

UPTOWN VILLAGE

CEDAR HILL, TX



THE OPPORTUNITY

Younger Partners, as exclusive advisor, is pleased to present the opportunity to acquire Uptown Village (the “Property”). The Class A, mixed-use development seamlessly blends retail, medical, office and executive office spaces. Offering strong in-place cash flows that are secured by a diverse tenant mix, the Building has further upside through leasing in a competitive market with limited supply.

Originally built in 2009, the Property is the only Class A asset in the submarket. Located in the master planned Hillside Village, the Property is surrounded by notable retail and multi-family developments and benefits from strong area demographics and market leading quality. Proximate to restaurants, shopping destinations and an abundance of affluent rooftops, Uptown Village is diversified mixed-use asset with significant in-place cash flow.

81% leased, the building offers sizeable in-place income and an appealing going-in return. Home to a diverse mix of long term tenants, the building's cash flows are secured by a WALT of nearly 5-years and anchored by retail and medical tenants.

The building's vacancy is demised into small suites that are ideally suited to the submarket. The remaining leasing feels like low hanging fruit for an engaged ownership and a direct path to increased returns.

Available at a fraction of replacement cost, Uptown Village represents a compelling opportunity to acquire a mixed-use asset with established income and the upside of small tenant leasing in a thriving live-work-play environment.

THE SPECIFICS

ADDRESS	610 UPTOWN BOULEVARD - CEDAR HILL, TX 75104
BUILDING SIZE	74,534 SF (66,111 SF OFFICE & 8,423 SF MEDICAL / RETAIL)
LAND AREA	3.742 ACRES
YEAR BUILT	2009
BUILDING HEIGHT	FOUR STORY
PARKING	4 / 1,000 SF (STRUCTURED & SURFACE)



THE HIGHLIGHTS

- IMMEDIATE UPSIDE THROUGH SMALL TENANT LEASING OF THE EXISTING VACANCY.
- DYNAMIC LOCATION AMONGST AND ARRAY OF RETAIL AND RESIDENTIAL DEVELOPMENTS.
- STRONG IN-PLACE CASH FLOW FROM DIVERSE ESTABLISHED TENANTS.
- SHALLOW BAY DEPTHS THAT ARE IDEAL FOR SMALL TENANT SUITES.
- EXTENSIVE RENOVATIONS. \$3M INVESTED SINCE THE START OF 2014.
- OUTSTANDING ACCESS TO AREA TRANSPORTATION NETWORKS VIA SH-67.
- LONG RUN OPTIONALITY OF 3.7 ACRES WITH GROWING DEMAND.
- BENEFITED BY DALLAS / FORT WORTH'S STATUS AS A TOP U.S. MARKETPLACE WITH A DIVERSIFIED ECONOMY, NATION LEADING POPULATION AND JOB GROWTH.
- DISCOUNT TO REPLACEMENT COST OF APPROXIMATELY \$400/SF.



610 UPTOWN BOULEVARD



DALLAS-FORT WORTH

- #1 BACK-TO-WORK CITY IN THE UNITED STATES.
- 76,000 NEW JOBS CREATED IN 2024.
- #1 REAL ESTATE MARKET FOR 2026 (ULI).
- THREE FORTUNE 10 COMPANY HQ's.
- LOW COST OF DOING BUSINESS.
- OVER 1,000,000 JOBS ADDED SINCE 2010.
- TOP MARKET FOR INVESTMENT.
- 8.3 MILLION RESIDENTS.
- 345 NEW RESIDENTS DAILY.
- NATION-LEADING JOB & POPULATION GROWTH.
- NO ECONOMIC SECTOR ACCOUNTS FOR MORE THAN 20% OF EMPLOYMENT.

FM
1382

11 acres available for
Development in Hillside Village



67

Coming Soon

DICK'S Orangetheory
FITNESS HOLLISTER HOT TOPIC

JOURNEY'S H&M AÉROPOSTALE Foot Locker

CHAMPS SPORTS Buckle GameStop ULTA

Bath & Body Works Dillard's BARNES & NOBLE OLD NAVY Kirklands

RAZOR'S CABIN CAFE AMERICAN EAGLE OUTFITTERS VICTORIA'S SECRET THE CHILDREN'S PLACE

Walmart MURPHY USA DUNKIN'
cicis pizza BUENO POPEYES
Chicken SONIC HAVERTYS FURNITURE
Red Robin KFC WAFFLE HOUSE

PLATO'S CLOSET
CINCHMARK
SportClips HAIRCUTS
jcpenney

FAMILY DOLLAR ALTONIC TRAMPOLINE PARK COTTON PATCH CAFE ADVANCE! AutoParts
DISCOUNT TIRE ANYTIME FITNESS DOLLAR GENERAL



Burlington SUBWAY Schlotzsky's
Kroger IHOP McDonald's
verizon

planet fitness KOHL'S Jack in the Box
SMOOTHIE KING THE HOME DEPOT UPS
Great Clips Chick-fil-A AIRBNB petco

O'Reilly AUTO PARTS AutoZone
Little Caesars PIZZA PERRONE
Dutch Bros Walmart

HOBBY LOBBY SPROUTS FARMERS MARKET
Marshalls HomeGoods Wendy's DSW
HIBBETT FIVE GUYS BURGERS AND FRIES Total Wine & More
AT&T Cane's CANE'S GOURMET FRESHNESS ROSS DRESS FOR LESS
CVS dd's DISCOUNTS

610 UPTOWN BOULEVARD

YOUNGER
PARTNERS



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