



**JAH**  
REALTY

LAKE HIGHLANDS VILLAGE | A MIXED-USE URBAN DEVELOPMENT



# JAH REALTY SEEKING TOWNHOME PARTNER

**JAH Realty is a fully integrated commercial real estate operating company that has owned and managed shopping centers for over 50 years.**

## **Integrated Operation**

- *Acquisitions & Development*
- *Leasing & Management*
- *Design & Construction*

## **Company History**

- *JAH & Company, Ltd. founded in Oklahoma in 1973 by John Henry, III*
- *Developed first shopping center in 1973*
- *JAH Realty, L.P. formed in 2003 in Texas under the stewardship of Jay Henry*

## **Principal Orientation**

- *Philosophy of investing in real estate for the long-term*
- *Wholly-owned portfolio of 2.6 million square feet (no outside equity partners)*
- *JAH manages another 1.2 million square feet for its affiliate, TriGate Capital*

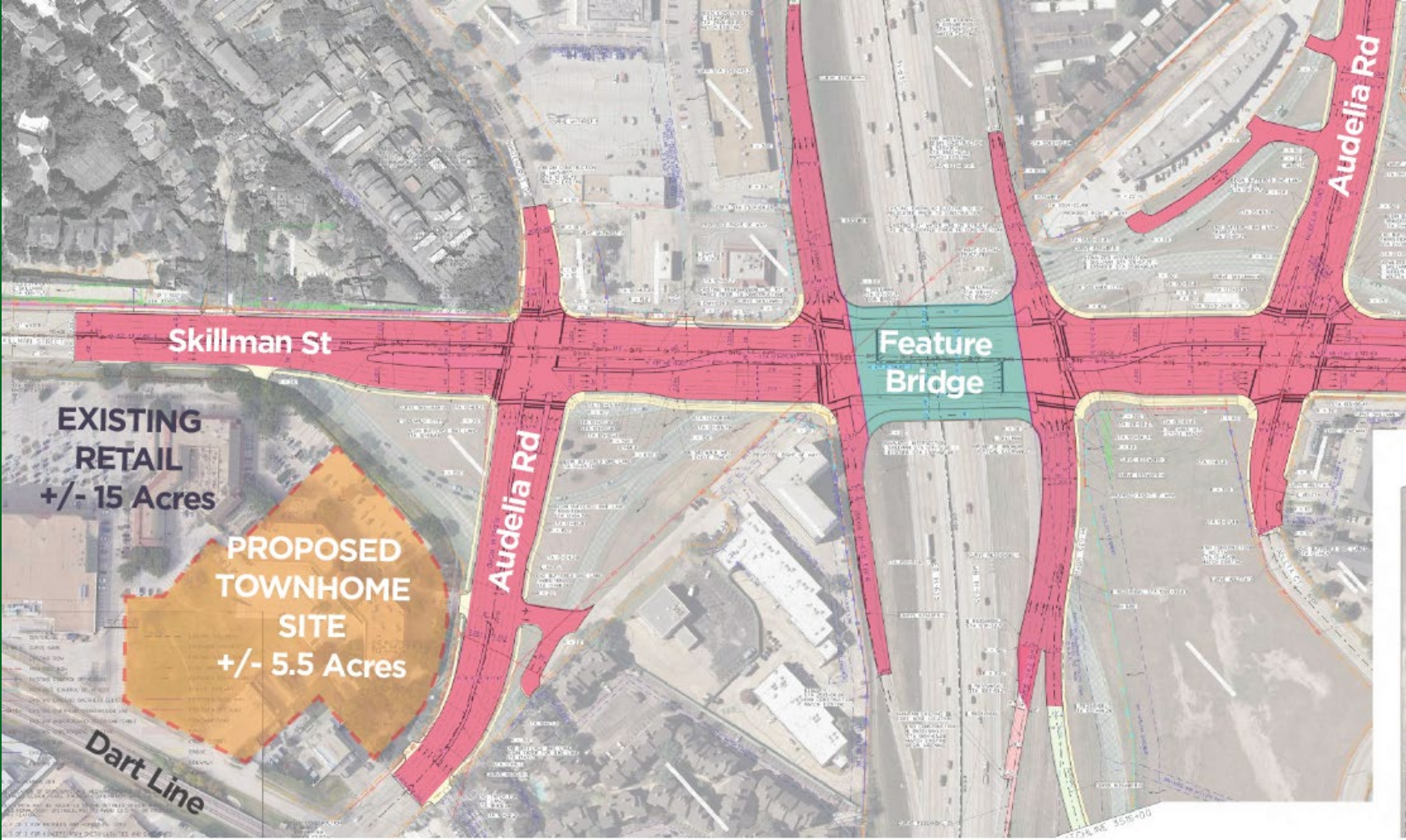
## JAH SEEKING TOWNHOME VERTICAL DEVELOPMENT PARTNER IN LAKE HIGHLANDS, DALLAS

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- JAH Realty, LP (“JAH”) is seeking a townhome vertical development partner for an urban mixed-use project known as Lake Highlands Village (“LVH”) located along Skillman Street between Royal Lane and Audelia Road, in the highly desirable Lake Highlands neighborhood of Dallas
- JAH received zoning entitlements in 2021 for 85 townhome lots on approximately 5.6 acres of land. City of Dallas horizontal permits to be received in 4<sup>th</sup> quarter 2022
- Attractive walkable amenities for townhome occupants including 200,000 square feet of shopping, dining and services with a thoughtful approach to cross-access and pedestrian walkability
- Located in the Richardson school system which includes Northlake Elementary and Lake Highlands Junior & High Schools
- Lake Highlands is a convenient community to quickly navigate the entire metroplex given its central location within Dallas and easy access to Central Expressway and I-635. The site benefits from the \$1.74B TXDOT project along I-635 from US 75 to I-30 with a projected completion date in 2024, which includes a new Skillman Bridge at I-635 and a Skillman St. & Audelia Rd. intersection reconfiguration in front of Lake Highlands Village
- Paper lot and finished lot prices available upon request

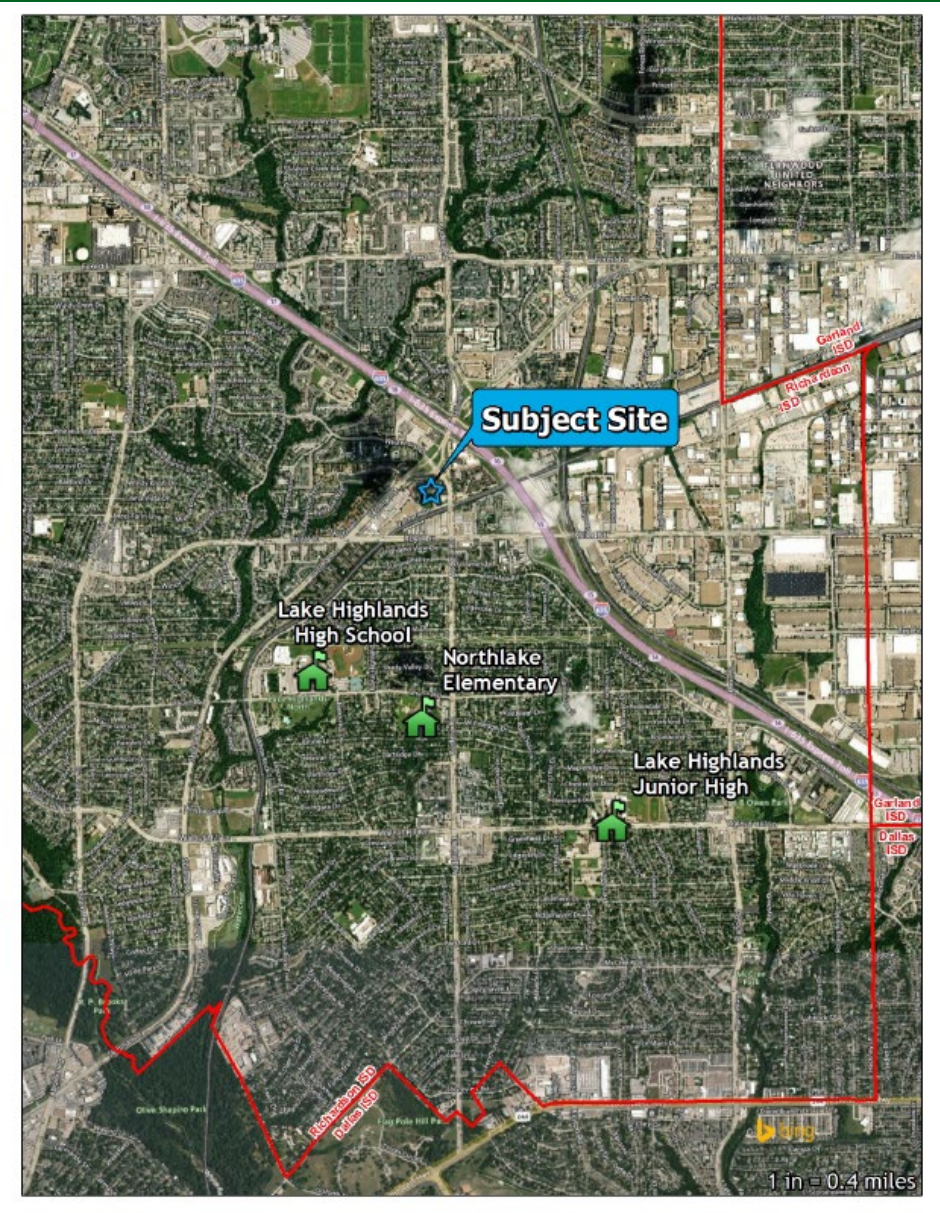
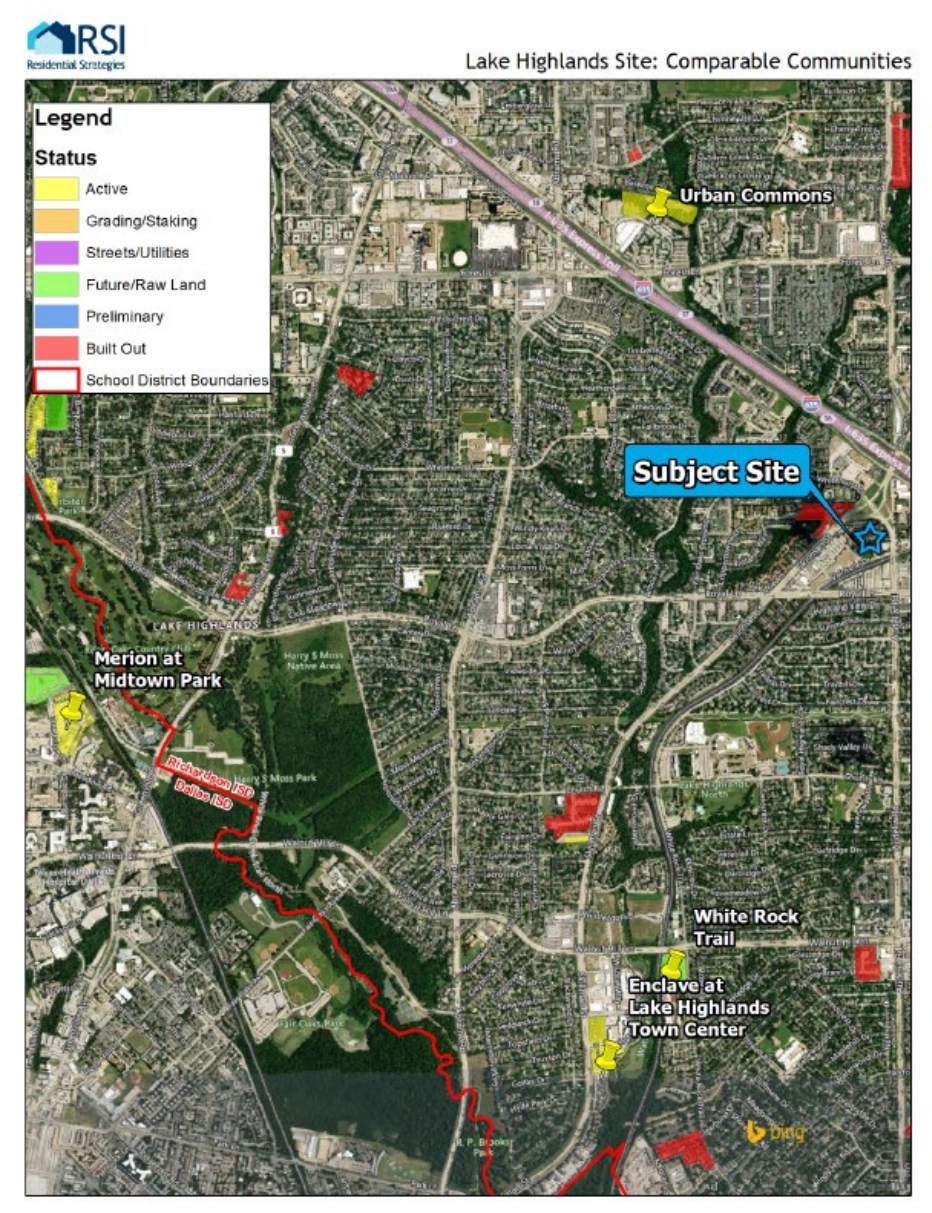


# FUTURE SKILLMAN & 635 BRIDGE AERIAL VIEW



- \$1.74B TxDOT project along I-635 from US 75 to I-30 with a projected completion date in 2024

# LAKE HIGHLANDS RESIDENTIAL SUBMARKET



# LVH TOWNHOMES AERIAL RENDERING



# LVH TOWNHOMES STREET VIEW RENDERING

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FOR MORE INFORMATION

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