

CITY

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.



RICHARDSON DEVELOPMENT SITE



ISTER
UNITS

**Raytheon
Technologies**
1,800 Employees

FOX
CREEK PARK

- MULTI-FAMILY
- OFFICE
- RETAIL
- HOTEL





CITY LINE

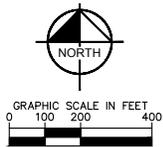
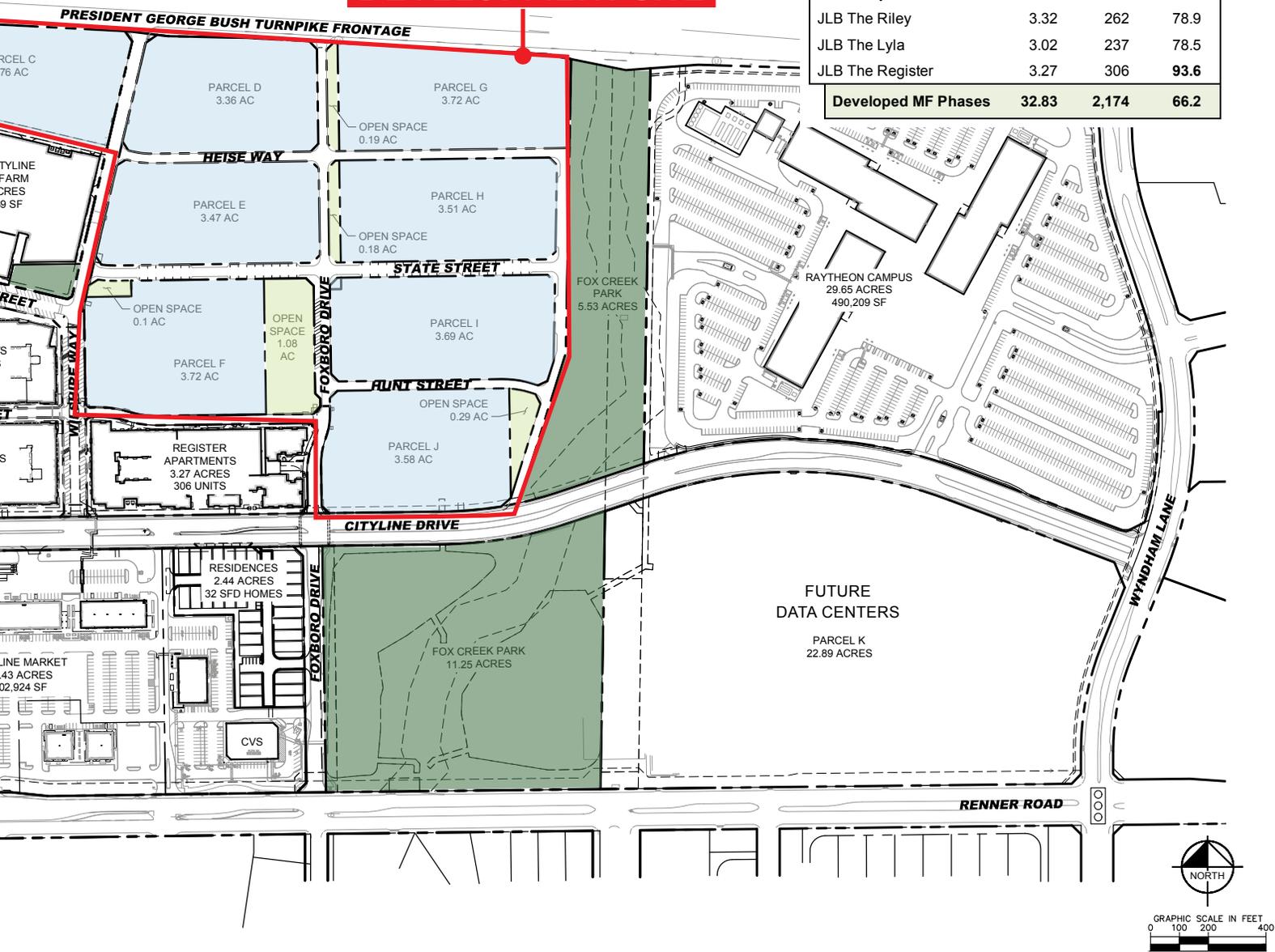


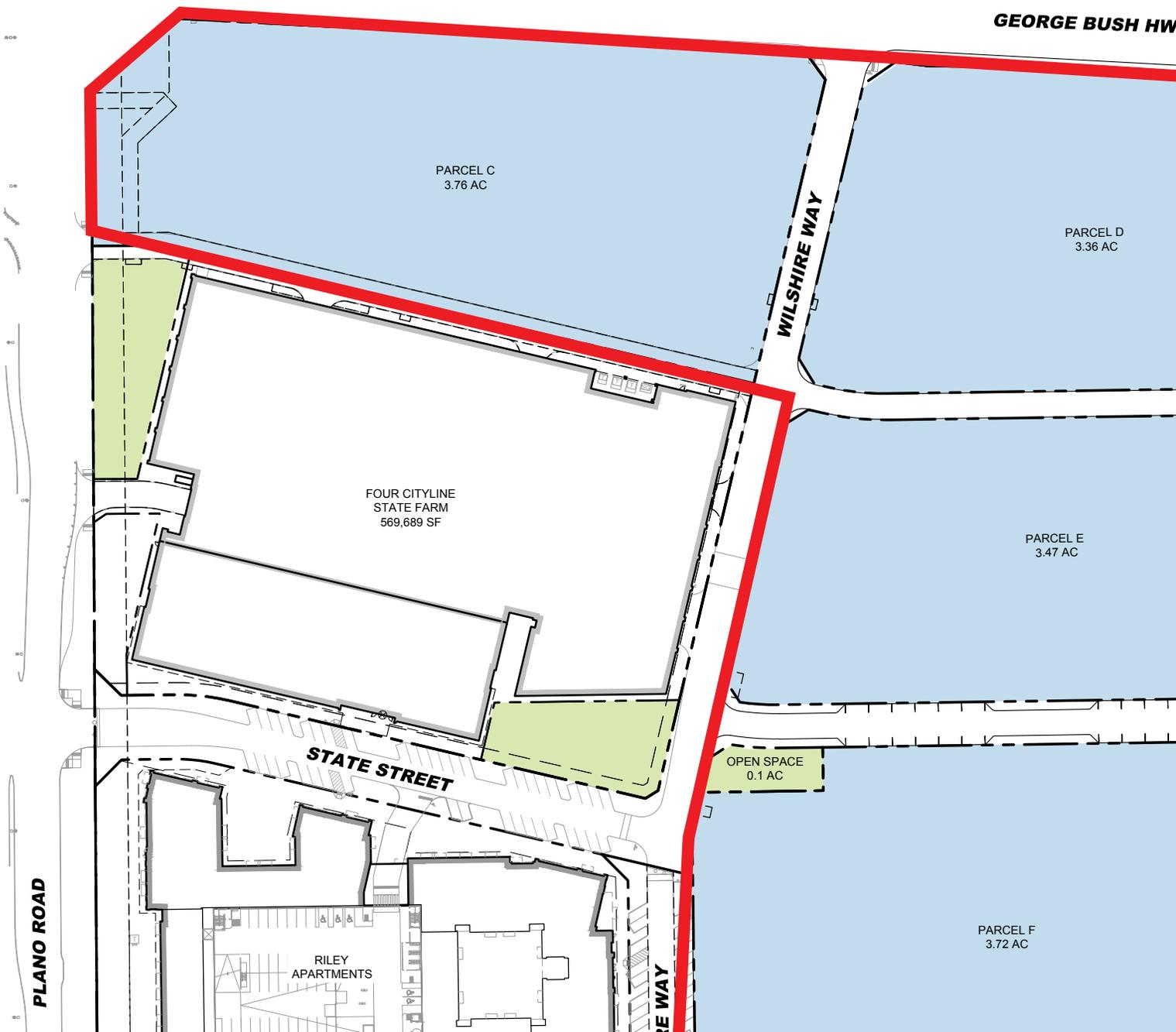


CityLine Residential Unit Availability Multifamily Planning Maximized					
Parcels To be Developed	Mandatory Green Space	Net Build Acres	Total Parcel Acres	Planned Unit Density/Ac.	Maximum Units/ Parcel
Multifamily					
Parcel D	0	3.36	3.36	90	303
Parcel E	0	3.47	3.47	91	316
Parcel F	1.18	3.72	4.9	94	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
Sub-Totals	1.86	25.05	26.91		2295
Non-Multifamily Uses					
Parcel C	0	3.76	3.76		
Totals	1.86	28.81	30.67		

RICHARDSON DEVELOPMENT SITE

Developed MF Projects	Net Acres	Units	Units / Acre
JLB Anthem	3.20	233	72.8
JLB Bell CityLine	3.10	299	96.5
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	93.6
Developed MF Phases	32.83	2,174	66.2





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Y (FRONTAGE)



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



WITHIN A
5-MILE
RADIUS



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

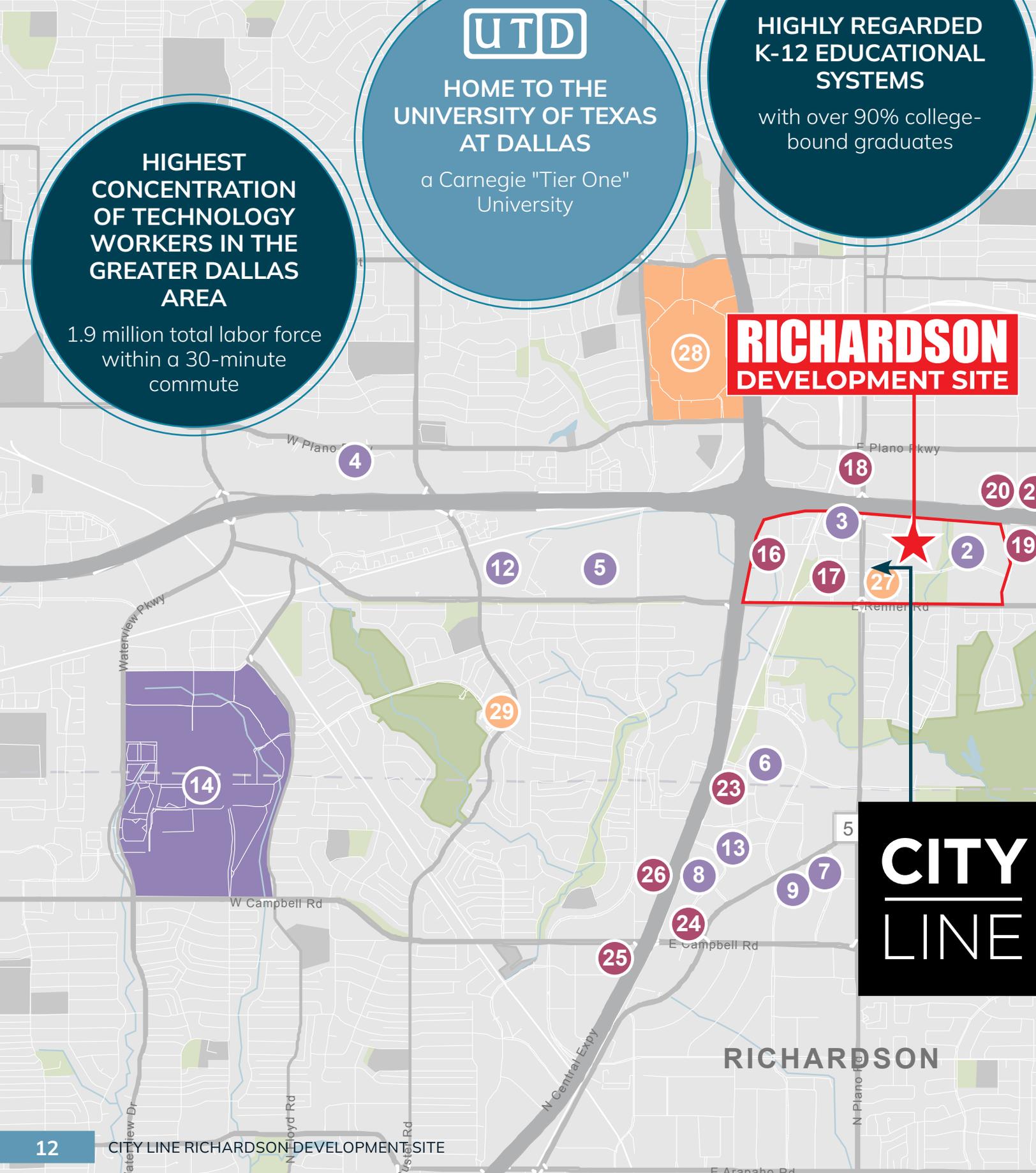
WHY RICHARDSON

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

RICHARDSON DEVELOPMENT SITE



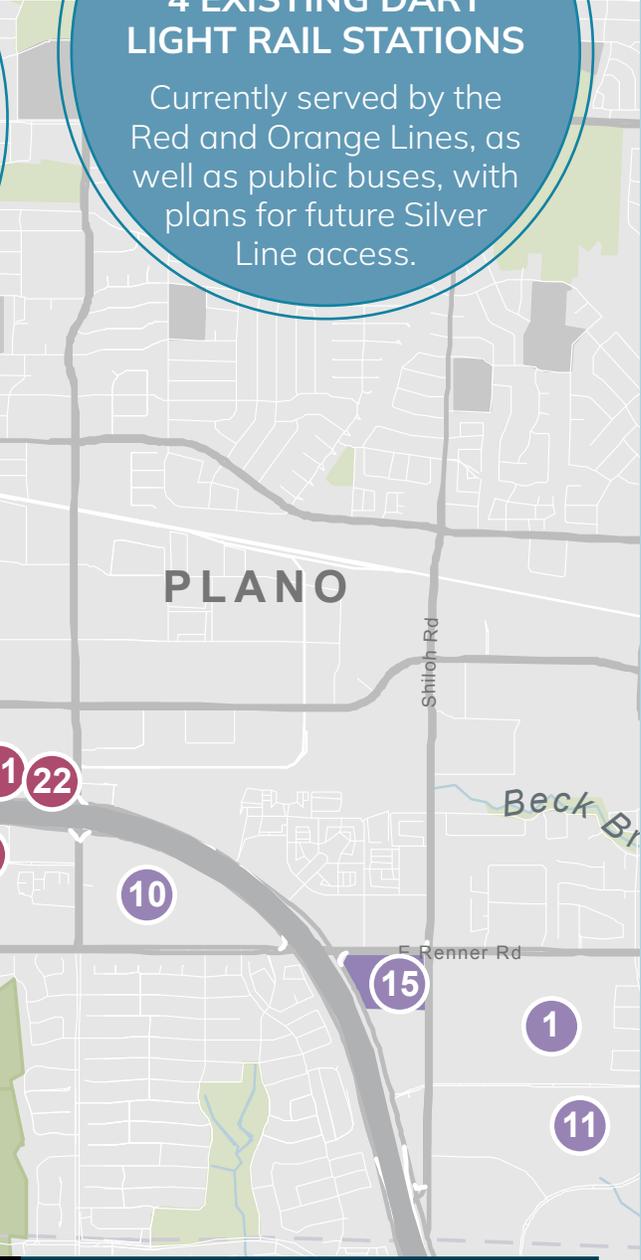
CITY LINE

RICHARDSON



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.



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

TEXAS INSTRUMENTS
1,800 Employees

CANYON CREEK GOLF COURSE



246,848 VPD



CITY LINE

RICHARDSON DEVELOPMENT SITE



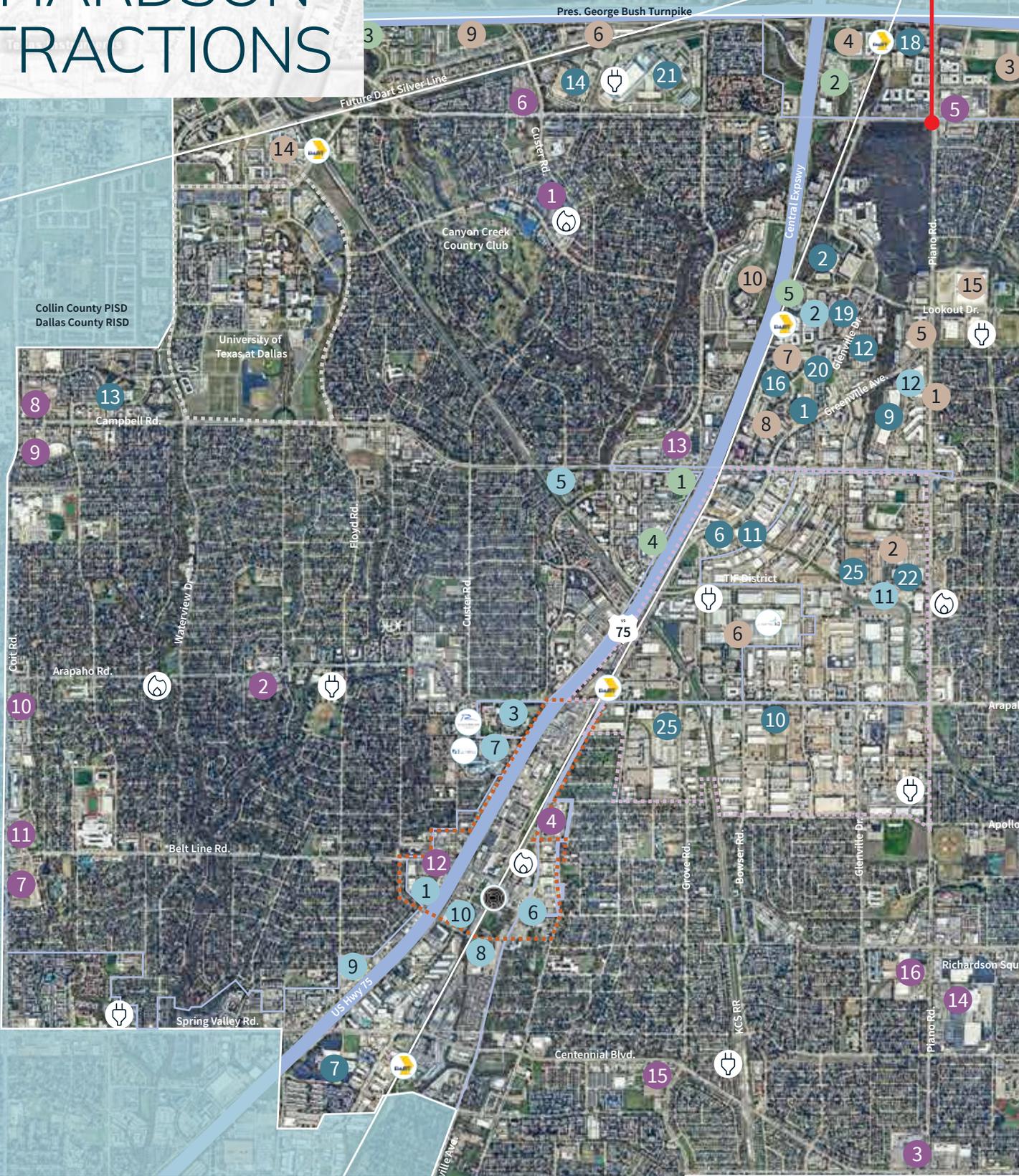
168,933 VPD



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

Garland

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 Greenville 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. Pavillion 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



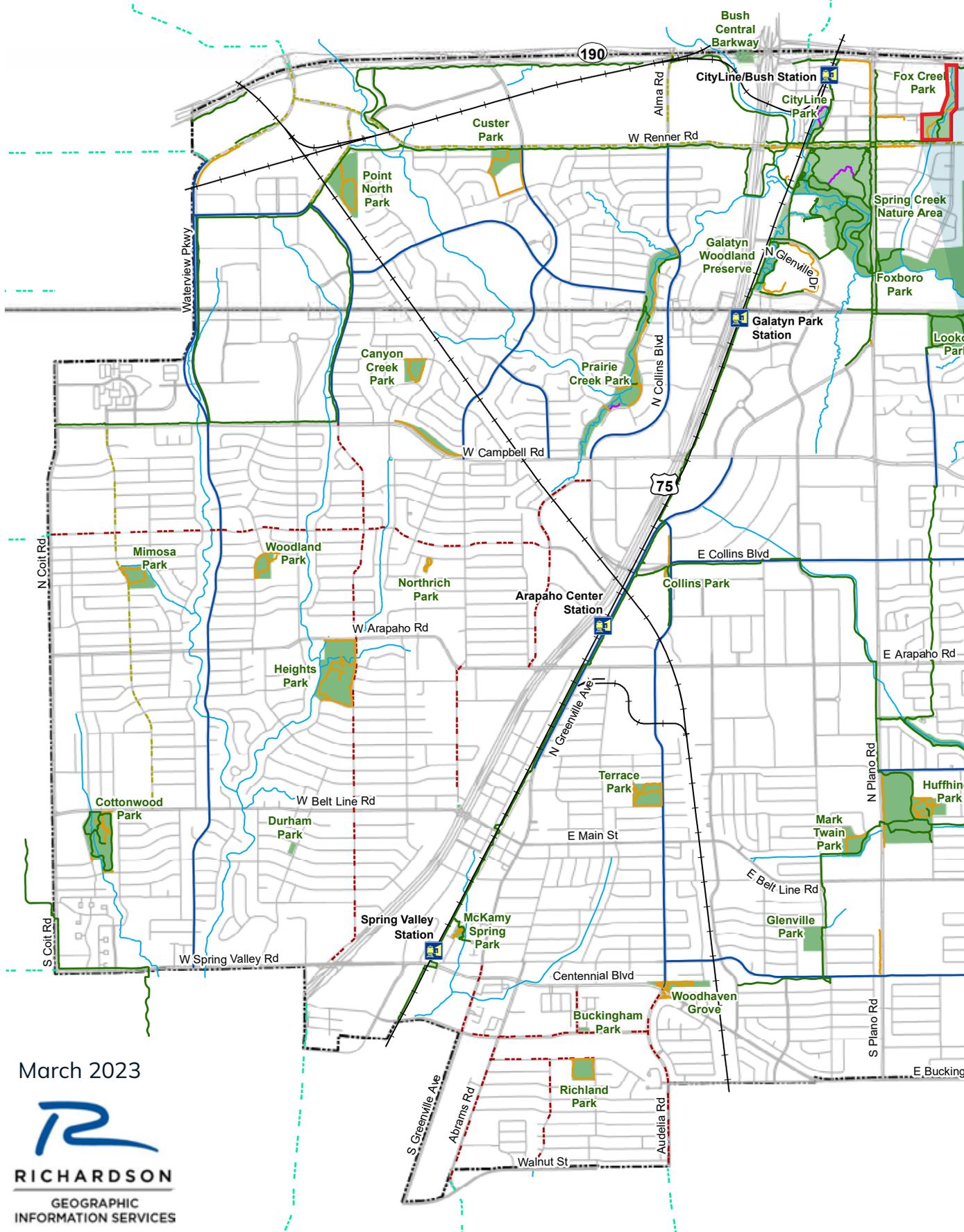
Fire station

..... UTD Campus

..... Richardson Innovation Quarters® (The IQ®)

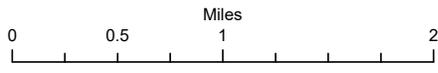
..... CORE District

RICHARDSON PARKS AND TRAILS



March 2023





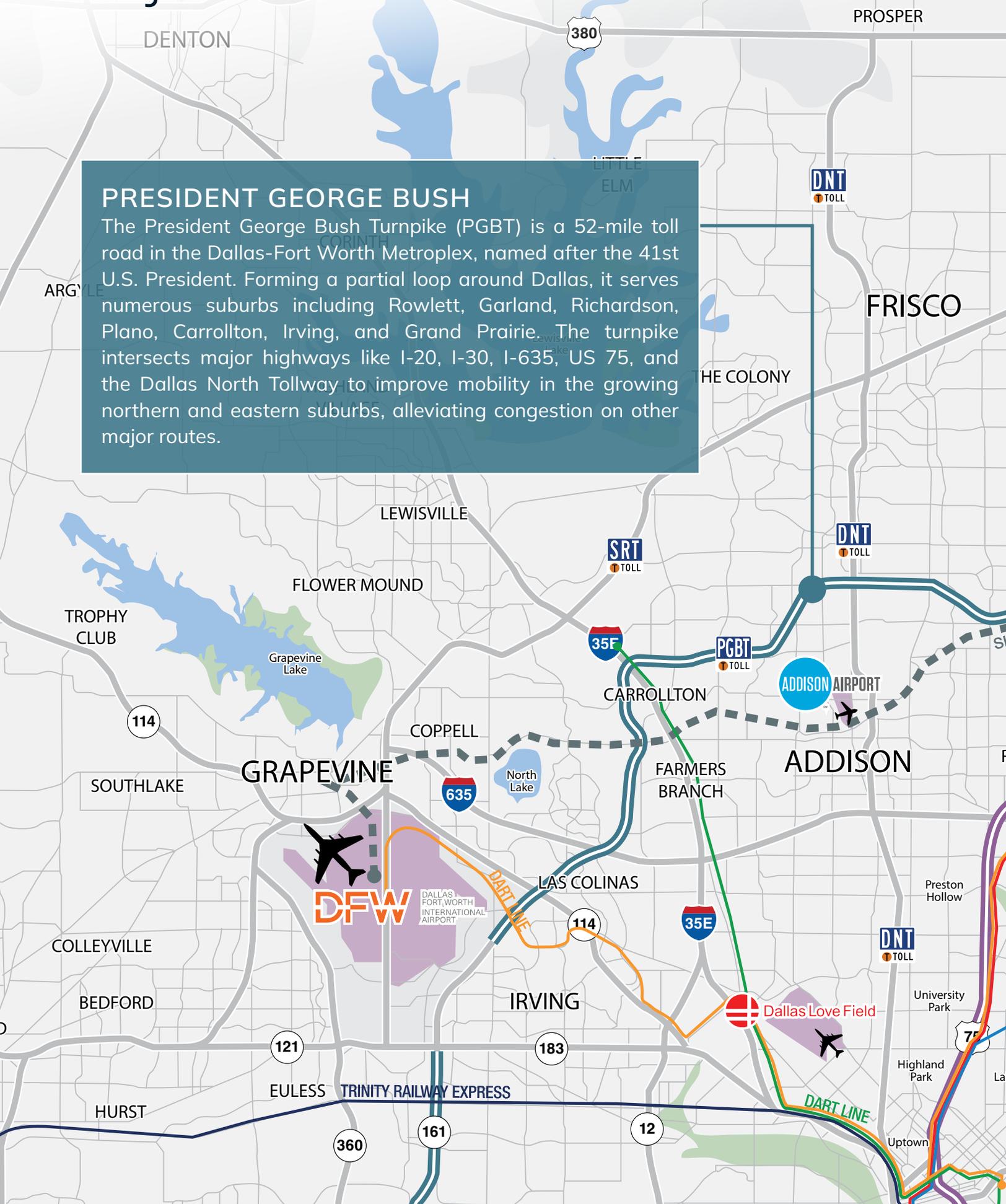
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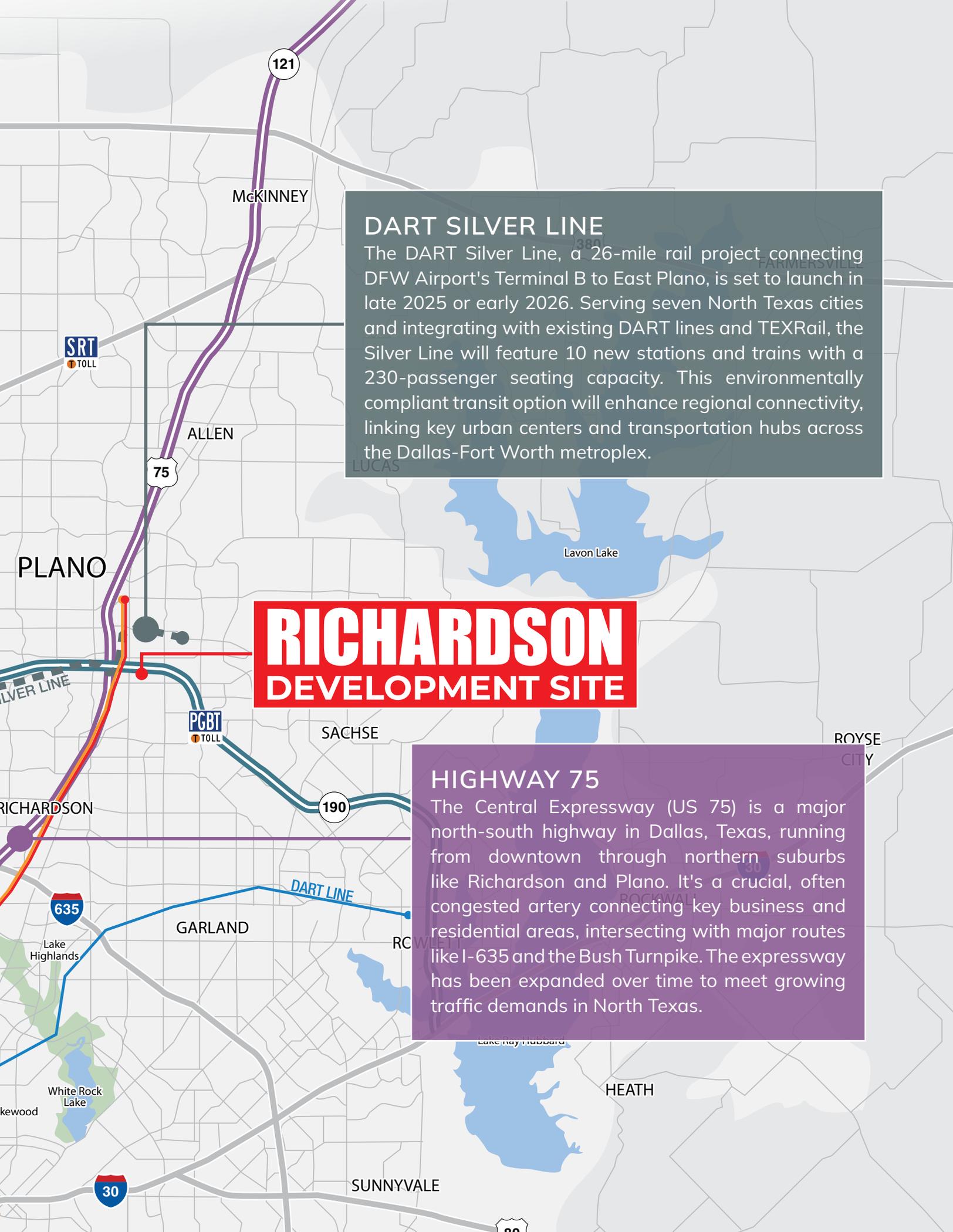
- | | | |
|--------------|--------------|-------------------|
| DART Station | Trail | Bike Route |
| Creek | Hiking | Bicycle Lane |
| Railroad | Multi-Use | Other City Routes |
| Street | Walking | Share The Road |
| City Limit | | Signed Route |
| County Line | | |
| Parks | | |

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

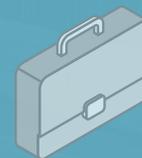
LARGEST FINANCE HUB
IN THE UNITED STATES



#2

IN THE COUNTRY FOR
NET JOB GROWTH

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



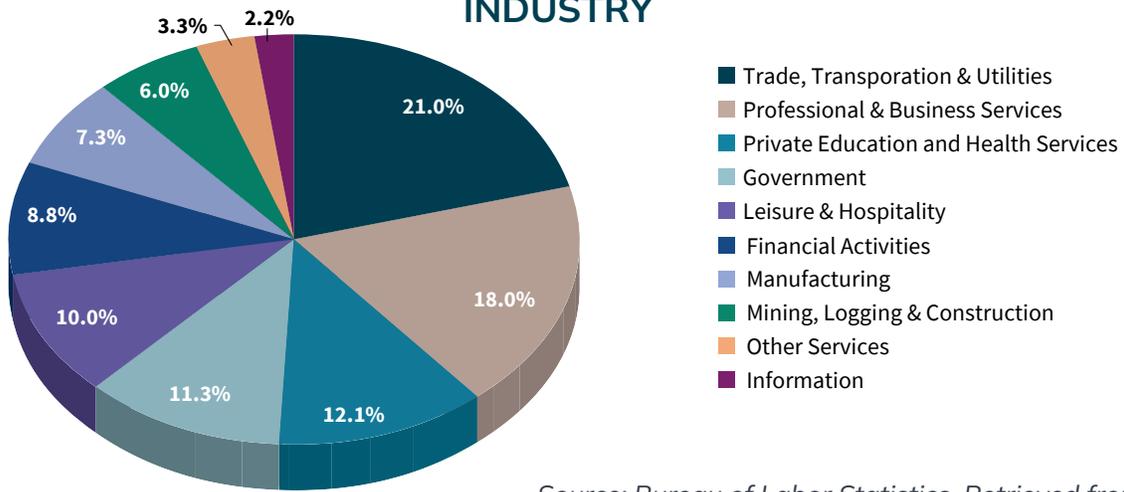
#1

CITY FOR CORPORATE
HQ RELOCATIONS
IN THE U.S.

COST OF LIVING INDEX



DALLAS-FORT WORTH EMPLOYMENT BY INDUSTRY



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

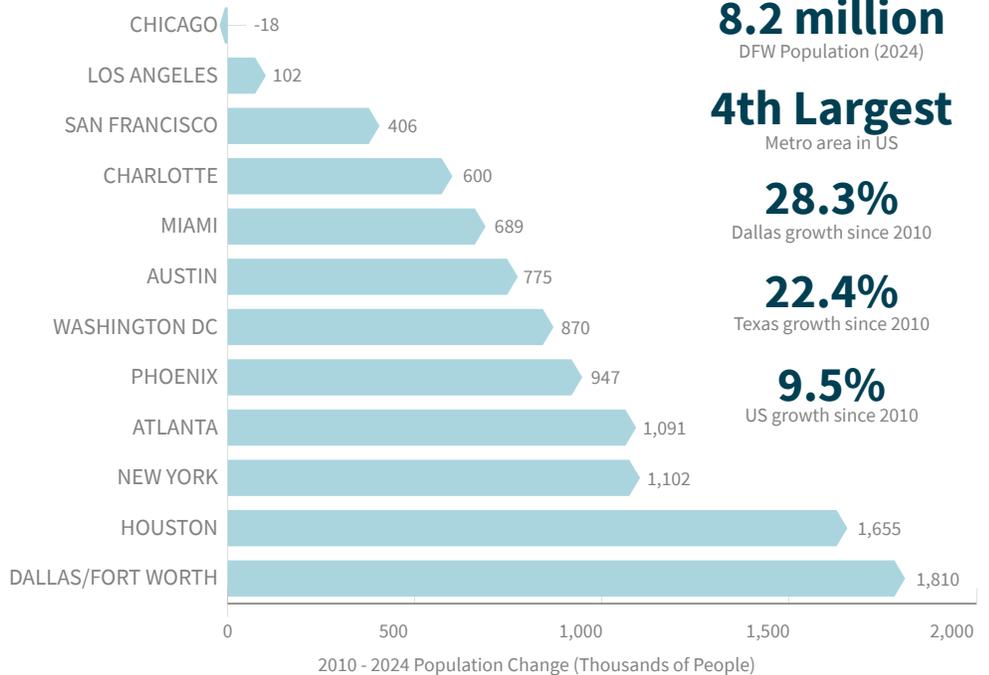
Source: ESRI



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

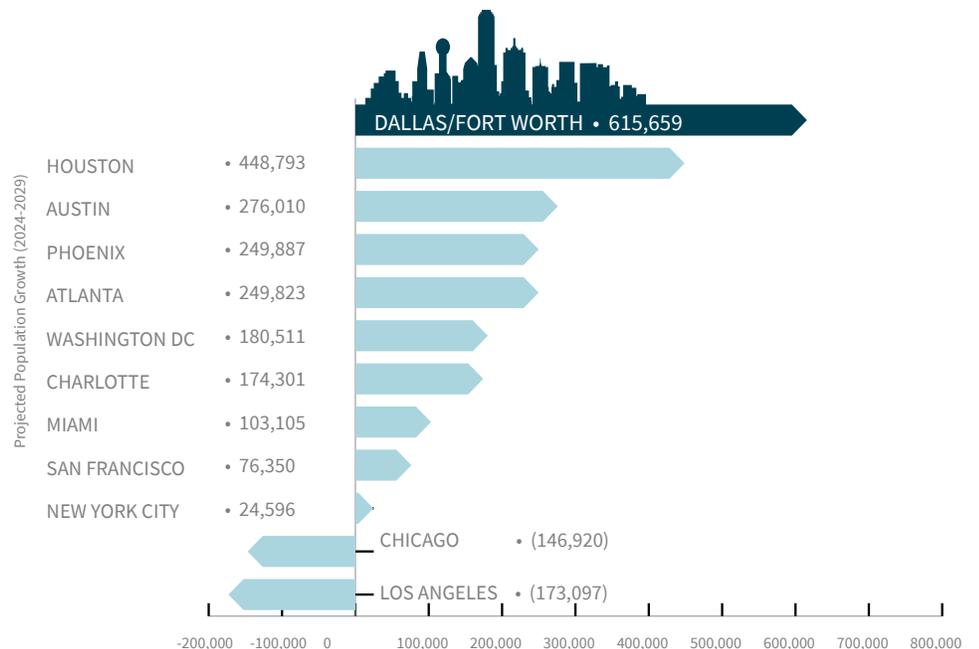
28.3% Dallas growth since 2010

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

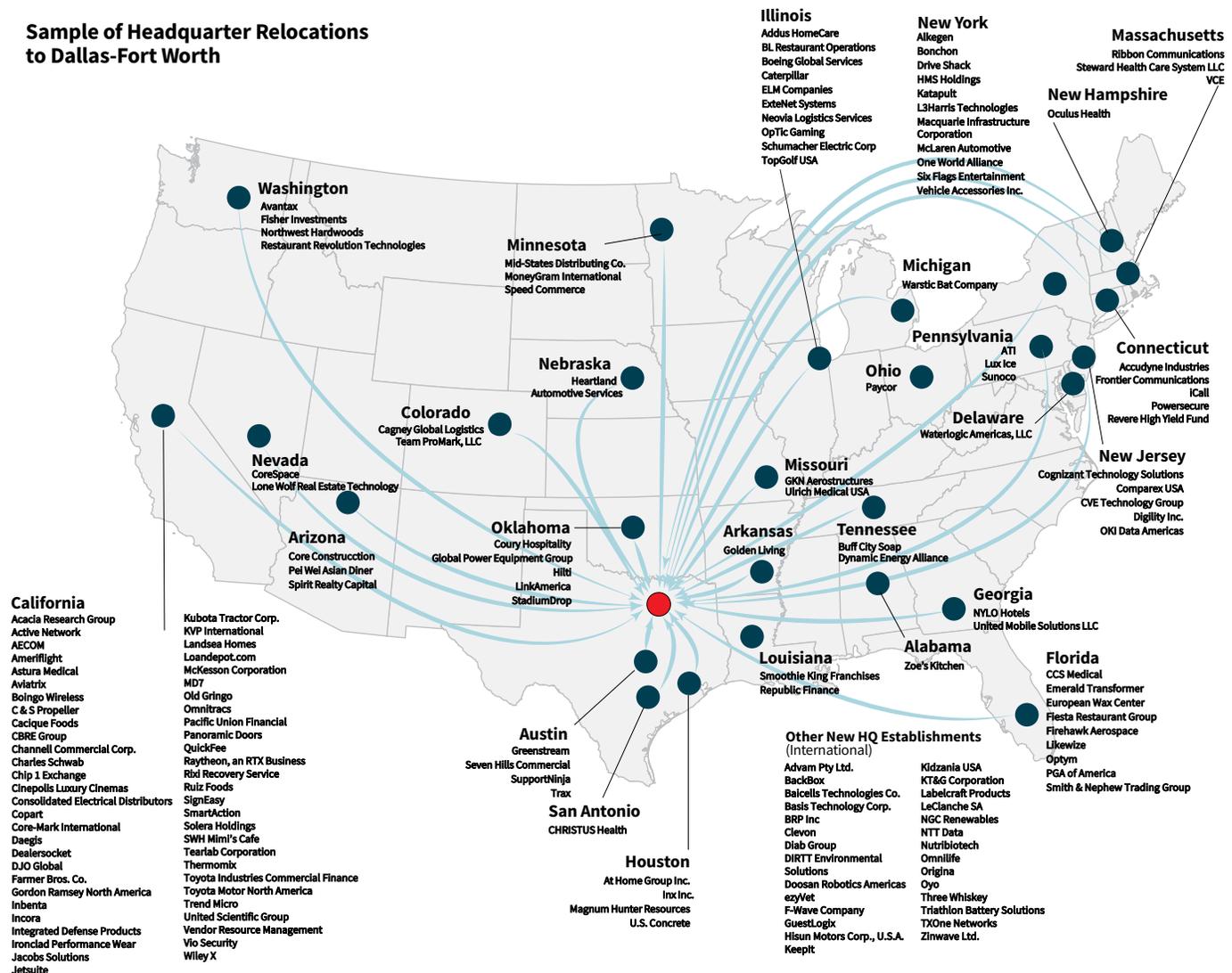
McKesson



TEXAS
INSTRUMENTS



Sample of Headquarter Relocations to Dallas-Fort Worth



RICHARDSON DEVELOPMENT SITE

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