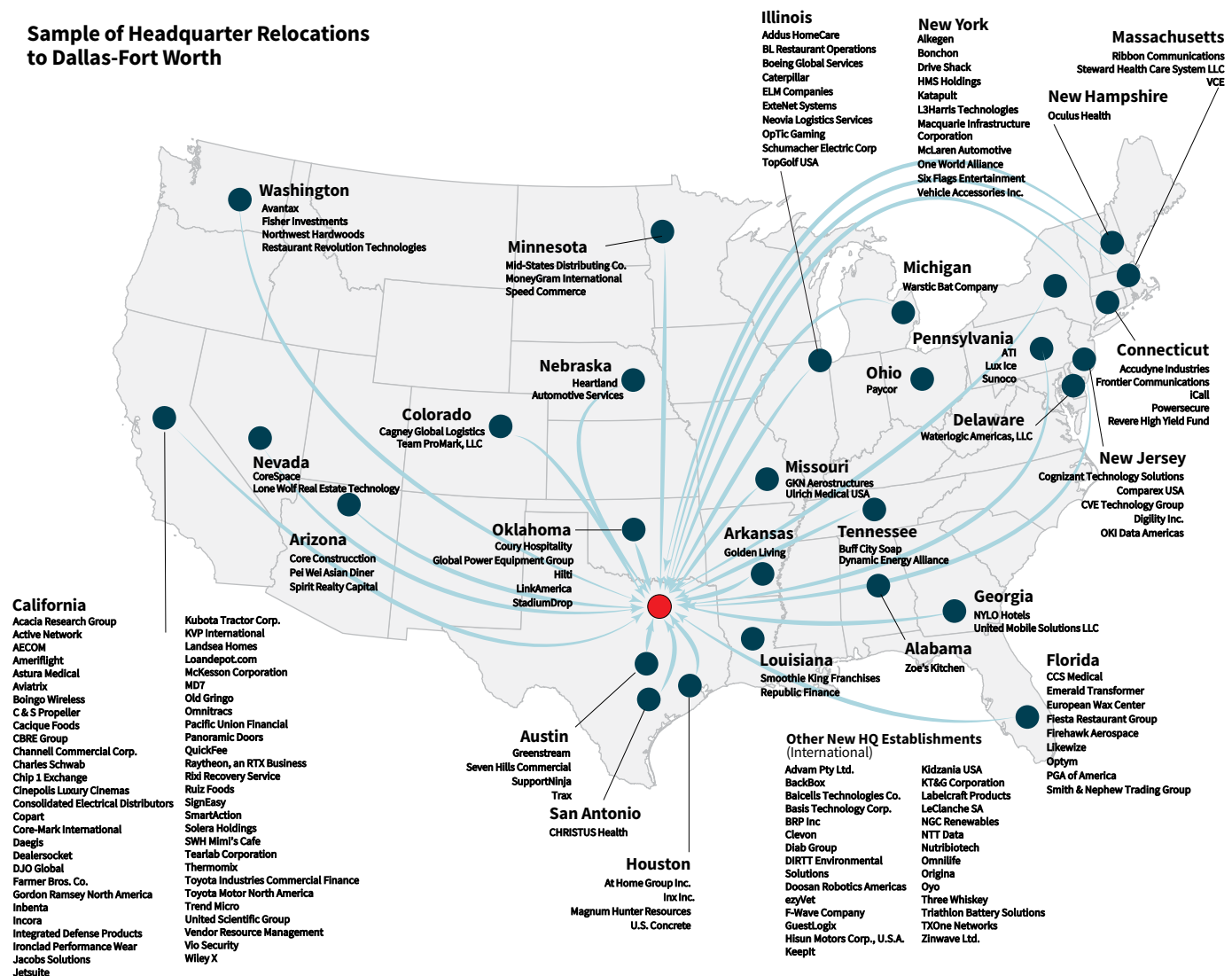
McKESSON



TEXAS  
INSTRUMENTS



Sample of Headquarter Relocations  
to Dallas-Fort Worth



Source: Dallas Regional Chamber, JLL Research, Forbes



# RICHARDSON DEVELOPMENT SITE

## CONTACTS:

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