

ARLINGTON // TEXAS

TEXAS *Live!*



THE
CORDISH
COMPANIES

THE CAPITAL OF SPORTS & ENTERTAINMENT

\$4 BILLION MASTERPLAN



WORLD-CLASS DINING & ENTERTAINMENT

\$1.25 BILLION FIRST PHASE



LEGEND

1. NEW BALLPARK
2. TEXAS LIVE! HOTEL (300 KEYS)
3. TEXAS LIVE!
4. 1,000 CAR GARAGE WITH THEATER
5. 1,000 CAR GARAGE
6. RETAIL
7. CONVENTION CENTER
8. RESORT HOTEL (700 KEYS)
9. 1,350 CAR GARAGE + RESIDENTIAL
10. OFFICE
11. ANCHOR RETAIL
12. COVERED/SHADED CONCERT VENUE
13. EXISTING OFFICE BUILDING
14. PARKING GARAGE
15. RESIDENTIAL



LIVE! BY LOEWS FLAGSHIP HOTEL

300 KEYS & RETAIL



MEETING SPACE & CONVENTION FACILITY

35,000 SQUARE FEET





Live! ARENA

**THE HEARTBEAT
OF TEXAS LIVE!
35,000 SQUARE FOOT LIVE! ARENA**

Live!

Team	W	L	T	Pct.
Cowboys (11-2-1 49-49)	11	2	1	.29
Redskins (10-2-2 48-48)	10	2	2	.46

TEXAS RANGERS

COWBOY

THE BACKYARD OF TEXAS LIVE!

5,000 CAPACITY EVENT PAVILLION



WELCOMING 13 MILLION
ANNUAL VISITORS



THE ULTIMATE FAN CLUBHOUSE

30,000 SQUARE FOOT RANGERS REPUBLIC



PREMIER FESTIVAL SITE

PRESERVATION OF GLOBE LIFE PARK



Live! ARENA

LIVE! ARENA, THE HEARTBEAT OF TEXAS LIVE!, IS A MULTI-LEVEL, CENTRAL GATHERING PLACE COMPRISED OF OVER 35,000 SQUARE FEET OF BEST-IN-CLASS DINING AND ENTERTAINMENT OPTIONS. DESIGNED BY INTERNATIONALLY-ACCLAIMED JEFFREY BEERS INTERNATIONAL, LIVE! ARENA WILL BE THE “LIVING ROOM” OF TEXAS LIVE!, PROVIDING FANS WITH ONE OF THE BEST SPORTS VIEWING EXPERIENCES IMAGINABLE AND WILL BE THE ULTIMATE PLACE TO CELEBRATE THE RANGERS AND ALL TEXAS SPORTS. LIVE! ARENA WILL FEATURE A 100’ LED SCREEN, A TWO-STORY RETRACTABLE GLASS FACADE, A 10,000 SF OUTDOOR BEER GARDEN, MARKET-STYLE FOOD VENDORS, AN LED RIBBON BOARD AND A PERFORMANCE STAGE FOR CONCERTS.





RR RANGERS REPUBLIC

RANGERS REPUBLIC WILL BE THE “ULTIMATE FAN CLUBHOUSE” FOR RANGERS FANS DURING HOME GAMES, AWAY GAMES AND ALL YEAR-ROUND. A CELEBRATION OF THE RANGERS HERITAGE PAST, PRESENT AND FUTURE, RANGERS REPUBLIC WILL BE A TWO-LEVEL, 30,000 SQUARE FOOT, FAMILY-FRIENDLY DINING AND ENTERTAINMENT VENUE THAT WILL ALLOW FANS UNPRECEDENTED ACCESS TO THE TEXAS RANGERS. RANGERS REPUBLIC WILL FEATURE ONE-OF-A-KIND FAN EXPERIENCES, LIVE BROADCASTS AND MEDIA EVENTS, MANAGER PEP TALKS, PLAYER VISITS, REAL TIME TEAM AND PLAYER STATS, AUTHENTIC MEMORABILIA, A VARIETY OF DINING OPTIONS AND INTERACTIVE GAMES FOR THE ENTIRE FAMILY.

ARLINGTON BACKYARD

ARLINGTON BACKYARD, A 5,000-CAPACITY OUTDOOR EVENT PAVILION WILL BECOME THE “BACKYARD” OF TEXAS LIVE!. AN EMBODIMENT OF THE RANGERS SPIRIT, ARLINGTON BACKYARD WILL BE COVERED BY A PERMANENT ROOF AND WILL BE A FUN, CASUAL PLACE TO GATHER FOR ALL DIFFERENT TYPES OF EVENTS THROUGHOUT THE YEAR. ARLINGTON BACKYARD WILL HOST OVER 250 ANNUAL EVENTS INCLUDING CULTURAL ACTIVITIES, ART SHOWS, REGIONAL AND NATIONAL CONCERTS, CHARITABLE FUNCTIONS AND COMMUNITY EVENTS. ARLINGTON BACKYARD WILL ALSO SERVE AS THE LAUNCHING POINT FOR MAJOR FESTIVALS THROUGHOUT THE ENTIRE DISTRICT.





BORN FROM THE TOUGHEST SPORT ON DIRT, THE PBR COUNTRY BAR AT TEXAS LIVE! WILL BE A POWERHOUSE CONCEPT THAT BRINGS AN AUTHENTIC COUNTRY EXPERIENCE TO ARLINGTON, MARRYING AN ELECTRIC COMBINATION OF “COWBOY COOL” AND BIG-TIME, TEXAS-SIZED ENTERTAINMENT. THE COUNTRY’S FLAGSHIP PBR WILL EXCEED 1,500-CAPACITY AND WILL FEATURE A 7,000 SQUARE FOOT BALCONY OVERLOOKING ARLINGTON BACKYARD, A 5,000 CAPACITY EVENT PAVILION THAT WILL WELCOME THE BEST NATIONAL, REGIONAL AND LOCAL MUSIC TALENT. THE PBR COUNTRY BAR WILL BE LOCATED ON THE SECOND FLOOR ABOVE LOCKHART SMOKEHOUSE, AND WILL BE THE LARGEST IN THE COUNTRY.



FOUNDED BY JEFF AND JILL BERGUS, LOCKHART SMOKEHOUSE SPECIALIZES IN SMOKING MOUTHWATERING MEATS IN A FUN, FRIENDLY ATMOSPHERE. JILL BERGUS, THE GRANDDAUGHTER OF THE LEGENDARY EDGAR "SMITTY" SCHMIDT WHO RAN KREUZ MARKET FOR OVER 40 YEARS IN LOCKHART, TX, COLLABORATED WITH HER COUSIN AND NOW OWNER OF KREUZ MARKET, KEITH SCHMIDT, TO GET THAT ICONIC CENTRAL TEXAS FLAVOR TO THE DALLAS AREA. LOCKHART SMOKEHOUSE IS THE ONLY PLACE IN THE DALLAS-FORT WORTH AREA WHERE YOU CAN FIND KREUZ MARKET SAUSAGE. OTHER TEXAS-STANDARD MENU ITEMS WILL INCLUDE BRISKET, RIBS AND OTHER MEATS SMOKED LOW AND SLOW OVER TEXAS POST OAK, AS WELL AS DAILY SPECIALS SUCH AS PRIME RIB, BEEF RIBS AND BURNT ENDS.





Guy! Guy Fieri

GUY FIERI, EMMY-AWARD WINNING CHEF, RESTAURATEUR, AUTHOR AND TV PERSONALITY, WILL BE LAUNCHING A ONE-OF-A-KIND, FLAGSHIP RESTAURANT CONCEPT THAT WILL BE DEVELOPED SPECIFICALLY WITH TEXAS LIVE! IN MIND.

“IT’S AWESOME TO BE PARTNERING WITH THE TEXAS RANGERS AND THE CORDISH COMPANIES TO BRING A RESTAURANT CONCEPT TO ARLINGTON. THE CORDISH TEAM AND I RECENTLY OPENED A BIG TIME CONCEPT AT FOURTH STREET LIVE! IN LOUISVILLE, KY, AND TO NOW BRING THAT ENERGY TO ARLINGTON AND THE GREAT STATE OF TEXAS IS SOMETHING REALLY SPECIAL TO ME.” - GUY FIERI



FOUNDED BY FATHER AND SON, RON AND RHETT KEISLER, AND BREWMASTER GRANT WOOD, REVOLVER BREWING IS LOCATED SOUTHWEST OF FORT WORTH IN HISTORIC GRANBURY, TX.

KNOWN FOR BRINGING A FRESH PERSPECTIVE IN WORLD-CLASS CRAFT BEER IN THE DALLAS/FORT WORTH REGION, REVOLVER WILL BE OPENING A WORKING BREWERY IN TEXAS LIVE!.

THERE, CUSTOMERS CAN ENJOY REVOLVER'S FLAGSHIP BRANDS, LIKE BLOOD AND HONEY, AS WELL AS ONE-OF-A-KIND SPECIALTY BEERS SPECIFICALLY CRAFTED FOR TEXAS LIVE!.



LOCATED STEPS AWAY FROM

GLOBE LIFE PARK & AT&T STADIUM

IN THE HEART OF TEXAS' PROFESSIONAL SPORTS DISTRICT

TEXAS LIVE!

AMERICA'S CAPITAL OF SPORTS & ENTERTAINMENT

TEXAS LIVE! PHASE ONE

200,000

SQUARE FEET OF
DINING & ENTERTAINMENT

\$1.25 BILLION

DEVELOPMENT & NEW
TEXAS RANGERS STADIUM

300

ROOM HOTEL

5,000

PERSON CAPACITY
EVENT SPACE

250

EVENTS/CONCERTS
ANNUALLY

35,000

SF CONVENTION &
FACILITY SPACE

ARLINGTON

13 MILLION

VISITORS TO THE
ENTERTAINMENT DISTRICT

15 MINUTES

TO DALLAS/FORT WORTH
INTERNATIONAL AIRPORT

37,000

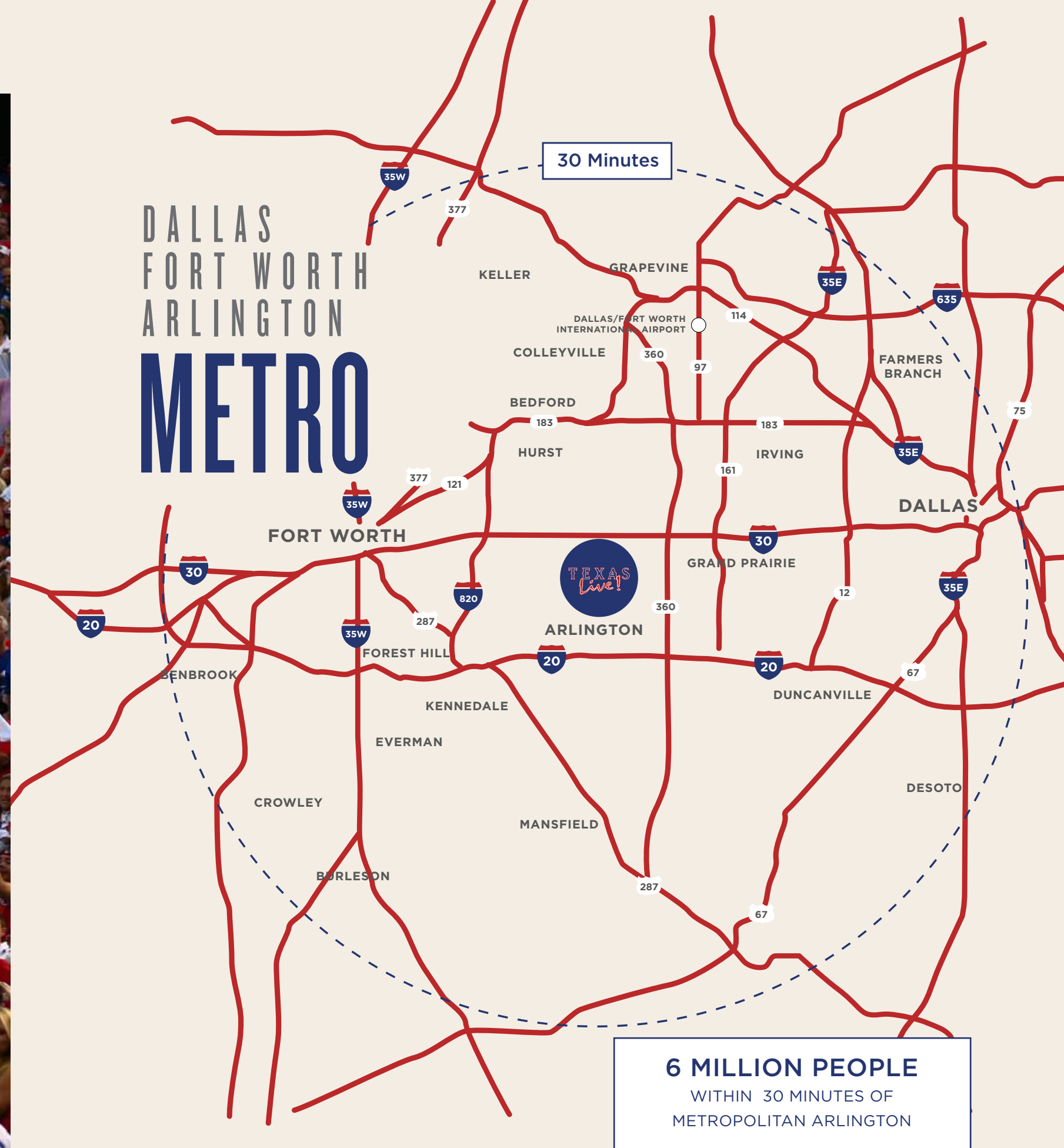
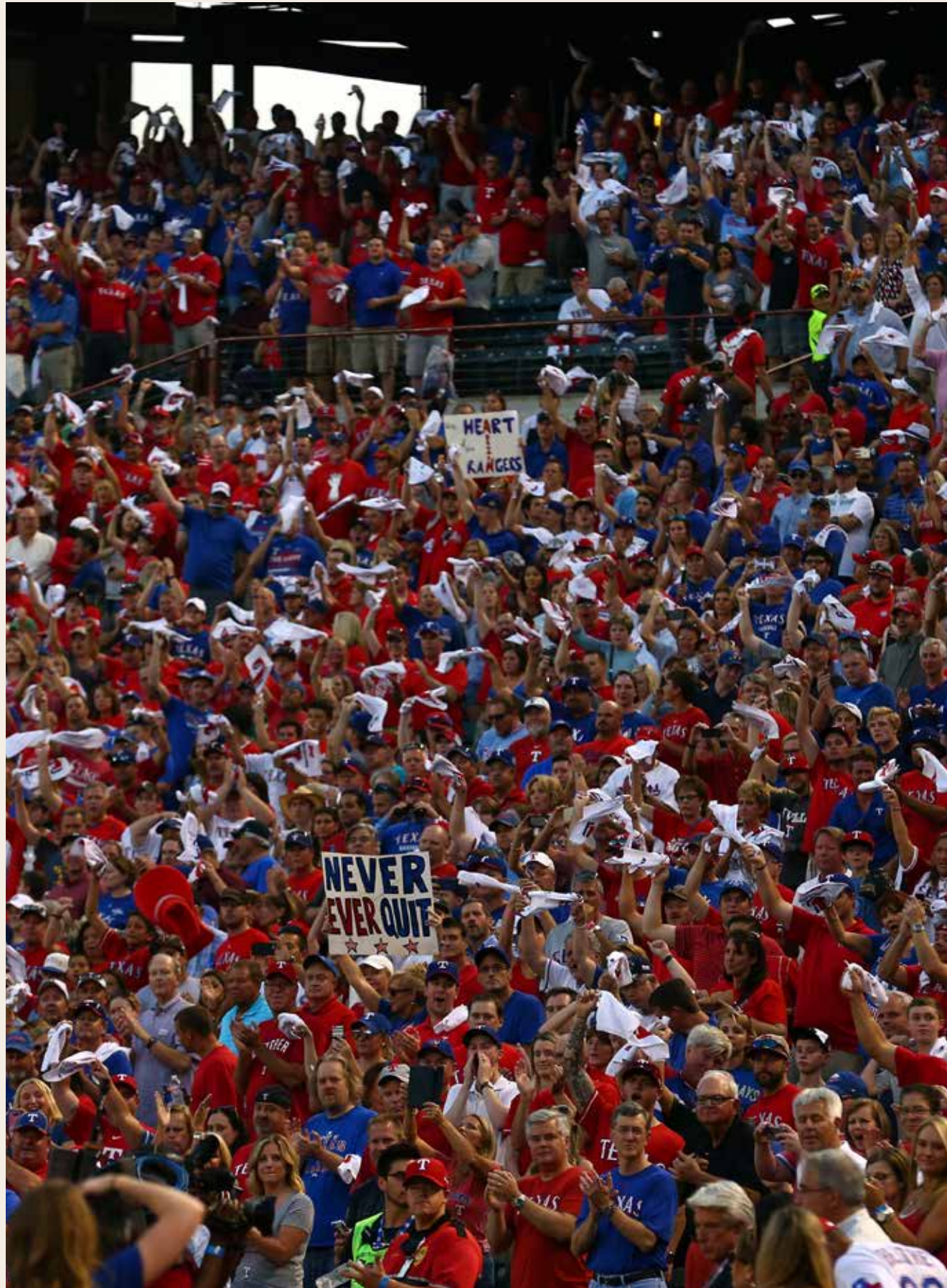
UNIVERSITY STUDENTS

\$55,000

AVERAGE HOUSEHOLD INCOME

210,000

CITY EMPLOYEES



A WINNING PARTNERSHIP

THE TEXAS RANGERS // THE CORDISH COMPANIES // CITY OF ARLINGTON



THE RANGERS ARE PROUD TO BE PARTNERING WITH ARLINGTON ON THIS VERY SIGNIFICANT PROJECT. COMMERCIAL DEVELOPMENT AROUND GLOBE LIFE PARK IN ARLINGTON HAS BEEN A VISION OF THE RANGERS FOR A NUMBER OF YEARS. WE ARE ALSO EXTREMELY PLEASED TO HAVE SELECTED THE CORDISH COMPANIES AS OUR DEVELOPMENT PARTNER TO HELP US FULFILL THIS VISION. WE JOIN WITH THE CITY OF ARLINGTON AND CORDISH ON A COMMITMENT TO DELIVER THE LEADING SPORTS AND ENTERTAINMENT DISTRICT IN THE COUNTRY.

- RAY DAVIS, CO-CHAIRMAN, TEXAS RANGERS



WE GREATLY APPRECIATE THE TEXAS RANGERS' CONTINUED INVESTMENT IN OUR COMMUNITY AND WE APPLAUD THEIR SELECTION OF THE CORDISH COMPANIES, THE PREMIER MIXED-USE DEVELOPER IN THE COUNTRY, AS THEIR DEVELOPMENT PARTNER.

- W. JEFF WILLIAMS, MAYOR, CITY OF ARLINGTON





THE CORDISH COMPANIES

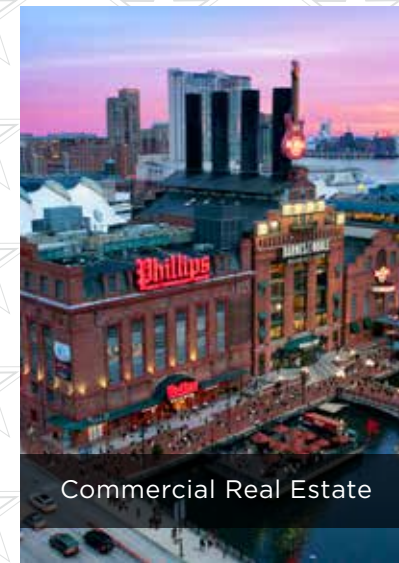
GENERATIONS OF AWARD-WINNING REAL ESTATE DEVELOPMENTS

The Cordish Companies, now in its fourth generation of family ownership, is an international collection of businesses defined by several major areas of expertise: Commercial Real Estate, Coworking Spaces, Entertainment Districts, Gaming, Hotels, International Development, Private Equity, Residential, Restaurants and Sports-Anchored Districts.

The Cordish Companies is the largest and most successful developer of entertainment districts and concepts in the United States. In particular, the Company has unparalleled experience in creating and revitalizing high-profile destinations in urban core locations.

The Cordish Companies has received the highest possible national awards in its various areas of expertise. In real estate, The Cordish Companies has received an unprecedented seven Urban Land Institute Awards of Excellence.

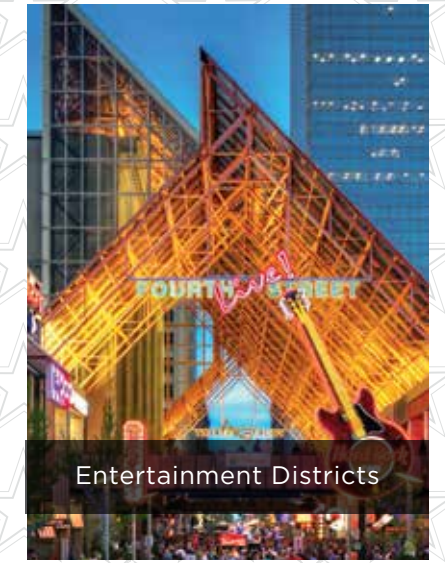
For more information, please visit www.cordish.com or call 1-800-733-5444.



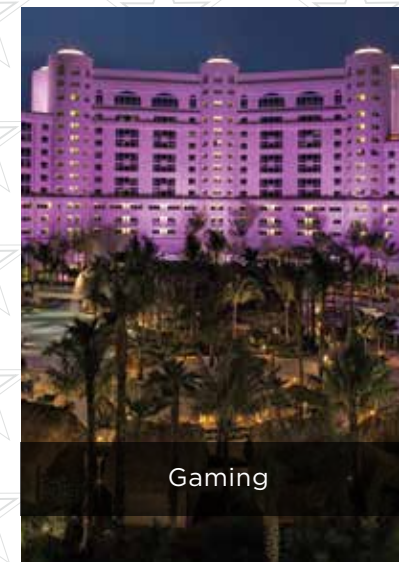
Commercial Real Estate



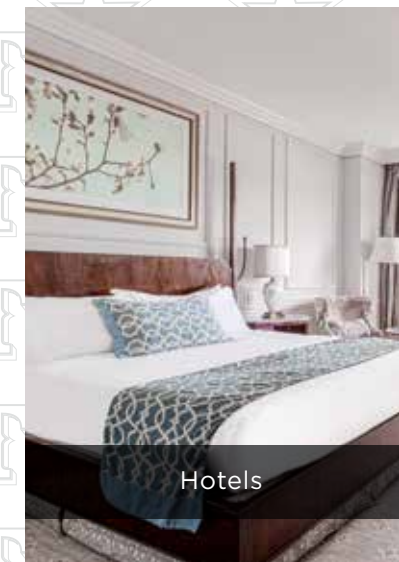
Coworking Spaces



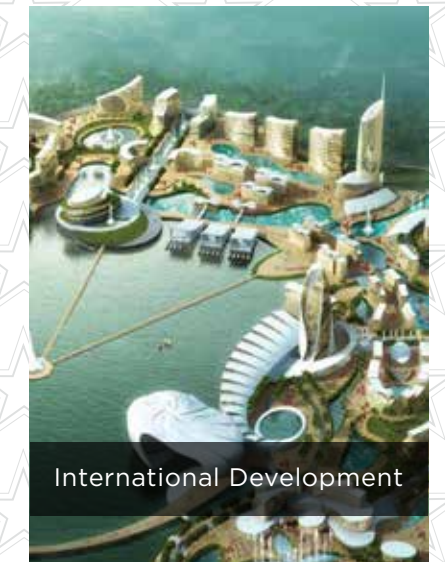
Entertainment Districts



Gaming



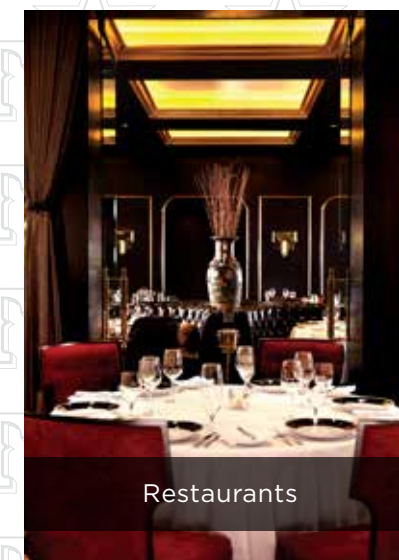
Hotels



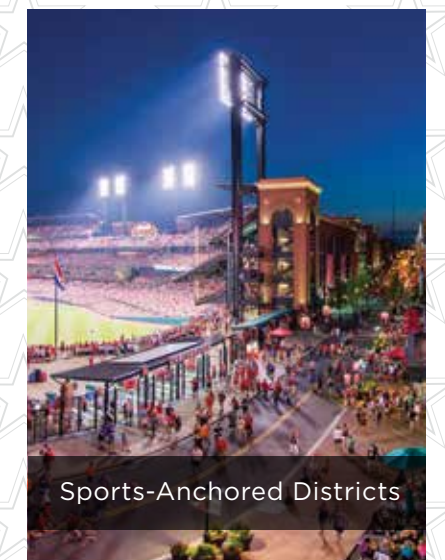
International Development



Residential



Restaurants



Sports-Anchored Districts

BALLPARK VILLAGE

ST. LOUIS, MISSOURI



XFINITY LIVE!

PHILADELPHIA, PENNSYLVANIA



NBC Sports ARENA



MURPHY BACKFIELD STATISTICS THIS SEASON					
	MURPHY	BACKFIELD		MURPHY	BACKFIELD
AVG	.25	.28	OPS	.75	.85
HITS	100	110	WALKS	30	35
HR	15	18	BB	2.7	3.1
RBI	45	50	RC/100	100	110
TOTALS	0	0	TOTALS	0	0



LET'S GO BIRDS

1100 SOCIAL

LET'S GO BIRDS

BBQ & GRILL

POWER & LIGHT DISTRICT

KANSAS CITY, MISSOURI



KANSAS CITY LIVE!

KANSAS CITY, MISSOURI





**THE
CORDISH
COMPANIES**

WWW.CORDISH.COM