

FOR SALE:

5000 Alpha Rd. +/- 8.7031 Acres

Farmers Branch, TX 75244

OFFERING MEMORANDUM

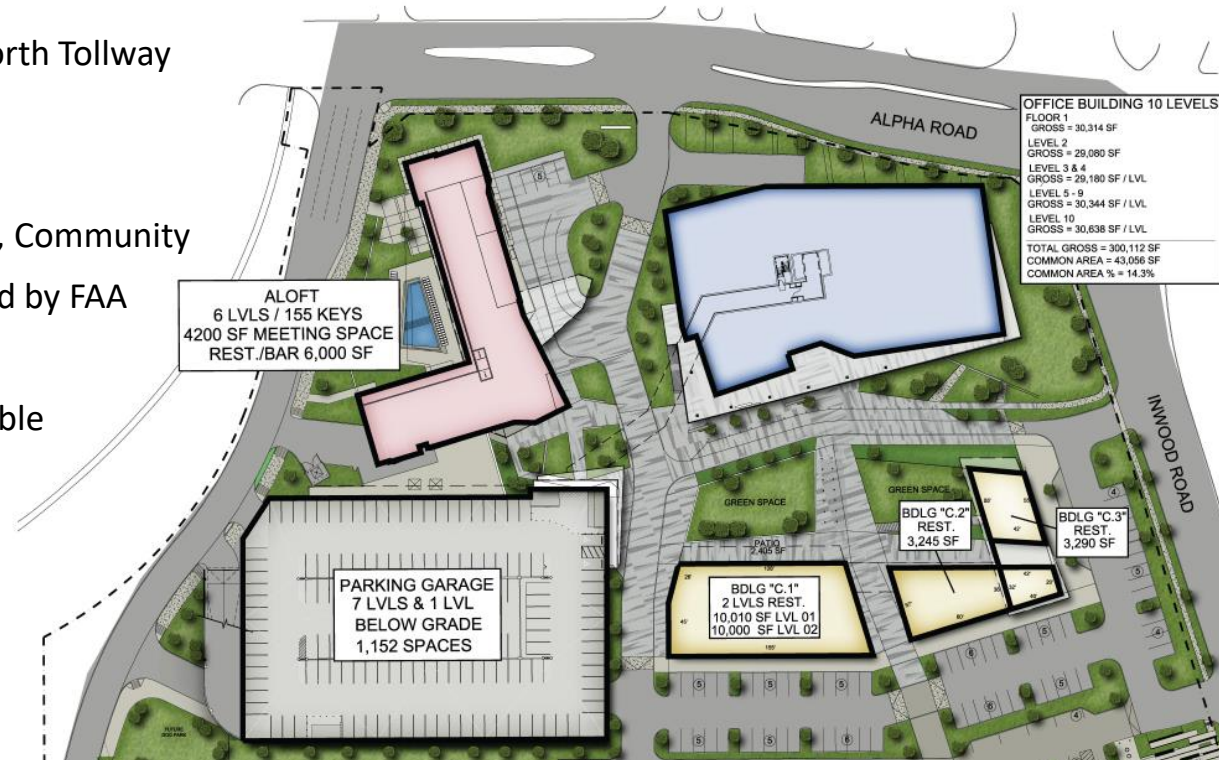
GALLERIA DEVELOPMENT SITE

ZONING: PD80 - MIXED USE

STRONG TEXAS MARKET

VALUE-ADD ASSET

- Near the Corner of LBJ and the Dallas North Tollway
- Walking Distance to the Galleria Mall
- Zoning: PD 80
 - Use: Office, Commercial, Residential, Community
 - Building Height: 200 feet or approved by FAA
 - Site Coverage: Not more than 80%
- Additional Due Diligence Material Available
- Price Upon Request



DAVE COCHRAN
License No: 582396
(214) 606-0499
DAVE@BVREALTYADVISORS.COM

CONTACT
INFORMATION

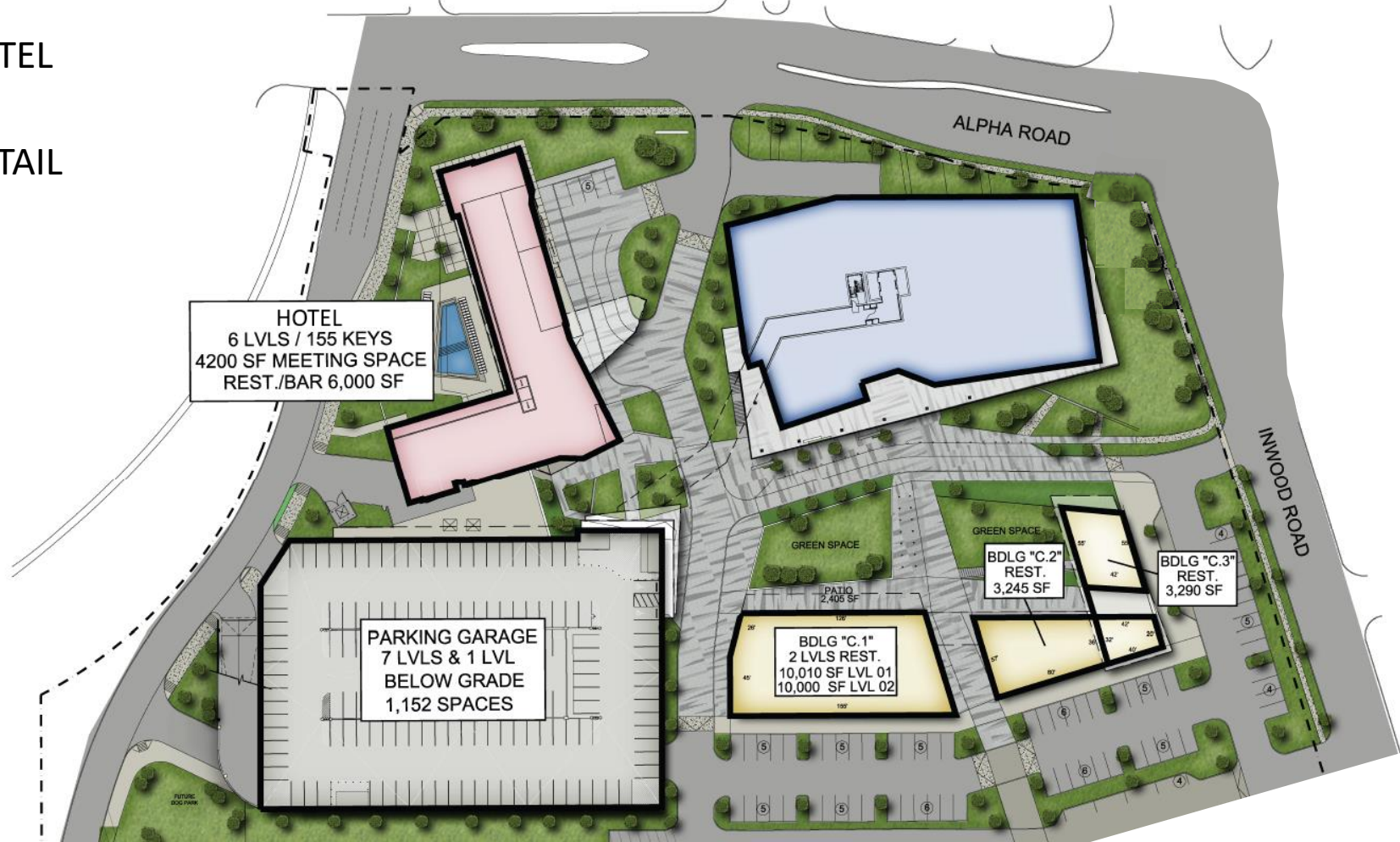
B | V REALTY ADVISORS

APPROVED CONCEPT PLAN

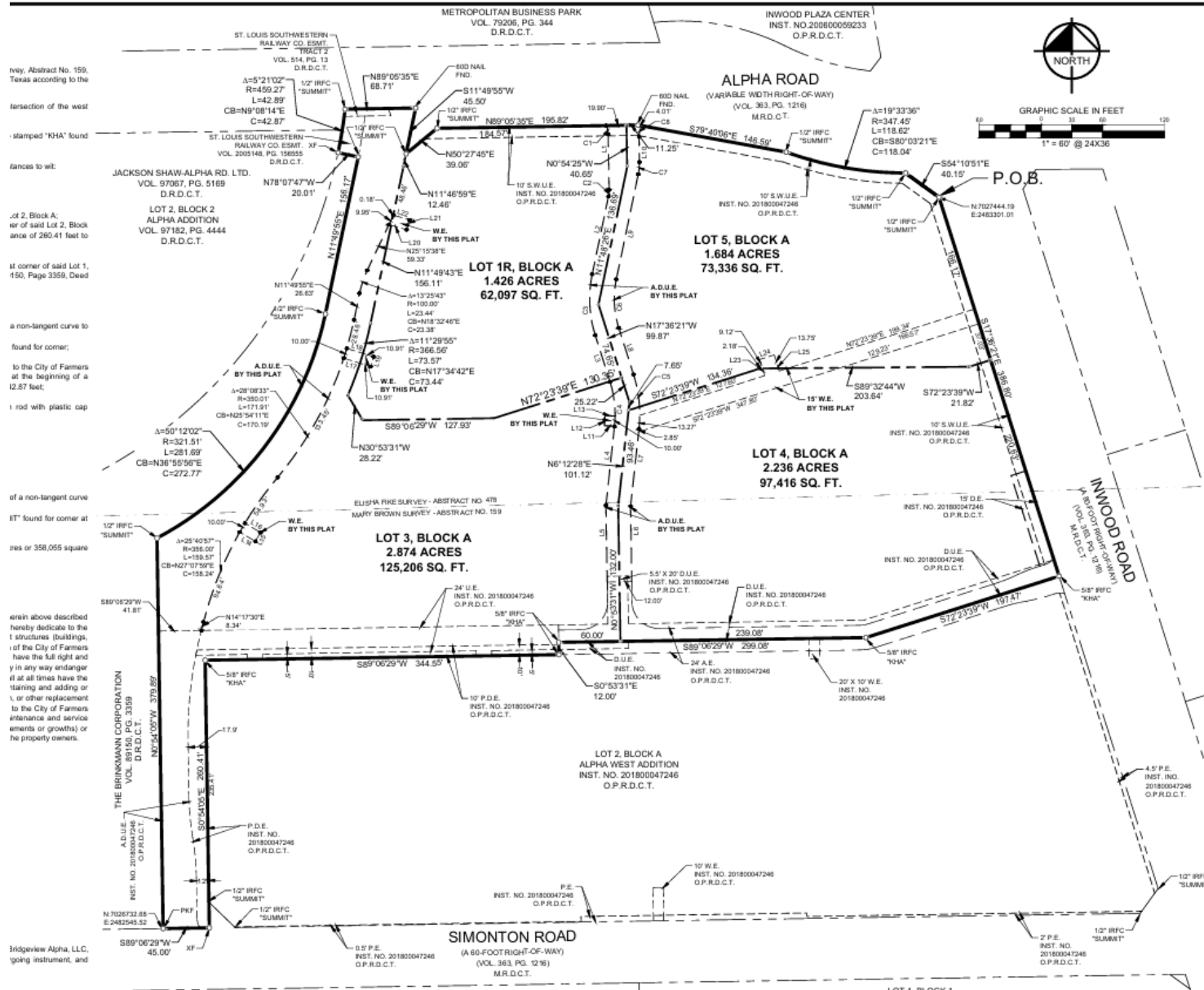
 MULTIFAMILY / OFFICE

 HOTEL

 RETAIL



SURVEY A



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Lot 2, Block A; rer of said Lot 2, Block ance of 260.41 feet to

st corner of said Lot 1, 150, Page 3359, Deed

a non-tangent curve to

found for corner;

to the City of Farmers at the beginning of a 12.87 feet;

rod with plastic cap

of a non-tangent curve

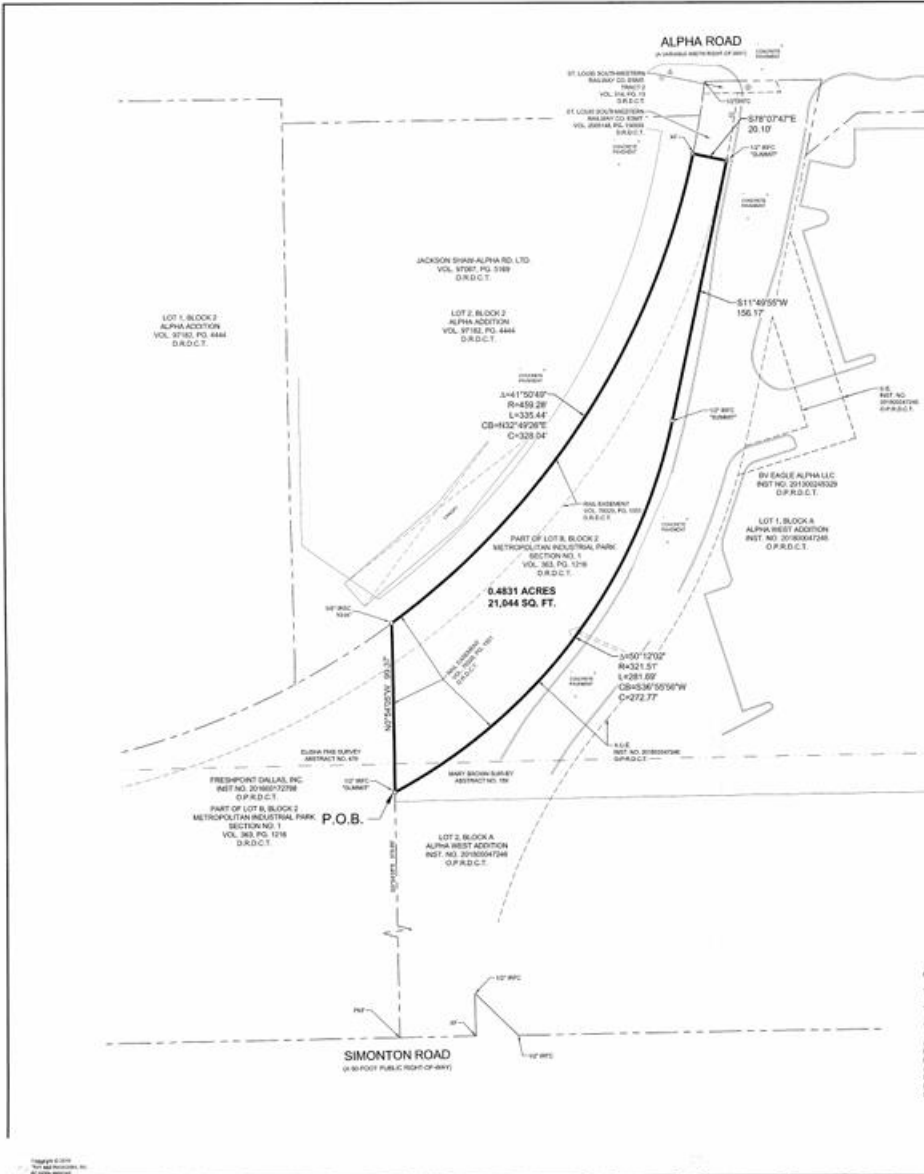
17" found for corner at

res or 358.05 square

erain above described hereby dedicate to the t structures (buildings, of the City of Farmers have the full right and y in any way endanger it at all times have the taining and adding or L, or other replacement to the City of Farmers intenance and service ements or growths) or he property owners.



SURVEY B



LEGAL DESCRIPTION

VICINITY MAP

LEGEND

LINE TYPE LEGEND

SURVEYORS CERTIFICATION:

To: BU Eagle Alpha LLC, a Texas limited liability company; Freshport Dallas, Inc.; Title Resources Guaranty Company; Benchmark Title, LLC.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2018 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ACTS and NSPS, and includes Items 1.3, 4.4, 6.1.15 and 9.0 of Table A Hereof. The field work was completed on February 1, 2019.

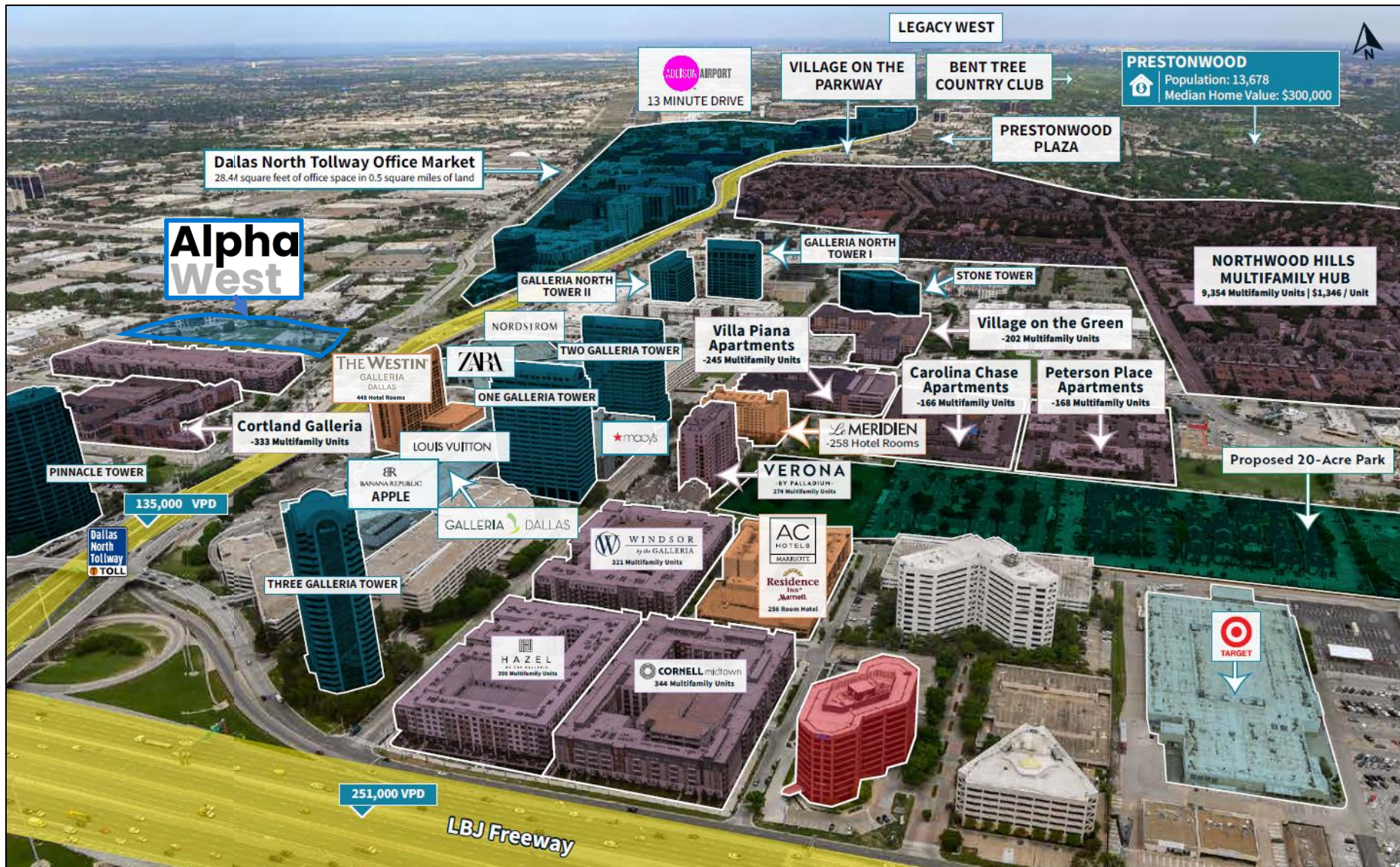
Survey Date: February 1, 2019
Revision Date: March 4, 2019
Revision Date: April 8, 2019

Chris Brown
Registered Professional Land Surveyor No. 5306
Kirkham and Associates, Inc.
13455 Now Road
Frisco, Dallas Office, Suite 700
Dallas, Texas 75249
Ph: (972) 775-1300
david.knowlton@kirkham.com

LEGEND

1	1/4" IRON ROD WITH PLASTIC CAP
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SUBMARKET LOCATION



THE NEIGHBORHOOD

BURGEONING SUBMARKET WITH BEST-IN-CLASS AMENITIES, DEMOGRAPHICS, AND CORPORATE TENANCY

- » Hundreds of retail and restaurant options including The Galleria, Village on the Parkway, and Restaurant Row
- » Populated with high-end neighborhoods and some of the finest and most exclusive country clubs in DFW
- » Convenient location with direct frontage on Interstate 635 and quick access to the Dallas North Tollway
- » Tucked amid transformative future developments coming to the Dallas International District

SURROUNDING AREA RESURGENCE

The area surrounding is a thriving commercial and residential neighborhood near the intersection of the Dallas North Tollway and Interstate 635. It includes a mix of commercial and residential properties, with many high-rise office buildings, luxury apartments, upscale hotels, and restaurants. The neighborhood is known for its high standard of living with many amenities and restaurants available to cater to the surrounding affluent residential in the Preston Hollow, Park Cities, and Northwood communities.

GALLERIA

The Galleria is a mixed-use development that includes three Class AA office towers, a Westin Hotel, and the premier fortress shopping center in Dallas.

- » 1.5M SF Super Regional Mall with \$150M of Proposed Improvements
- » Recent addition of innovative retail concepts such as Netflix House and H&M Home
- » 200+ Total Stores, 40+ Restaurants & Eateries
- » Office Towers are quoting rental rates of \$33 NNN

Source: JLL Analytics

BEST IN CLASS DEMOGRAPHICS SURROUNDING THE CROSSINGS



11%
POPULATION GROWTH FROM 2010



\$137,633
AVERAGE HOUSEHOLD INCOME
[within 3 miles]



\$588,489
AVERAGE HOME VALUE
[within 2 miles]

AMENITY-RICH MICRO MARKET



Over 8.3M SF
OF RESTAURANTS AND RETAILERS
[Within 2 Miles]



20,000+
MULTI-FAMILY UNITS
[Within 2 miles]



\$2.45 PSF
AVG. MULTI-FAMILY RENTS
[within 2 miles]

DEMOGRAPHICS

HIGHLY DESIRABLE CORPORATE WORK BASE

Situated just north of one of Dallas' most prestigious neighborhoods, Preston Hollow, the Property is surrounded by a particularly affluent population base that boasts soaring home values and an extremely strong median household income. Additionally, the Property's location is truly enviable due to unmatched access to a large, growing educated workforce. In close proximity to Park Cities, Preston Hollow, and Plano, no other development location in DFW is better positioned to serve the metroplex's sprawling educated workforce population.

30-MINUTE DRIVE TIME DEMOGRAPHIC STATS

	GALLERIA	LEGACY	PRESTON CENTER	UPTOWN	RICHARDSON/ CITYLINE	LAS COLINAS
Population (2024)	4,180,343	3,459,671	3,856,221	3,490,437	3,413,931	3,784,145
5-Year Proj Population Growth	27%	6.4%	1.9%	2.0%	5.0%	1.6%
Population Growth Since 2010	19.6%	31.3%	16.9%	14.4%	26.5%	16.1%
Number of Housholds (2024)	1,587,602	1,331,446	1,476,699	1,344,119	1,316,049	1,475,933
Population with a Bachelor's Degree or Higher	1,208,119	1,155,530	1,072,029	900,532	1,085,630	1,104,970
White Collar Work Force Population	2,817,551	2,515,180	2,548,962	2,205,956	2,417,063	2,531,593
Blue Collar Work Force Population	790,084	518,950	763,531	764,405	549,642	726,555



LARGEST TOTAL POPULATION

WITHIN A 30-MINUTE DRIVE OF ANY
DFW OFFICE SUBMARKET.



LARGEST WORKFORCE (WHITE COLLAR & BLUE COLLAR)

WITHIN A 30-MINUTE DRIVE OF ANY
DFW OFFICE SUBMARKET.



LARGEST EDUCATED WORKFORCE POPULATION

WITHIN A 30-MINUTE DRIVE OF ANY DFW
OFFICE SUBMARKET.



MARKET LOCATION



Highland Park
9-Miles



Downtown Dallas
11-Miles



Dallas-Fort Worth Airport
16-Miles



Downtown Frisco
17-Miles



Cowboys Stadium
25-Miles



Downtown Fort Worth
36-Miles



Source: Google Maps



NATIONS FASTEST GROWING POPULATION

DFW is Projected to Overtake Chicago within the Decade to become the Third-Largest Metro Area in the U.S.

#1

2022 - 2023 POPULATION GROWTH

Dallas/Fort Worth Ranked No. 1 in U.S. Population Growth with 152,598 Residents Added to Dallas/Fort Worth in 2023

#1

2020 - 2023 POPULATION GROWTH

Net Gain of 462,639 Residents

#1

2010 - 2023 POPULATION GROWTH

Net Gain of 1.7 Million Residents

Source: U.S. Census Bureau

418 NEW RESIDENTS

MOVE TO THE DFW REGION EVERY DAY

34%

NATURAL INCREASE

66%

NET-MIGRATION

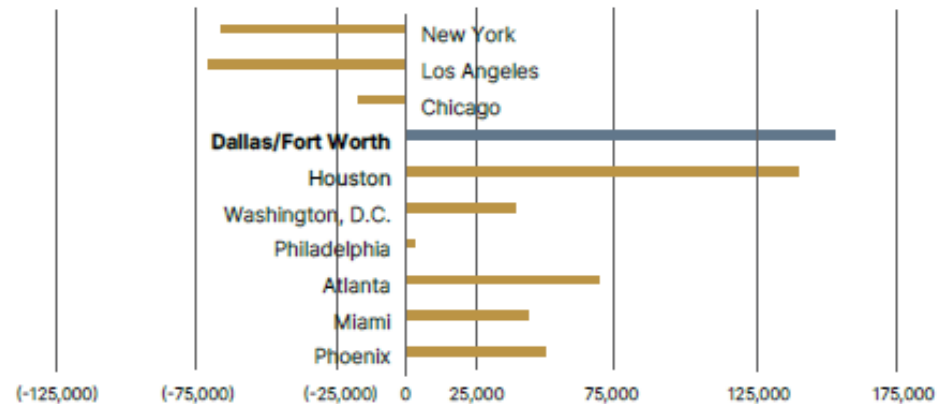


4TH LARGEST MSA
With 8.1 Million People

TOP 10 METRO AREAS IN U.S.

MSA	2023 Population
New York	19,498,249
Los Angeles	12,799,100
Chicago	9,262,825
Dallas/Fort Worth	8,100,037
Houston	7,510,253
Atlanta	6,307,261
Washington, DC	6,304,975
Philadelphia	6,246,160
Miami	6,183,199
Phoenix	5,070,110

2023 POPULATION CHANGE



Source: U.S. Census Bureau

Source: CBRE



DFW LEADS IN JOB GROWTH

A Magnet for Corporate Headquarters and Major Company Operations

#1 IN THE COUNTRY FOR 5-YEAR JOB GROWTH
593,700 Jobs

#1 LARGEST U.S. METRO FOR Y-O-Y JOB GROWTH
3.3% Growth Rate

2 GLOBAL 50 COMPANIES
Only Beijing and Seattle have more.

2 FORTUNE 10 COMPANIES
Tied with San Jose. NYC, LA and Chicago have none.

24 FORTUNE 500 HEADQUARTERS
Dallas/Fort Worth is home to the headquarters of 24 Fortune 500 companies.

49 FORTUNE 1000 HEADQUARTERS
Dallas/Fort Worth is home to the headquarters of 49 Fortune 1000 companies.

2019 - 2023 EXPANSIONS & RELOCATIONS

FRONTIER COMMUNICATIONS

LANDSEA HOMES

WELLS FARGO

CATERPILLAR, INC

JPMORGAN CHASE & CO.

RAYTHEON

TEXAS INSTRUMENTS

CBRE

CHARLES SCHWAB

HELLO FRESH

USAA

SAMSUNG

ALLSTATE

PELOTON

AMAZON

UBER

THREDUP

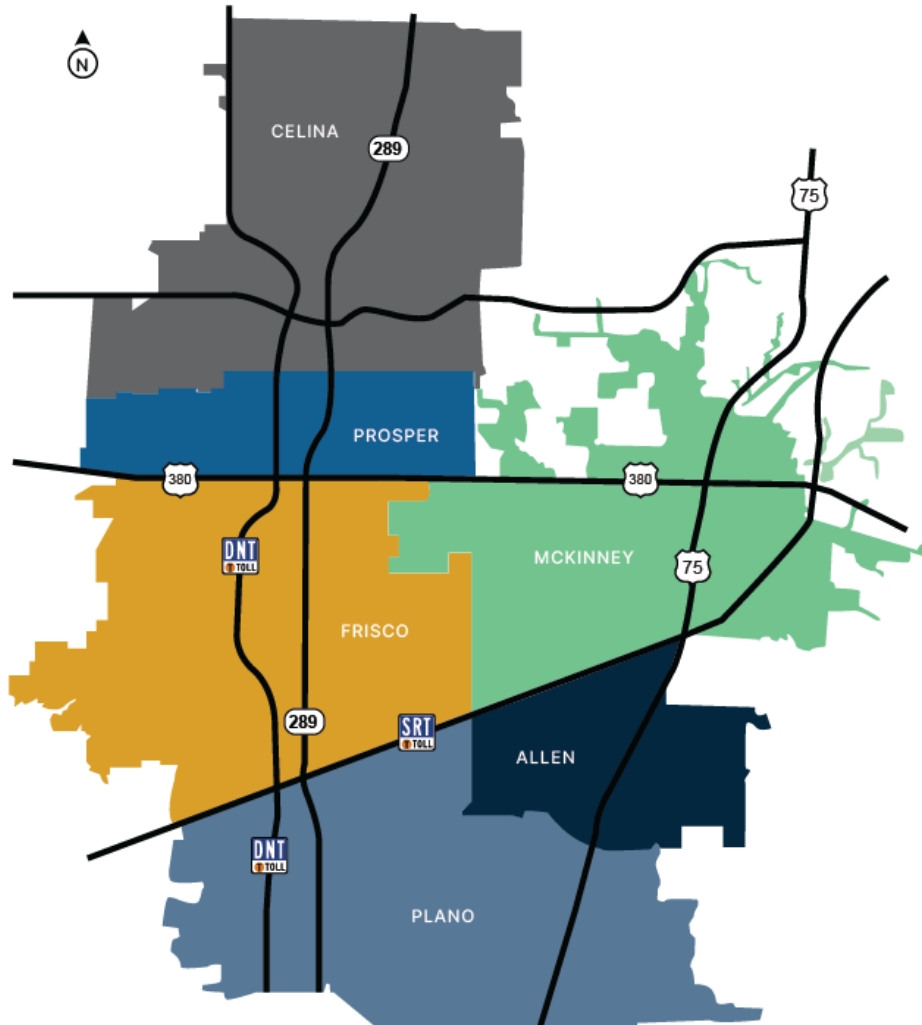
CRAYON



DFW EXPLOSIVE GROWTH

The New Center of DFW

SPURRED BY HIGH PROFILE DEVELOPMENT AND CORPORATE RELOCATIONS, THIS PROJECTS LAND IS SITUATED JUST SOUTH OF THE FASTEST GROWING SUBURBAN REGION IN THE US.



93% POP. GROWTH	FRISCO 2010 Population - 116,989 2023 Population - 225,565 Population at Full Buildout - 330,000
286% POP. GROWTH	PROSPER 2010 Population - 9,423 2023 Population - 36,399 Population at Full Buildout - 72,000
231% POP. GROWTH	CELINA 2010 Population - 6,028 2023 Population - 19,952 Population at Full Buildout - 350,000
64% POP. GROWTH	MCKINNEY 2010 Population - 131,117 2023 Population - 214,565
31% POP. GROWTH	ALLEN 2010 Population - 84,246 2023 Population - 110,741
13% POP. GROWTH	PLANO 2010 Population - 259,841 2023 Population - 293,189

Sources: U.S. Census Bureau, World Population Review

Source: CBRE





Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction.

The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

_____ Licensed Broker/Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
Regulated by the Texas Real Estate Commission		_____ Buyer/Tenant/Seller/Landlord's Initials	_____ Date
		Information available at www.trec.texas.gov IABS 1-0	

**CONTACT
INFORMATION**

DAVE COCHRAN
License No: 582396
(214) 606-0499
DAVE@BVREALTYADVISORS.COM



REALTY ADVISORS