



ARTS DISTRICT

DEVELOPMENT SITE

— DALLAS, TEXAS —



ARTS DISTRICT

DEVELOPMENT SITE



250 FEET TO
DART STATION

DART

ROUTH STREET

EXECUTIVE SUMMARY

Jones Lang LaSalle Americas, Inc is pleased to present the rare opportunity to acquire a 7.9 acre development site, consisting of multiple parcels, generally located at 1085 Routh Street in the heart of The Downtown Dallas Arts District.

The Dallas Arts District is home to some of the most renowned cultural institutions in Dallas, including the Winspear Opera House, Meyerson Symphony Center, Dallas Museum of Art. Being in close proximity to these institutions allows you to immerse yourself in art, history, and culture on a regular basis.

This site is conveniently located in Downtown Dallas, providing easy access to the city's business district in both Uptown and Downtown, extensive employment opportunities, and an abundance of highly coveted amenities in the Dallas area including Klyde Warren Park, fine dining restaurants, retail, and luxury hotels.

The existing zoning classification for the Site is Central Area 1 (CA-1). CA-1 permits any institutional, commercial, or residential use that can be imagined for the subject property, including Office, Multi-family, Retail, and Hotel.



ZONING

The yard, lot and space provisions in CA-1 are the most permissive in the entire Dallas Zoning Ordinance, and include:

CA-1 Allowable Uses: office, multifamily, retail, restaurant, hotel, medical, education and parking

No minimum front, side, or rear yards (except that a minimum 10' Setback from street curb is required for sidewalks).

No maximum dwelling unit density.

Maximum floor area: 20:1 which equals 6,882,480 square feet for the 7.9 acre property

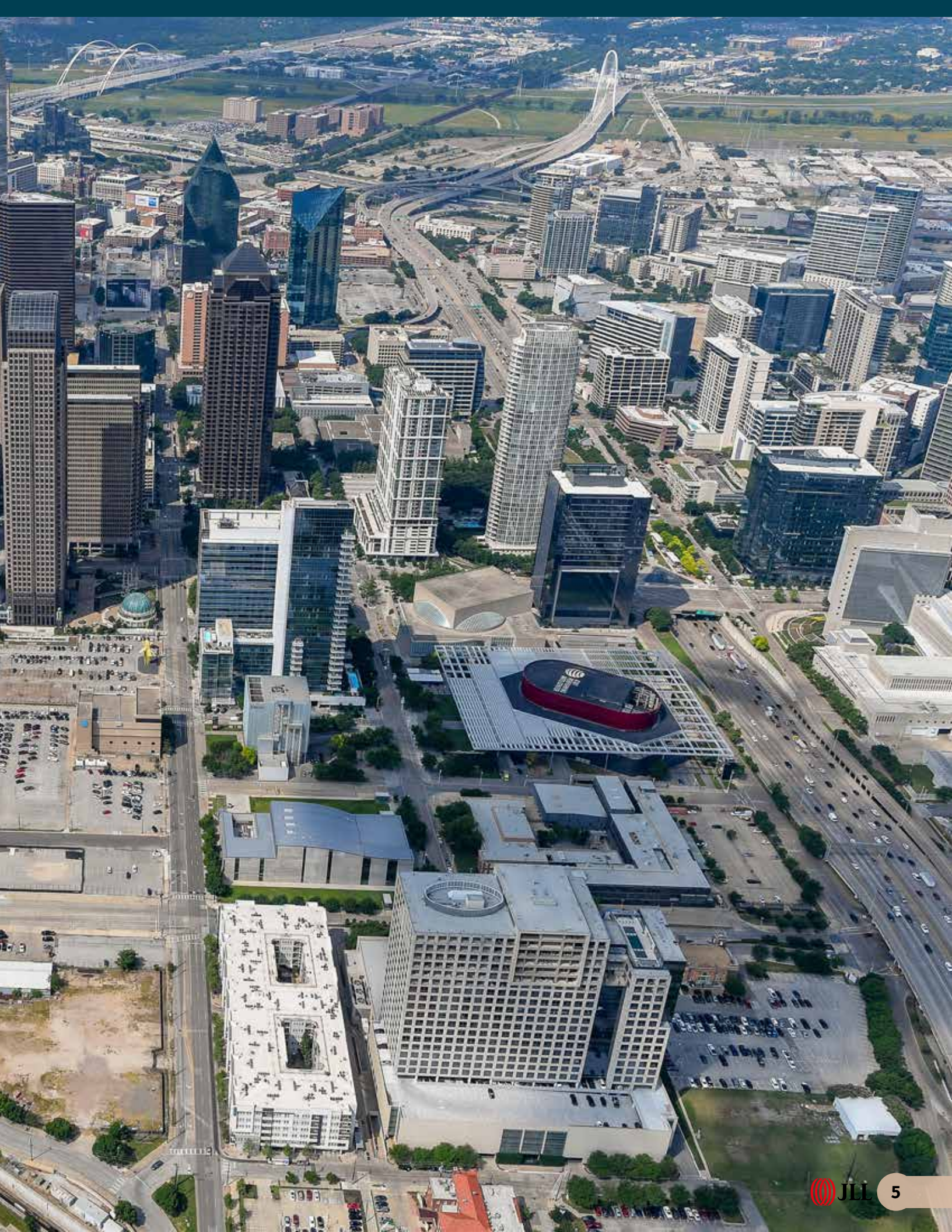
Maximum height: may be elevated to any height consistent with the Federal Aviation Administration air space limitations

Parking ratio of one space / 2,000 square feet of building area regardless of use.

100% building coverage permitted.



ARTS DISTRICT
DEVELOPMENT SITE





MEDICAL DISTRICT
3 MILE DRIVE

DESIGN DISTRICT
2 MILE DRIVE

VICTORY PARK
2 MILE DRIVE

AMERICAN AIRLINES CENTER

THE CRESCENT

AMLI FOUNTAIN PLACE

TRAMMELL CROW CENTER

ROSS TOWER

CHASE TOWER

ENERGY PLAZA

PEROT MUSEUM

FUTURE GOLDMAN SACHS HEADQUARTERS

DALLAS SYMPHONY

BRYAN TOWER

2100 ROSS

KPMG PLAZA

PLAZA OF THE AMERICAS

SHERATON DALLAS HOTEL AND CONFERENCE CENTER

PACIFIC PLAZA

MAJESTIC THEATER

JOHN W. CARPENTER PARK

EAST QUARTER



DALLAS LOVE FIELD
6 MILE DRIVE

KNOX HENDERSON
3 MILE DRIVE

UPTOWN/ TURTLE CREEK
1 MILE DRIVE

HALL ARTS RESIDENCES

**WINSPEAR
OPERA HOUSE**

**BOOKER T. WASHINGTON
HIGH SCHOOL FOR
THE PERFORMING
AND VISUAL ARTS**

**DEE AND CHARLES
WYLY THEATRE**

**HALL ARTS
HOTEL DALLAS**

**MOODY
PERFORMANCE HALL**

ONE ARTS PLAZA

THE ARTS APARTMENTS

WOODALL RODGERS FREEWAY

GRIGGS PARK



ARTS DISTRICT
DEVELOPMENT SITE

THE GALBRAITH

DEEP ELLUM

DOWNTOWN DALLAS RENAISSANCE

Investments by the public and private sectors have spurred the transformation of Downtown Dallas from a major employment center to an increasingly vibrant live-work-play environment.

- » As of Q2 2023, over 6.6 million square feet of office space is being converted to hotel, residential, or retail space.
- » Downtown Dallas has experienced more renovation activity than any other submarket in the metroplex, with 10.8 million square feet, or 28% of the total inventory, being renovated since 2010.
- » In the last decade, more than \$3 billion has been invested inside the downtown freeway loop, including:



\$500-million

Omni Dallas Convention Center Hotel



\$350-million

AT&T Performing Arts Center



\$250-million

HALL Arts Hotel & Residences



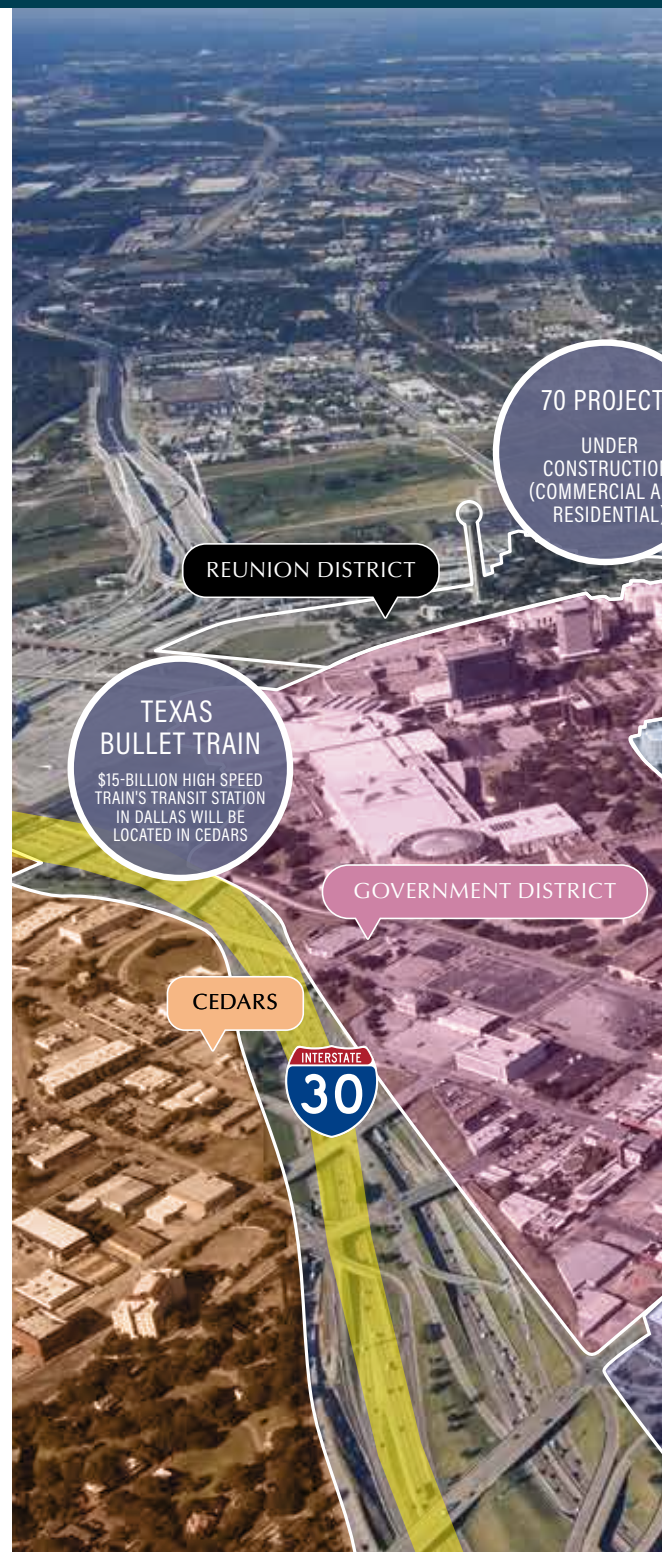
\$125-million

The expansion of the Dallas Convention Center



\$100-million

AT&T Discovery



CURRENT DOWNTOWN PROJECTS

\$1 BILLION

FIELD STREET
DISTRICT
PROPOSED

\$450 MILLION

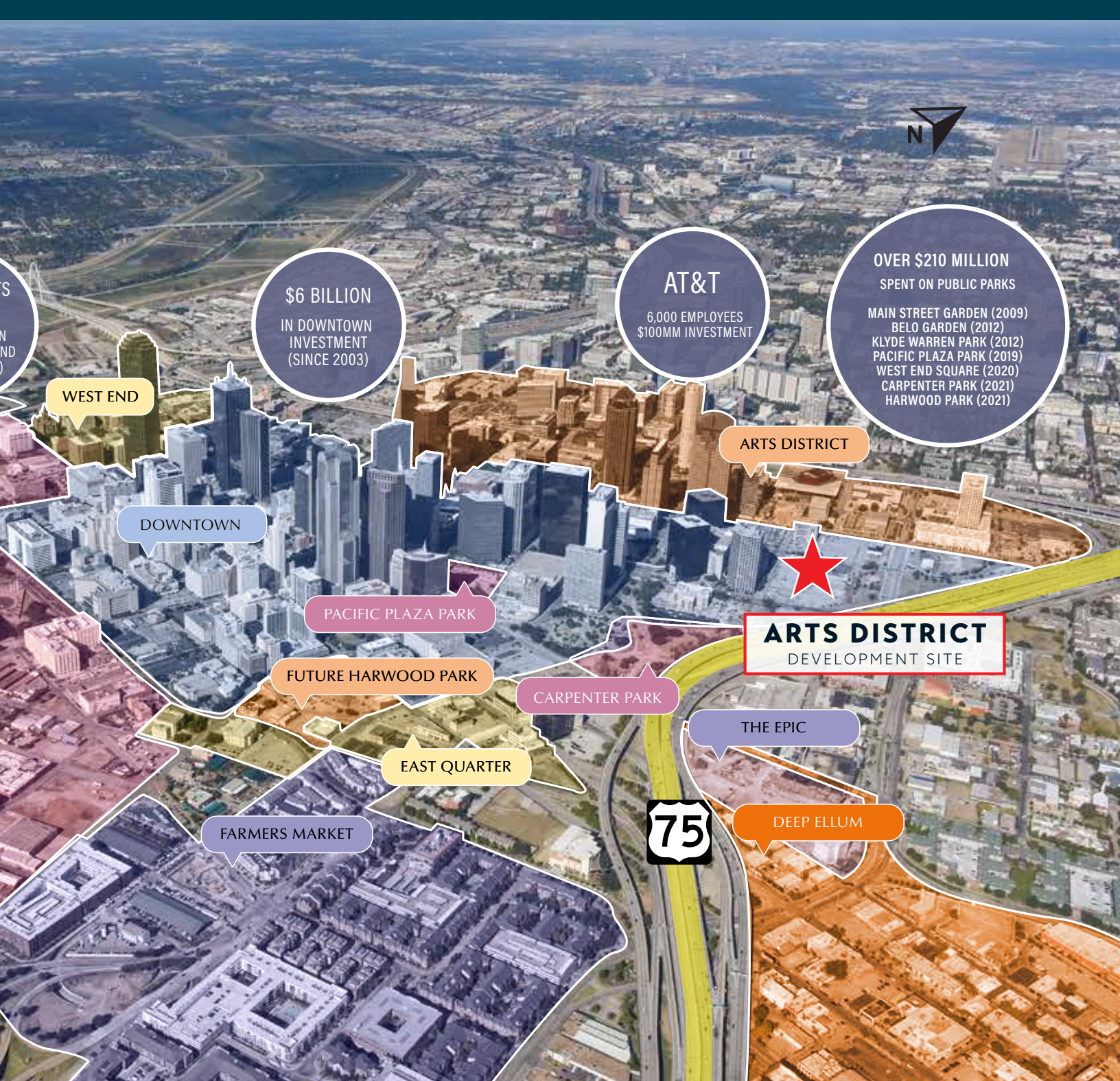
THE NATIONAL

\$150 MILLION

ATELIER
recently delivered

\$130 M

JW MARRIOTT



\$100 MILLION

OTT DALLAS

\$128 MILLION

300 PEARL

\$50 MILLION

THE GALBRAITH

\$10 MILLION

KLYDE WARREN
PARK EXPANSION

EAST QUARTER

An assemblage of Dallas' finest representations of 1920's historical architecture. Nearly 80,000 SF of existing space that has been converted to creative office and restaurant space, with over 128,000 SF developed from the ground up to create a cohesive district.

200,000 Sf

Creative Office, Curated Retail
And F&B

National Anthem

Anchor Restaurant By Restaurateur Nick
Badovinus

Harwood Park

Opening 2022 As Part Of Downtown
Greenspace Initiative

ARTS DISTRICT

The Site is positioned adjacent to the 68-acre Dallas Arts District, the largest contiguous arts district in the entire U.S. Located in the northern part of downtown between Woodall Rodgers Freeway and Ross Avenue, the Arts District is home to several of Dallas' most prominent cultural institutions, and is expected to eventually include the world's foremost contiguous collection of visual and performing arts facilities in the heart of a major city. Attracting more than 1.5 million ticketed visitors a year, the Dallas Arts District generates \$128 million in economic impact. Investment in the Arts District is robust including two recently completed projects: HALL Arts Hotel and Residences (Fall 2019 delivery) and Flora Street Lofts (Spring 2020 delivery).

KLYDE WARREN PARK

- » \$110 million, 5.2-acre park built on top of Woodall Rodgers Freeway
- » Connector between Uptown and Downtown

HALL ARTS HOTEL AND RESIDENCES

- » 28-story, \$250 million hotel and residential development
- » 50 luxury condos and 183-key hotel
- » LEED Gold and WELL certified

MORTON H. MEYERSON SYMPHONY CENTER

- » I.M. Pei designed performance venue with over 325 events annually

NASHER SCULPTURE CENTER

- » Renzo Piano-designed sculpture garden
- » Considered one of the finest in the world including works by Alexander Calder, Alberto Giacometti, and Henri Matisse

MARGOT AND BILL WINSPEAR OPERA HOUSE

- » Designed by Lord Norman Foster, the 198,000 square-foot opera house seats an audience of 2,300 and was designed to be the standard upon which all 21st-century opera houses are measured

DEE AND CHARLES WYLY THEATRE

- » One of the world's most innovative theater facilities with 80,000 square feet of performance space

MUSEUM TOWER

- » \$200 million, 42-story, 125-unit residential condominium tower adjacent to Klyde Warren Park





KLYDE WARREN PARK

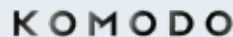
The \$110 million Klyde Warren Park is built on a 5.2-acre deck that covers Woodall Rodgers Freeway from St. Paul to Pearl Street, creating a physical connection between Uptown and Downtown Dallas. The Park, which has become the center of Dallas' new urban core, promotes increased pedestrian, trolley and bicycle use between Uptown, Downtown and the Arts District, contributing to a more walkable city center. Klyde Warren Park, which is about one-half the Site, offers a performance pavilion, lawn for concerts, restaurant, dog park, festive food truck environment, walking trails, children's area, and ultimately serves as a central gathering space for Dallas and its visitors to enjoy in the heart of the city. City officials recently announced a \$76 million expansion of Klyde Warren Park, that will add 1.5 acres and extend the park from St. Paul Street to Akard Street, and beyond. The expansion is expected to have an \$850 million economic impact on the area and is likely to be completed in 2022.



DEEP ELLUM

WALKABLE, LIVE MUSIC AND F&B HUB

Deep Ellum is a renovated warehouse district located just over one mile east of the Site, reminiscent of Meatpacking District (Manhattan), Wynwood (Miami) and Fulton Market (Chicago). Beginning in the late 1800s and early 1900s, Deep Ellum's first major buildings were the Munger Improved Cotton Machine factory and the Ford Model T opened by Henry Ford which dominated the landscape. Since the industrial era, the 170 acres known for warehouses and manufacturing plants has been transformed into one of Dallas' liveliest entertainment districts and has been known as a music hotspot in the South and the most popular live music destination in Dallas. It is the home of fashion forward, trend-setting style and the birthplace for many new bands. In addition to the popular music scene, Deep Ellum features numerous hip restaurants and bars, including:



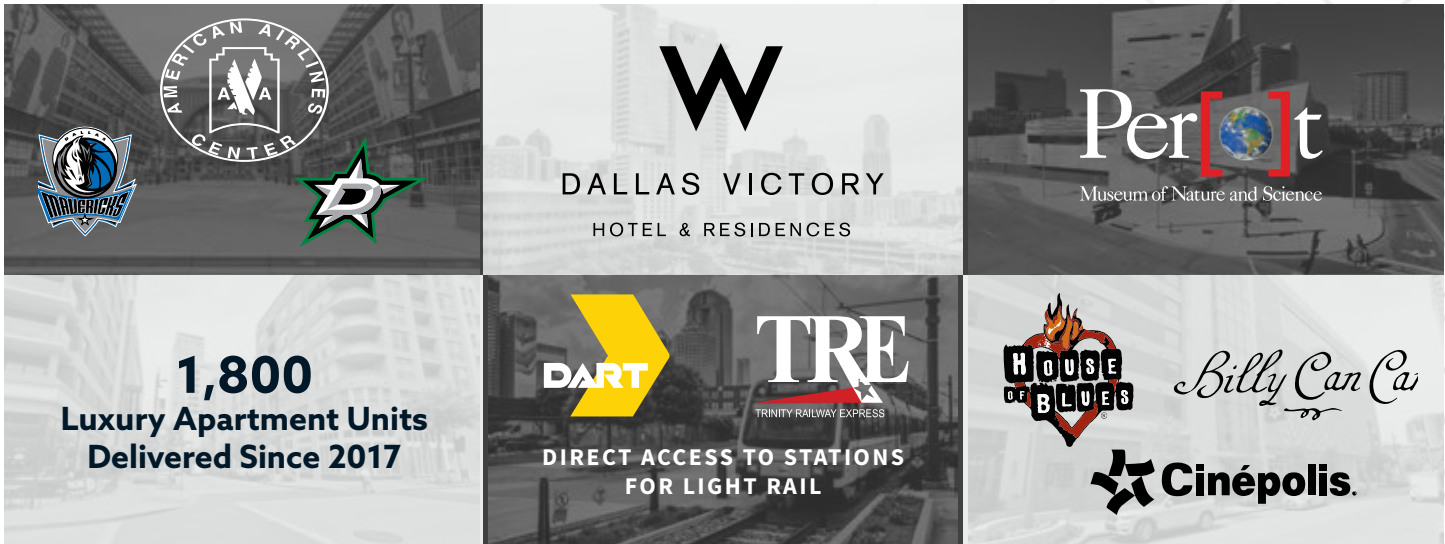
Denotes top 50 restaurants in Dallas, according to D Magazine

Today's Deep Ellum again has an exploding music scene, featuring a reborn Trees and DADA, as well as venerable venues like the nearly 100-year-old Sons of Herman Hall, Adair's Saloon, The Door, Prophet Bar, Curtain Club & Lounge, Reno's Chop Shop, the funky trailer-park meets live music scene at DoubleWide, and the 4,300 capacity Bomb Factory which opened in April 2015. The Lizard Lounge handles the dance scene. Three Links and Free Man Cajun Café & Lounge have created a dynamic blues and jazz scene across from each other on Commerce.



VICTORY PARK DEVELOPMENT

ENTERTAINMENT DISTRICT WITH REVITALIZED RETAIL AND LUXURY APARTMENTS



UPTOWN DALLAS

THRIVING SUBMARKET ADJACENT TO DOWNTOWN

Uptown Dallas is one of the most affluent areas in Texas and is home to the city's strongest office, multifamily, retail, and hospitality markets. There is a wide variety of shopping, dining, and nightlife options as well as exceptional cultural and recreational facilities in or immediately adjacent to Uptown including the Katy Trail (a 3.5-mile hike/bike trail), the AT&T Performing Arts Center, and American Airlines Center. Located just north of Downtown Dallas, Uptown is bound by Woodall Rogers Freeway (Spur 366) on the south, North Central Expressway (US-75) on the east, and the Dallas North Tollway on the West. The area includes several high-end residential neighborhoods including State Thomas, Victory Park, Lower McKinney (LoMac), West Village, and Oak Lawn/Turtle Creek. Young professionals attracted to the live-work-play environment in the area make up a large percentage of Uptown's population.

BAYLOR UNIVERSITY MEDICAL CENTER

WORLD-RENOWNED MEDICAL DISTRICT

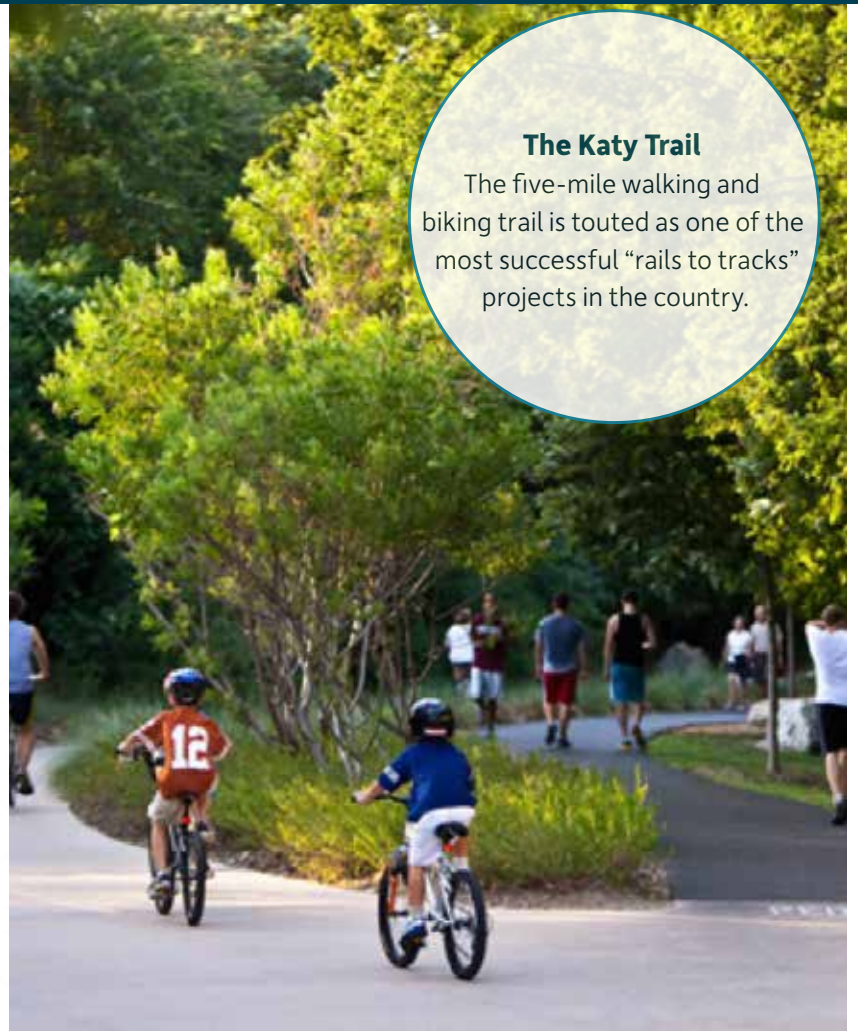
#1 BEST HOSPITAL IN DALLAS	300,000 ANNUAL PATIENTS	1,062 LICENSED BEDS	35,000 EMPLOYEES WITHIN BAYLOR SCOTT & WHITE HOSPITAL NETWORK
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TOURISM & CONVENTION BUSINESS

FORBES DESCRIBES DALLAS AS "BOOMTOWN, USA"

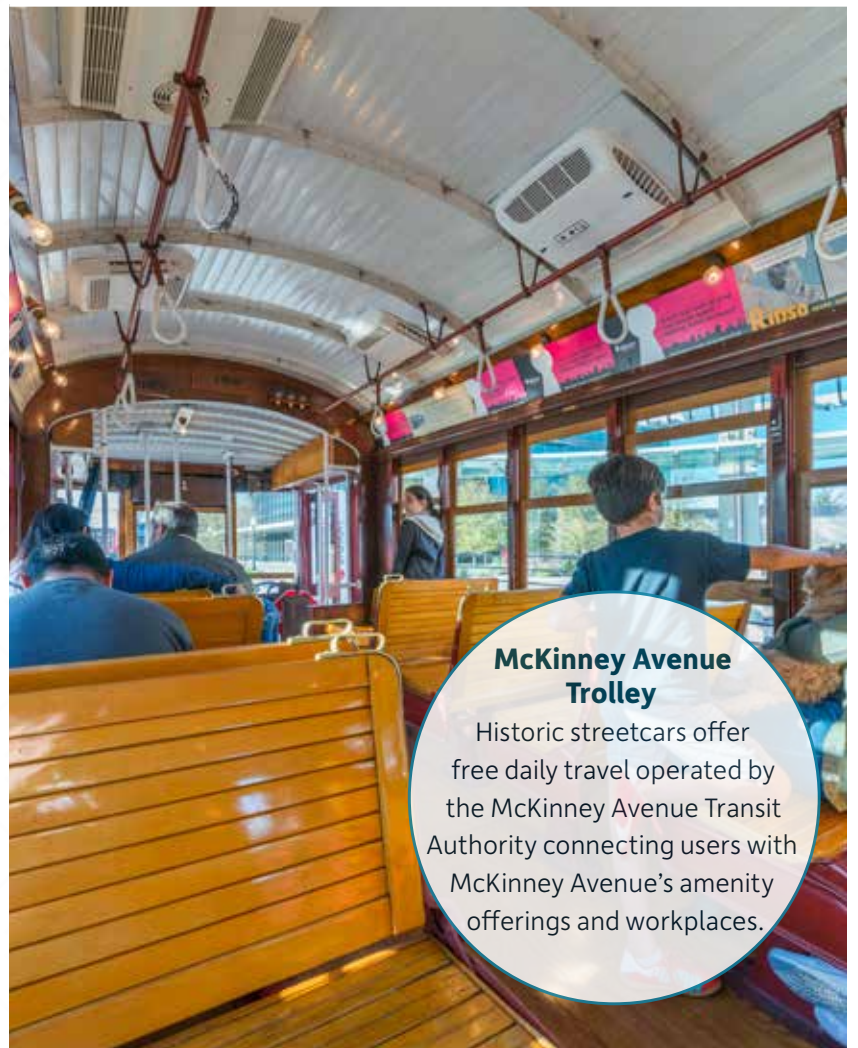
27MM ANNUAL VISITORS	\$8B ECONOMIC IMPACT	\$125MM CONVENTION CENTER IN DOWNTOWN
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WITHIN THE NATION'S
TOP-PERFORMING
AND MOST **BUSINESS-
FRIENDLY** CITIES. HOME
TO THREE FORTUNE
10 COMPANY HQS
AND **23 FORTUNE 500
COMPANIES**, THE CITY
OF DALLAS HAS SEEN
**EMPLOYMENT INCREASE
BY ~30%**, A NEARLY
600,000 JOB INCREASE
SINCE 2010.



The Katy Trail

The five-mile walking and biking trail is touted as one of the most successful “rails to tracks” projects in the country.



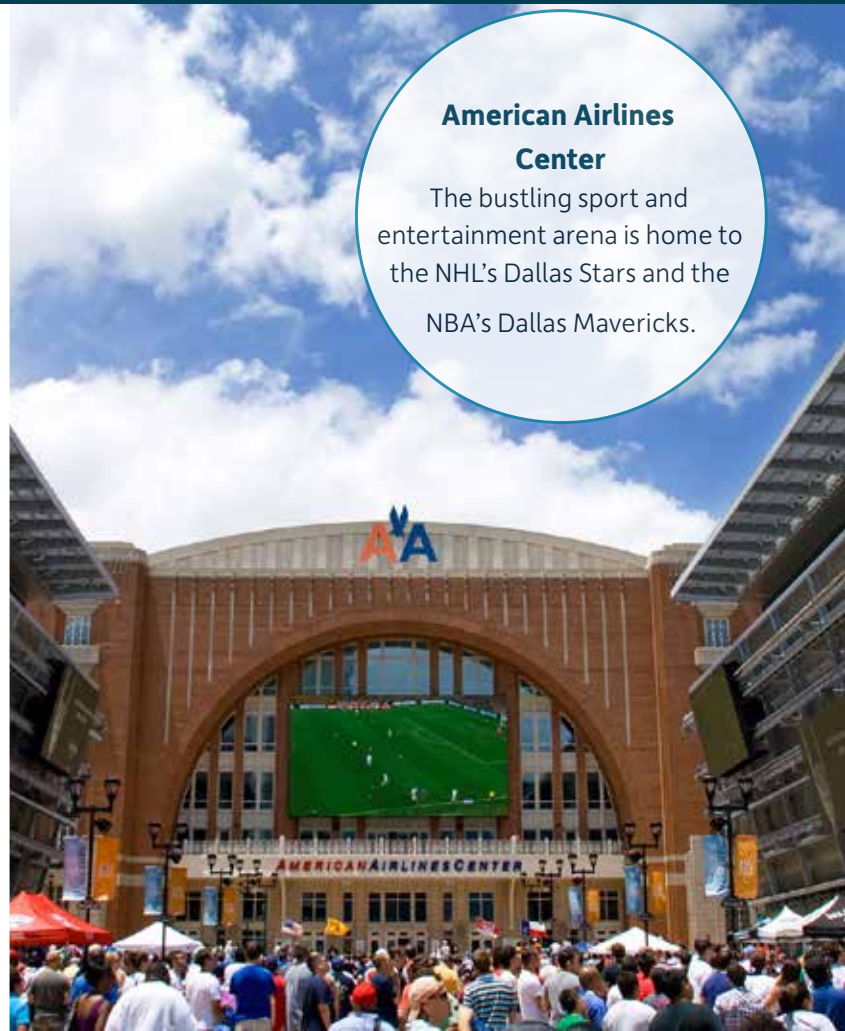
McKinney Avenue Trolley

Historic streetcars offer free daily travel operated by the McKinney Avenue Transit Authority connecting users with McKinney Avenue’s amenity offerings and workplaces.



Klyde Warren Park

Epicenter of Dallas, connecting Downtown Dallas with Uptown, offering green space and numerous dining choices.



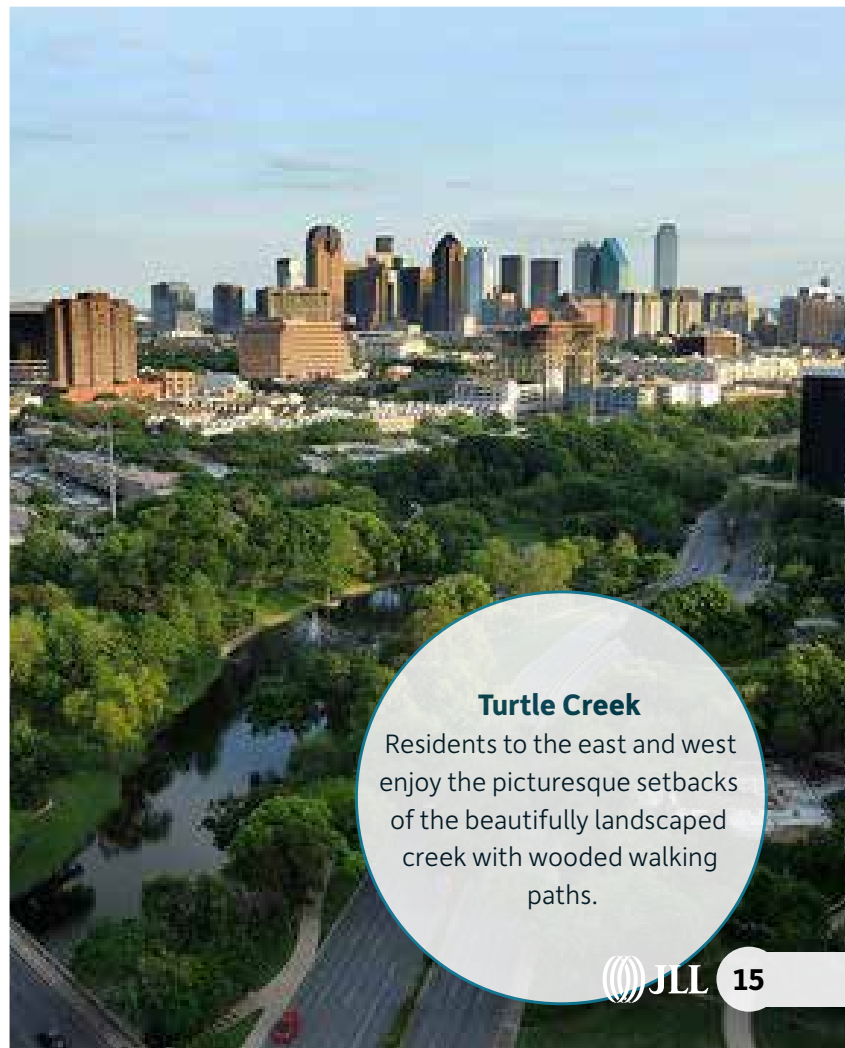
American Airlines Center

The bustling sport and entertainment arena is home to the NHL's Dallas Stars and the NBA's Dallas Mavericks.



Knox Street District

Only two miles away via the Katy Trail, this charming retail node is the go-to spot for weekend lunch and shopping.



Turtle Creek

Residents to the east and west enjoy the picturesque setbacks of the beautifully landscaped creek with wooded walking paths.

TRANSIT-ORIENTED LOCATION



DART LIGHT-RAIL SYSTEM

Downtown Dallas is positioned at the epicenter of the Dallas Area Rapid Transit (DART) network that covers 700 square miles in Dallas and 12 surrounding suburban communities. Approximately 93 miles among its four lines, making it the largest light-rail system in the nation. Residents and Tenants can access all four DART rail lines through St. Paul Station taking them throughout DFW.



M-LINE TROLLEY

The "M-Line" trolley offers free daily travel via restored streetcars to Dallas' urban core - Uptown and Downtown.

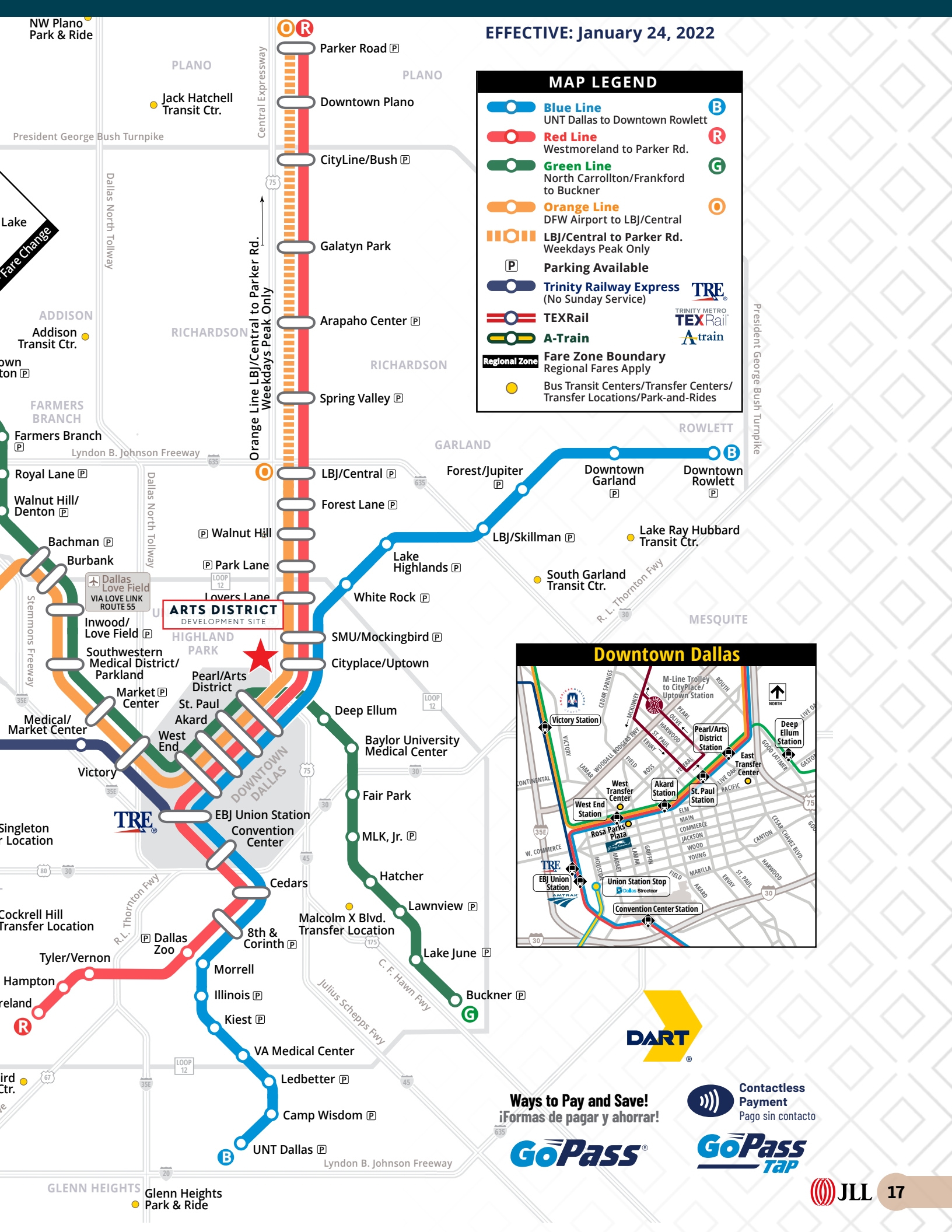


SUPERIOR CONNECTIVITY

Downtown Dallas provides convenient access to the area's major thoroughfares including I-45/US-75 (Central Expressway), I-35E (Stemmons Freeway), I-30 (East RL Thornton Freeway), and Woodall Rodgers Freeway.

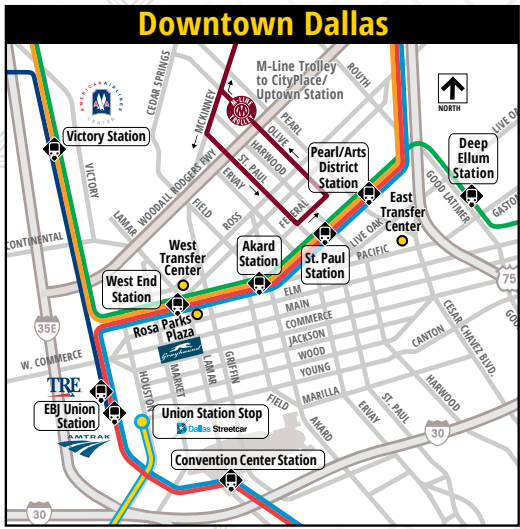


EFFECTIVE: January 24, 2022



MAP LEGEND

- Blue Line**
UNT Dallas to Downtown Rowlett
- Red Line**
Westmoreland to Parker Rd.
- Green Line**
North Carrollton/Frankford to Buckner
- Orange Line**
DFW Airport to LBJ/Central
- Orange Line LBJ/Central to Parker Rd. Weekdays Peak Only**
- Parking Available**
- Trinity Railway Express**
(No Sunday Service)
- TEXRail**
- A-Train**
- Regional Zone**
Fare Zone Boundary
Regional Fares Apply
- Bus Transit Centers/Transfer Centers/Transfer Locations/Park-and-Rides**



Ways to Pay and Save!
¡Formas de pagar y ahorrar!



Contactless Payment
Pago sin contacto





THRIVING DFW ECONOMY

With a population of over 7.9 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 2023-2027 is projected to be more than four times the national average. The continued influx of corporate relocations and strong economic climate led it to lead the country in commercial real estate sales in 2022, according to Real Capital Analytics and CoStar.



THE DFW STORY



LEADING PRO-BUSINESS ENVIRONMENT

#1 State for doing business
18 years in a row

Source: CEO Magazine



FAVORABLE TAX CLIMATE

0% State & Local
income tax



HIGH-QUALITY OF LIFE

Favorable year-round climate
and traffic commute time



#2 REAL ESTATE MARKET FOR 2023

Source: Urban Land
Institute/PWC



LOW COST OF DOING BUSINESS

Score of 101.9 for Dallas
Score of 97 for Fort Worth
(U.S. avg = 100.00)

Source: Moody's



CRITICAL MASS OF HEADQUARTERS & REGIONAL OFFICES

145+ 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

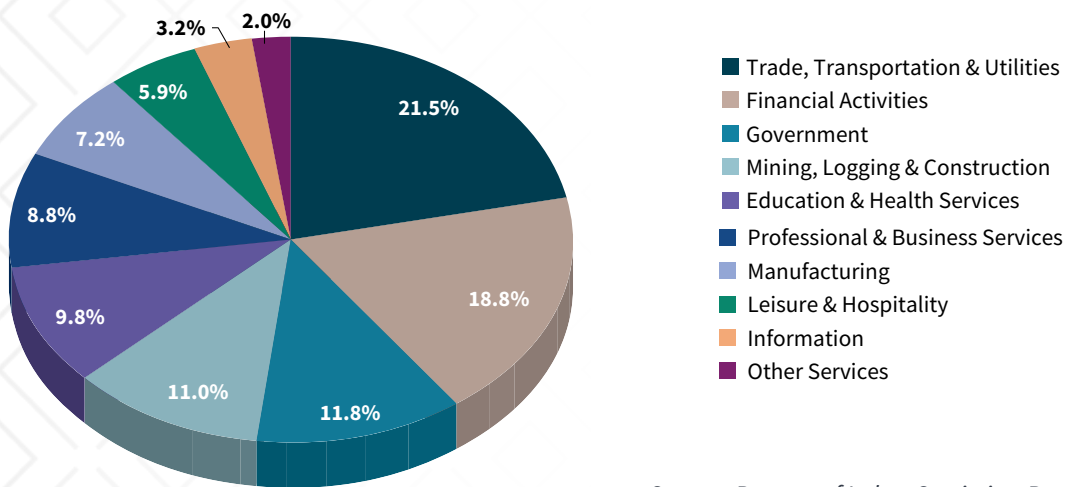
431,637 new residents projected
over the next 5 years

Source: ESRI

COST OF LIVING INDEX



DALLAS-FORT WORTH EMPLOYMENT BY INDUSTRY

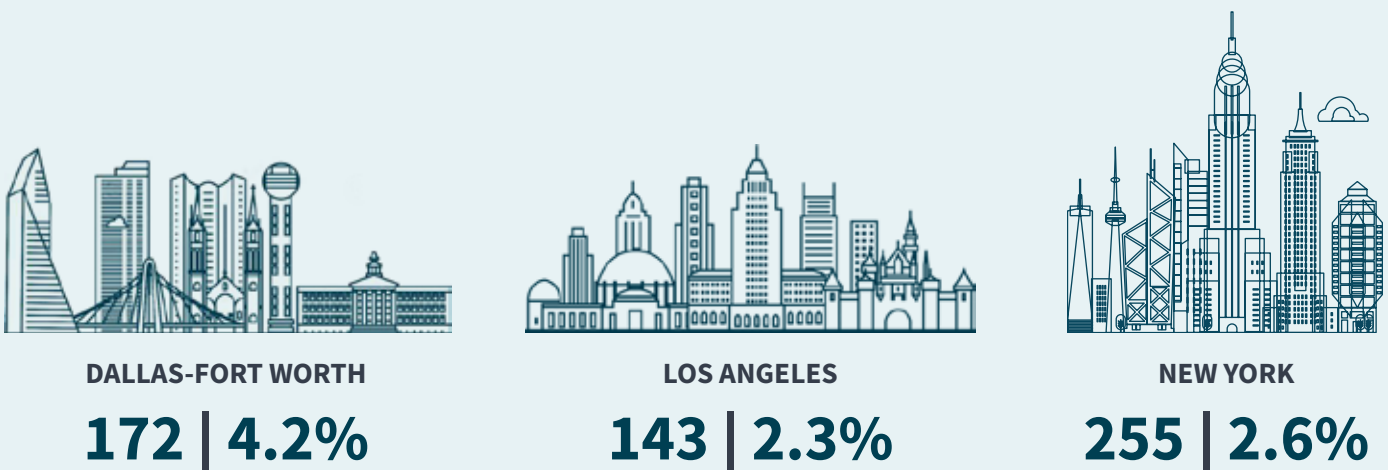


Source: Bureau of Labor Statistics, Retrieved from FRED

DALLAS-FORT WORTH JOB GAINS

DFW's percentage of job gains are at the top of the major markets despite its smaller size compared to LA and NYC

12-MONTH JOB GAINS TO MAY 2023



Source: ESRI

TOP-RANKED POPULATION GROWTH



267 NEW RESIDENTS ADDED TO THE DALLAS REGION EACH DAY

One new resident moves to DFW every seven minutes

Source: Dallas Regional Chamber



25.05% POPULATION GROWTH from 2010-2022 out pacing the U.S. Average of 8.73%

Source: ESRI



431,637 PROJECTED NEW RESIDENTS BY 2027

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

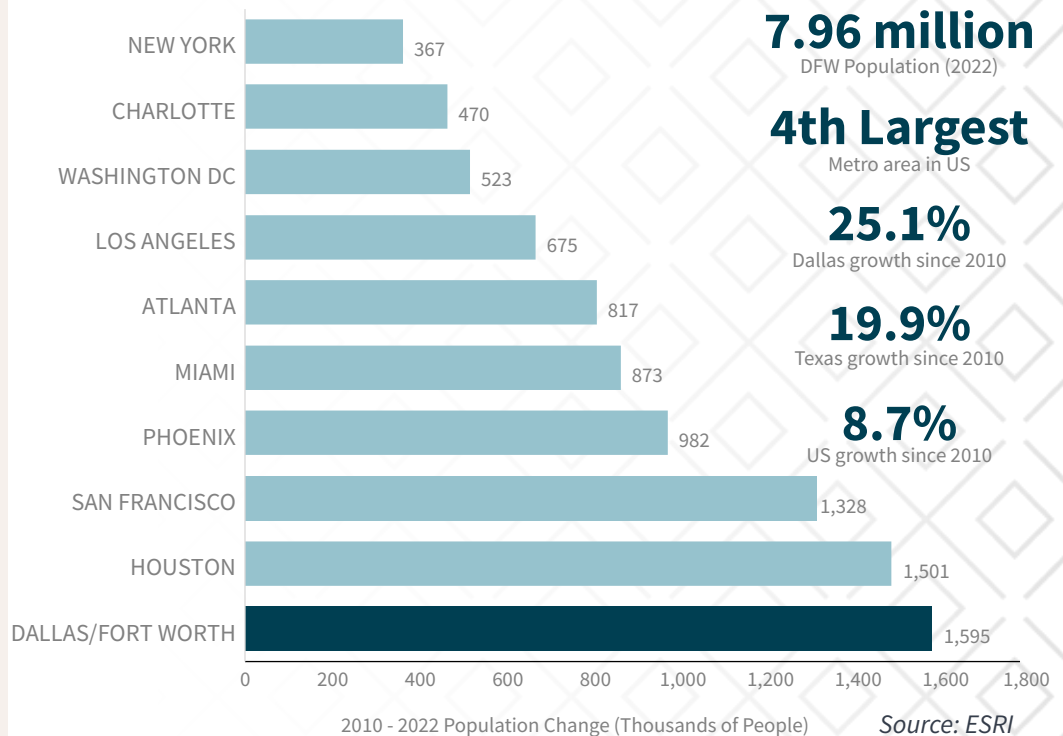
Source: ESRI



#1 IN THE COUNTRY FOR 3-YEAR JOB GROWTH (354,000 jobs)

Source: Dallas Regional Chamber

#1 METRO FOR POPULATION GROWTH



7.96 million
DFW Population (2022)

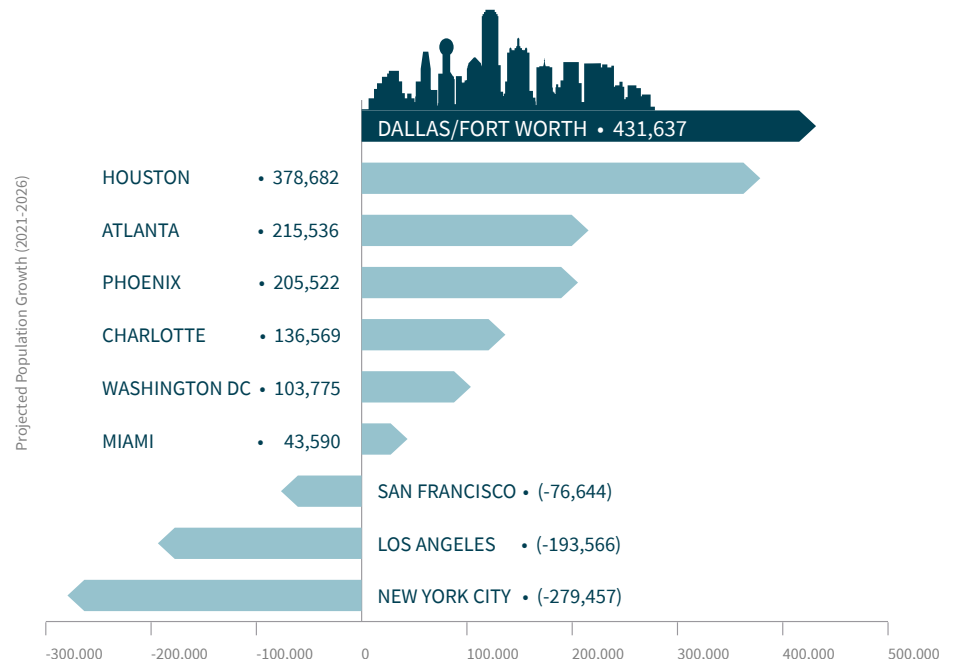
4th Largest
Metro area in US

25.1%
Dallas growth since 2010

19.9%
Texas growth since 2010

8.7%
US growth since 2010

NATION-LEADING POSITION IN PROJECTED POPULATION GROWTH



Source: ESRI

NATION-LEADING EMPLOYMENT GROWTH



172,300

NEW JOBS ADDED

(from May 2022
to May 2023)



+165,700

**NET CHANGE IN TOTAL
NON-FARM EMPLOYMENT**

(from May 2022
to May 2023)



4,148,658

PERSON WORKFORCE,
only behind Chicago, New
York and Los Angeles



#6

IN THE US

72% of DFW higher education
graduates stay and work in
the region

(Source: Dallas Regional
Chamber, Brookings Institution)



#2

**IN THE COUNTRY FOR
PERCENT JOB GROWTH**

(4.2% growth from May 2022 to
May 2023)



#1

**IN THE NATION IN POST-
COVID JOB RECOVERY**

#1 MSA

For Projected Population
Growth

Source: ESRI

DFW IS HOME TO

23 Fortune 500 Companies

42 Fortune 1000 Companies

8 Worlds Most Admired
companies

Source: Dallas Regional
Chamber, Forbes

145+

Corporate Headquarter
Relocations to DFW
Since 2010

Source: Dallas Regional
Chamber, JLL Research

2

FORTUNE 10

Company HQ's
Tied with San Jose.

NYC, LA, Chicago host none.

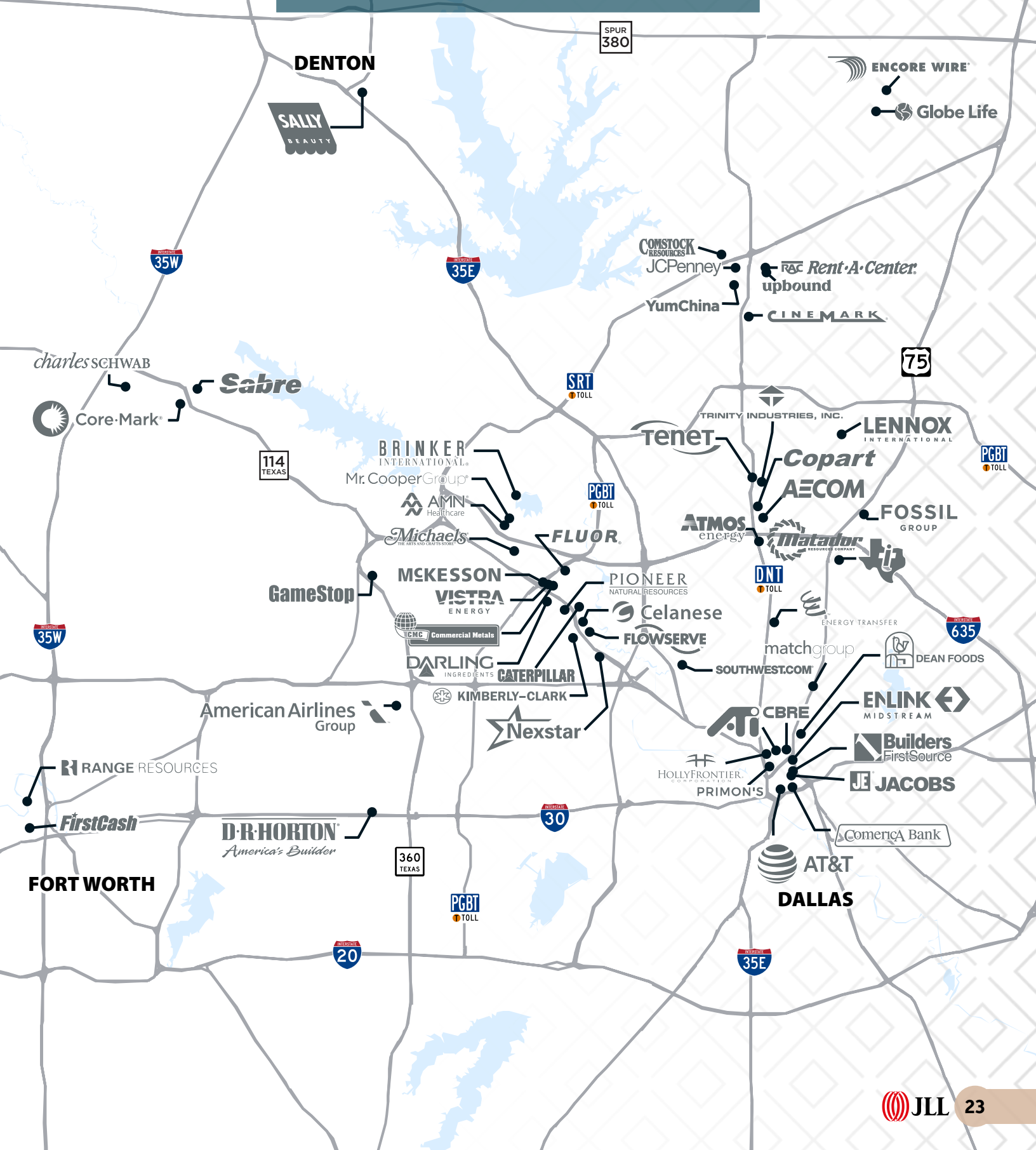
Source: Dallas Regional
Chamber, Forbes

**LEADING PRO
BUSINESS
ENVIRONMENT**

Source: Bureau of Labor Statistics, Retrieved from FRED, Federal Reserve of St. Louis, Axios, The Generation Lab, EMSI

DALLAS/FORT WORTH HEADQUARTERS

The map below highlights the dense number of companies headquartered throughout DFW.



ARTS DISTRICT

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— DALLAS, TEXAS —

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