

# 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.



6 1 0 U P T O W N B O U L E V A R D



## 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  
DO TACO CASA tropical CAFE Shipley Olive Garden



610 UPTOWN BOULEVARD

YOUNGER  
PARTNERS





FOR ADDITIONAL BUILDING INFORMATION PLEASE CONTACT:

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