

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.

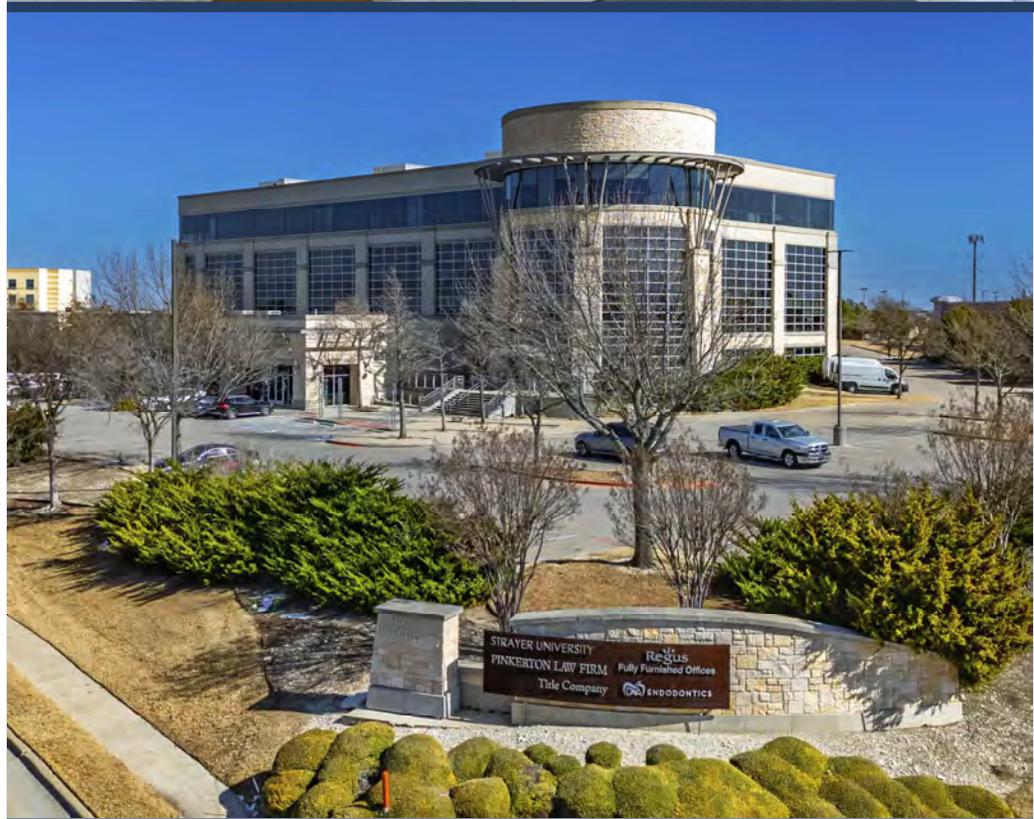
81% leased, the building offers sizeable in-place income and an appealing going-in return. Home to a diverse mix of long term tenants, the building’s cash flows are secured by a WALT of nearly 5-years and anchored by retail and medical tenants.

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
DQ TACO CASA tropical CAFE Shipley Olive Garden



610 UPTOWN BOULEVARD

YOUNGER PARTNERS



FOR ADDITIONAL BUILDING INFORMATION PLEASE CONTACT:

TOM STROHBEHN, CCIM

TEL: 214.294.4439

TOM.STROHBEHN@YOUNGERPARTNERS.COM

SCOT C. FARBER, CCIM

TEL: 214.294.4438

SCOT.FARBER@YOUNGERPARTNERS.COM

YOUNGER
PARTNERS

Enclosed with this Investment Offering Summary is a Confidentiality Agreement relating to the Property. If you are interested in receiving a full Offering Memorandum, please sign and return the Confidentiality Agreement to the exclusive agents listed above. The information contained herein was obtained from sources believed reliable; however, Younger Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or withdrawal notice.



Information About Brokerage Services

Texas law requires all real estate licensees 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 coincidental 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.

<u>Younger Partners Dallas, LLC</u>	<u>9001486</u>	<u></u>	<u>(214)294-4400</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Moody Younger</u>	<u>420370</u>	<u>moody.younger@youngerpartners.com</u>	<u>(214)294-4412</u>
Designated Broker of Firm	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0



CONFIDENTIALITY STATEMENT
Uptown Village – 610 Uptown Boulevard
Cedar Hill, TX 75104

Please return to:
tom.strohbehn@youngerpartners.com
Attn: Tom Strohbehn, CCIM

The undersigned has been advised that Younger Partners has been retained on an exclusive basis by the Owner with respect to the offering for sale of 610 Uptown Boulevard – Cedar Hill, TX 75104 (the “Property”). The Owner has indicated that all inquiries and communications with respect to the contemplated sale of such Property be directed to Younger Partners. The undersigned hereby acknowledges that it is a principal or an investment advisor in connection with the possible acquisition of the Property.

The Owner has available for review certain information (“Confidential Information”) concerning the Property. On behalf of the Owner, Younger Partners may make such Confidential Information available to the undersigned upon execution of this Confidentiality Statement. The Confidential Information is intended solely for your own limited use in considering whether to pursue negotiations to acquire the Property. This is not an agreement to sell the Property nor an offer of sale. No agreement binding upon the Owner of the Property, or any of its associated or affiliated companies, shall be deemed to exist, at law or equity, until the Owner of the Property enters into a formal binding agreement of sale.

The Confidential Information contains brief, selected information pertaining to the business and affairs of the Owner, and has been prepared by Owner and Younger Partners, primarily from information supplied by the Owner of the Owner’s agent. It does not purport to be all inclusive or to contain all the information which a prospective purchaser may desire. Neither Younger Partners, the Owner nor the Owner’s Lender make any representation or warranty, expressed or implied, as to the accuracy or completeness of the Confidential Information and no legal liability is assumed or to be implied with respect thereto.

By executing this Confidentiality Statement you agree that the Information provided is confidential, that you will hold and treat it in the strictest of confidence, and that you will not disclose or permit anyone else to disclose the Information to any person, firm or entity without prior written authorization of the Owner and Younger Partners except that the information may be disclosed to your partners, employees, legal counsel and lenders or pursuant to a court order. Owner expressly reserves the right in its sole discretion to reject any or all proposals or expressions or interest in the property and to terminate discussions with any party at negotiations you hereby agree to return the Confidential Information to Younger Partners.

ON BEHALF OF PROSPECTIVE PURCHASER:

CO-BROKER (If Any):

Company: _____

Company: _____

Address: _____

Address: _____

City, State, Zip: _____

City, State, Zip: _____

Telephone: _____

Telephone: _____

Email: _____

Email: _____

By: _____

By: _____

Its: _____

Its: _____

Date: _____

Date: _____

Signature: _____

Signature: _____