



the hill.

CENTRAL EXPRESSWAY AT WALNUT HILL

• DALLAS, TEXAS •

INTRODUCING...

the hill.

The Hill is positioned to become Dallas' most creative shopping destination with a decidedly un-mall feel. CAPREF'S most recent destination-class retail acquisition is located in the heart of Dallas along Central Expressway at Walnut Hill.

REVIVED, REFRESHED & REPOSITIONED...

...to meet the growing demand for retail and restaurant experiences that provide a unique environment. The center's proximity to the city's most affluent neighborhoods to the west and growing millennial population further east and south make this a dynamic location and community center.

EVERYDAY CONVENIENCES

Serves the everyday needs of the affluent and mature Preston Hollow community and the younger, family-focused areas of Lake Highlands and Lakewood.



PROXIMITY

The Hill's proximity to established and growing communities make this a dynamic location and community center.



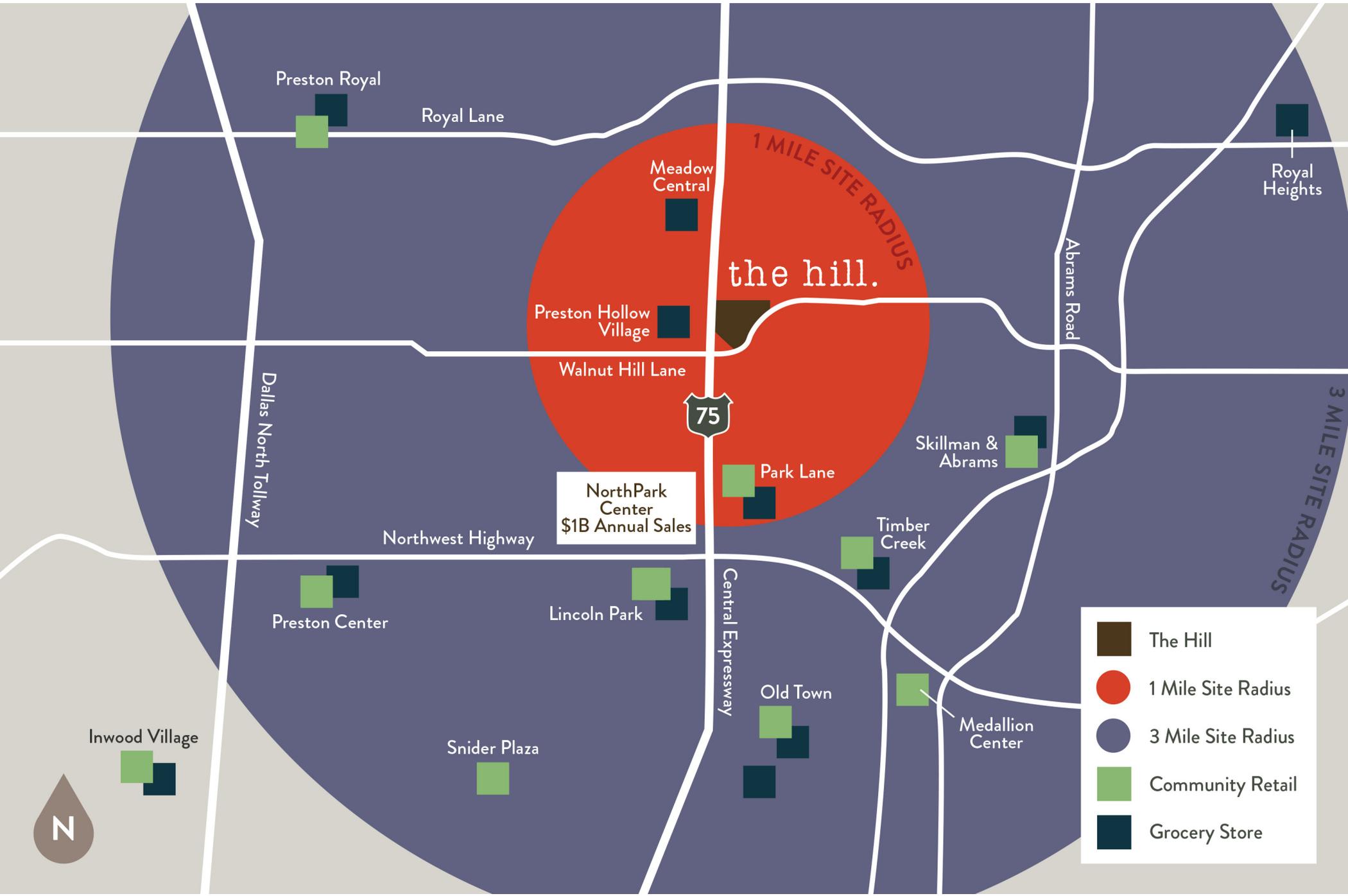
THE OPPORTUNITY.



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- \$6.23 billion annual spending in primary market
 - Easy freeway access to site, located along the Central Expressway arterial with more than 325,000 cars per day
 - Community-focused design with new plaza spaces for outdoor dining
 - 275,000 square feet of retail space
 - Adjacent to bustling hospital district with over 1,000 beds
 - More than 215,000 employees within 3 miles

Less than one mile directly north of NorthPark Center,
WITH ANNUAL SALES IN EXCESS OF \$1 BILLION

THE COMPETITION MAP.



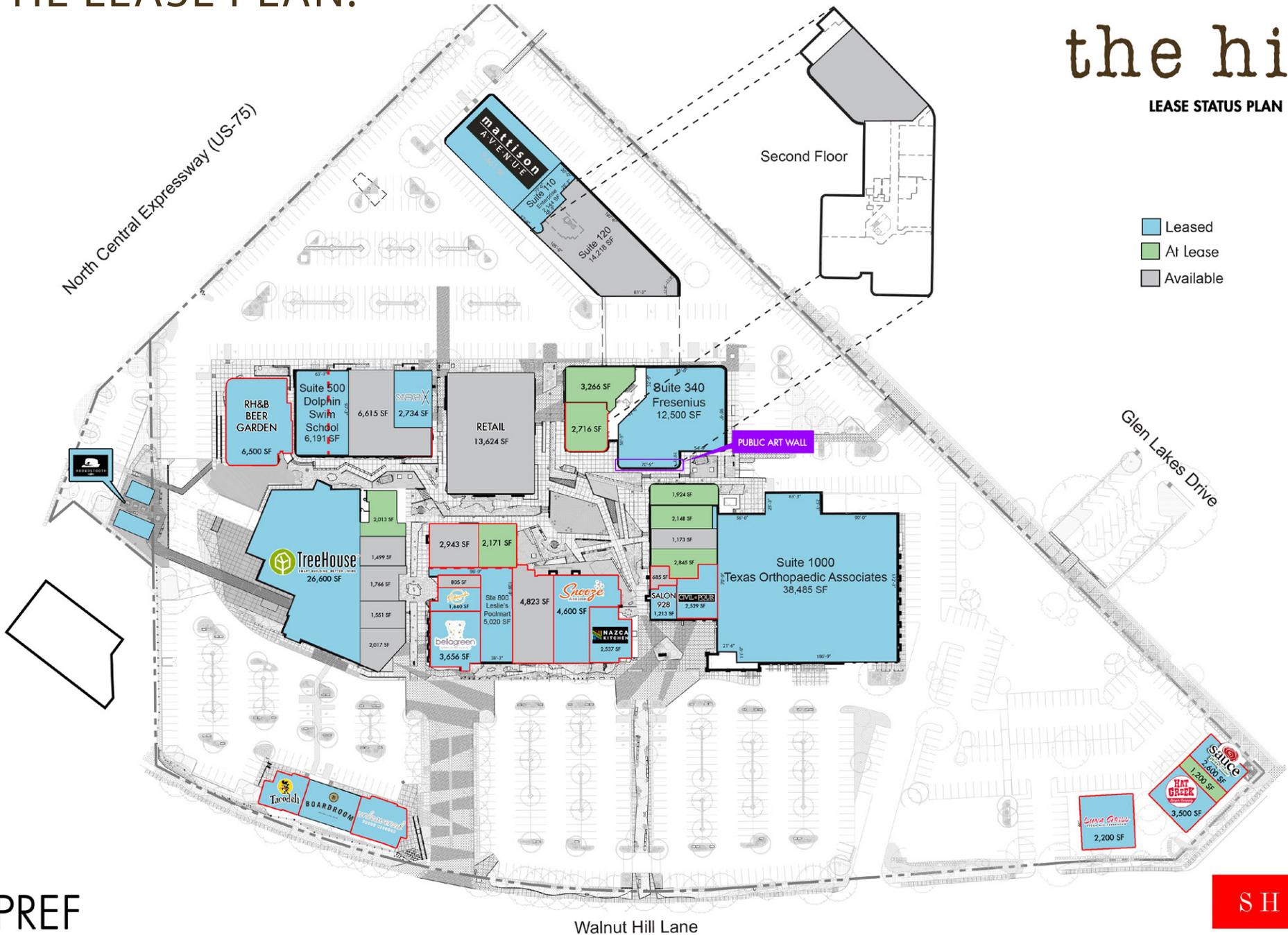
THE OVERVIEW.



THE LEASE PLAN.

the hill.

LEASE STATUS PLAN



CAPREF

SHOP COS.

CONVENIENCE

The Hill provides everyday needs to all members of its community.



THE PRIMARY TRADE AREA.



PRIMARY MARKET

- More than 155,000 people
- 78,096 people with college degrees
- \$5.67B in annual consumer expenditures

WEST SIDE | ESTABLISHED COMMUNITY

- Median household income \$112,541
- 76.4% White, 19.8% Hispanic
- Median age is 45.9
- 1/3 of households earn more than \$150,000 annually
- 43% of individuals earn more than \$100,000 annually
- \$1.1M estimated average household net worth
- 63.4% of adults are college graduates

EAST SIDE | GROWING COMMUNITY

- 54% of population is minority
- Median age is 34
- 23.5% of households have children
- \$4.14 billion annual household expenditures
- 26,000 households with an average of 2 children
- 63,375 college graduates
- 63,700 employees work in this area
- 51% of population considered Generation X and Generation Y (millennials), with Gen Y growing quickly



THE DEMOGRAPHIC SUMMARY.



	PRIMARY MARKET (3 MILE RADIUS)	WEST SIDE	EAST SIDE
2016 Population	155,433	24,861	126,184
2016 Households	70,638	12,562	59,796
2016 Median Household Income	\$92,147	\$112,541	\$78,808
2016 Per Capita Income	\$55,181	\$83,512	\$47,345
Households with Annual Income Greater than \$100K	24,418	5,327	19,941
% of Households with Annual Income Greater than \$100K	34.5%	42.5%	33.4%
Total Household Expenditures	\$5.67B	\$1.29B	\$4.14B
Median Age	33.5	45.9	34.0
Population 35 years old or less	49.9%	36.9%	52.2%
Households with Children	25.7%	20.5%	23.5%
Average Household Size	2.2	2.0	2.1
Total Employees Working in Area	116,206	13,635	63,700
RACE / ETHNICITY			
White	62.9%	76.4%	64.4%
Latino	25.6%	19.8%	28.6%
African American	17.1%	9.3%	14.4%
Other	10.2%	6.0%	11.4%

THE TRAFFIC DRIVERS.



A BUSTLING AREA

Located in the heart of Dallas, The Hill's central position allows it to serve this fast-moving area of the city. High traffic counts surround The Hill along with over 3,500 residential units coming on-line, two area hospitals, and an active DART (Dallas Area Rapid Transit) station.



HIGH TRAFFIC COUNTS
in both growing & established
areas surrounding The Hill



NATURAL LANDSCAPE

The Hill will have a unique to Dallas interior courtyard.



INFORMATION ABOUT BROKERAGE SERVICES



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.

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