

TRINITY GROVES—ABOUT THE AREA

DALLAS, TX



THE **retail** CONNECTION

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ABOUT TRINITY GROVES NEIGHBORHOOD



Trinity Groves, the newest of Dallas's revitalized submarkets, has become a hub for Dallas retail, innovative restaurant concepts, and entertainment.

Historically a warehouse district, this area has seen extensive growth since the beginning of its revitalization and continues to attract new residents and businesses. In addition to its retail and entertainment options, the Ronald Kirk Pedestrian Bridge, Trinity Overlook Park, and Trinity Skyline Trails provide some of the best views of Downtown Dallas.

The community has great accessibility, situated west of Downtown Dallas, the neighborhood has easy access to I-30 as well as access to public transportation. The area has a walk score of 68.

Continuing to evolve, future plans for growth in the neighborhood include a boutique hotel, office space, and more multifamily projects.

The tracts are uniquely positioned to capitalize on the population growth and a growing office demand in the booming submarket.

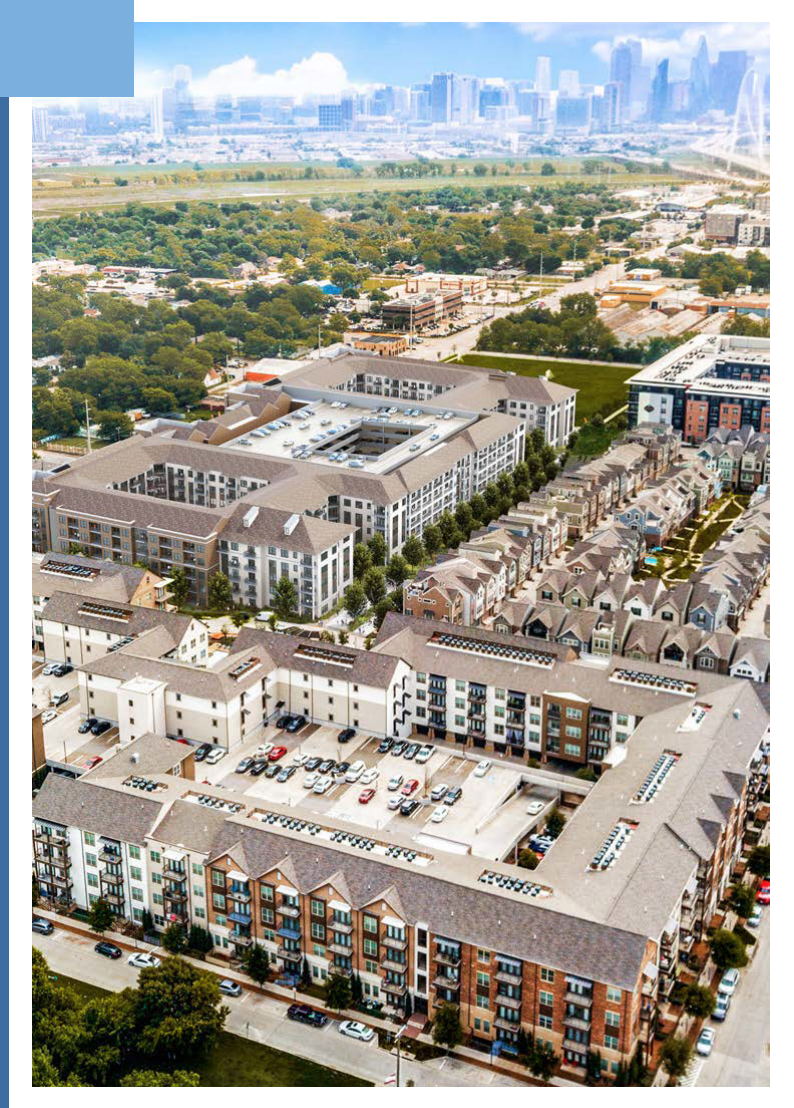
TRINITY GREENS | 25 ACRES

Developer Stonelake Capital Partners started construction on the \$250 million mixed-use development, located on Singleton Boulevard near the foot of the Margaret Hunt Hill Bridge, in 2015.

To date, Stonelake has completed a 355-unit apartment project called The Austin, an extension of the thriving Trinity Groves neighborhood of West Dallas. Stonelake Capital's Trinity Green master development was designed by GFF Planning, who was also instrumental in the zoning case to make this project a possibility. Alta Trinity Green is the second multifamily phase, a 324-unit wrap style building for Wood Partners, designed with resilient materials that are reminiscent of the area's industrial context and history.

The master plan is organized around a signature, central linear park, and this project reinforces that concept by orienting the plaza off the park for it and a future phase, and continuing a programmed linear greenspace between our project and the future phase, towards the perimeter of the site. Alta Trinity Green is an exciting opportunity to continue to push the activity of the Trinity Groves neighborhood westward into formerly industrial sites, and act as a catalyst for future development of the area.

At full build-out, Trinity Green is expected to offer 1,500 apartment homes surrounding a 1-acre park adjacent to downtown Dallas.



TRINITY GROVES

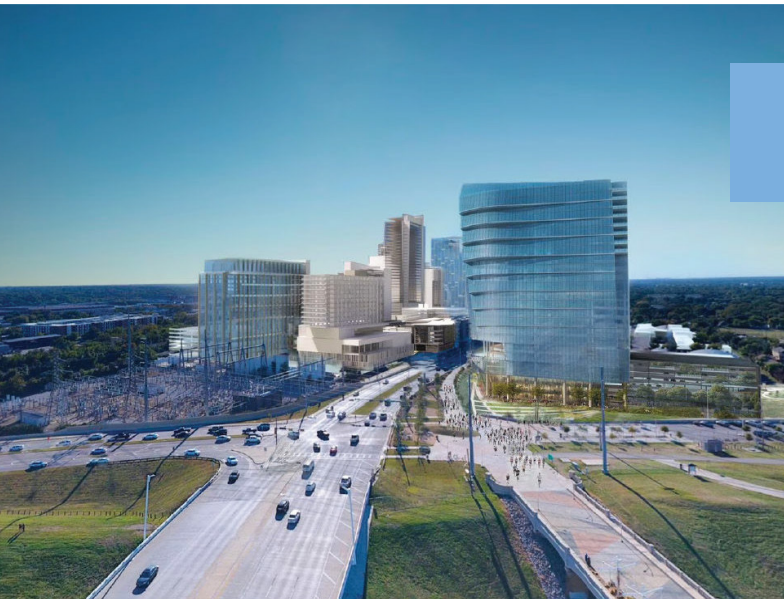
The Trinity Groves master plan includes 9 million square feet of construction with no height restrictions, the sky is the limit. Trinity Groves continues to evolve and will soon be home to a best-in-class international boutique hotel, 1000 multi-family residential units, and office buildings with unsurpassed views of downtown Dallas.

Trinity Groves also offers easy access from all major highways, airports and area attractions – including the Central Business District, the Dallas Arts District, the American Airlines Center, Klyde Warren Park and the Trinity River Park. This development is one of the last remaining pieces of real estate in the City of Dallas where you can truly be in the heart of it all and shape the future of this thriving community.



GOLDENROD

Goldenrod Cos. has purchased dozens of properties from the developers of the popular Trinity Groves Complex. Most of the nearly 90 properties in the deal are near Singleton Boulevard and include both buildings and vacant sites, county deed records show. More than 35 acres of real estate were included in the sale. One of the vacant blocks Goldenrod acquired at Singleton and Gulden Lane was pitched as a potential second headquarters site for Amazon. The previous owners sought zoning to construct a 400-foot Highrise on the block that would be the tallest building on the west side of the Trinity River.



NEW DEVELOPMENTS



STONELAKE 490 UNIT MULTI-FAMILY DEVELOPMENT

0.35 MILES WEST OF THE SUBJECT SITE

MEGATEL MIXED-USE DEVELOPMENT

0.79 MILES WEST OF SUBJECT PROPERTY



■ Megatel's 2nd phase of development will include about 2,100 apartments. Construction is expected to start this year.

■ The master-planned Community includes a crystal lagoon, and Megatel's site borders the subject property.

■ This project looks to be the latest in a wave of new developments in the area, which began with the construction of the Margaret Hunt Hill Bridge last decade.



ATLAS METAL WORKS

0.35 MILES WEST OF SUBJECT PROPERTY

The Atlas Metal Works factory at 818 Singleton Blvd. dates to the 1920s and includes almost 6 acres at the corner of Sylvan Avenue. The property is one of the largest development sites along Singleton Boulevard, which is seeing a wave of construction of apartments, restaurants, and retail buildings. The Atlas Metal Works property is just west of the popular Trinity Groves restaurant campus and is next door to the \$400 million Trinity Green apartment and home community. Dallas-based apartment builder Lantower Living has received approval from the City Council to rezone the property for a new rental community and retail space. Two five-story apartment buildings with more than 400 units and a garage would occupy the southern side of the block, which is now taken up by a complex of metal manufacturing buildings. The developer agreed to repurpose the art deco style office building facing Singleton and set aside areas for open space.



STORYBUILT MIXED USE DEVELOPMENT

0.25 MILES SOUTH OF SUBJECT SITE



ZONING REQUEST

	EXISTING ZONING	PROPOSED
Height and Stories		
Blocks 1, 2 and 3:	40 ft / 3 stories	No change
Block 6:	145 ft / 11 stories	No change
Blocks 4 and 5:	40 ft / 3 stories	40 ft / 3 stories With <i>Mixed-Income Housing</i> : 70 ft / 5 stories
Lot Coverage	80%	85%
Floor Area Ratio	3.0 FAR Residential Uses 1.2 Non-Residential Uses	No change
Open Space	None Required	Nearly 1 acre with 1/3 acre contiguous
Affordable Housing	None Required	5% at 51-60% AMFI 5% at 61-80% AMFI
Parking Spaces	Mixed-Use Project Reductions Per PD 714	25% reduction for Non-Residential Uses

The Park ^{on} West Main

The Park at West Main will include a mix of apartments and townhomes, plus retail and restaurants, all anchored on a central park. The first phase includes a five-story building on Fort Worth Avenue/West Commerce with 290 apartments. More apartments will be added in the following two phases, totaling 176-188 units. The development is expected to have a total of 30,000 square feet of for-lease commercial space.

Neighborhood Vibe



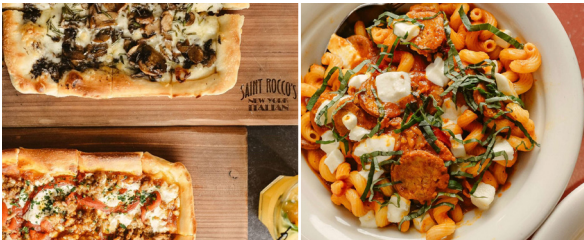
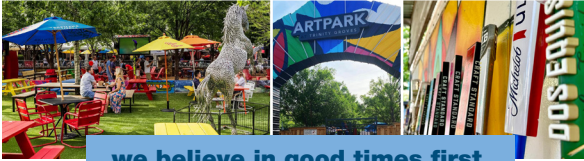
we believe in good times first.



local new American.



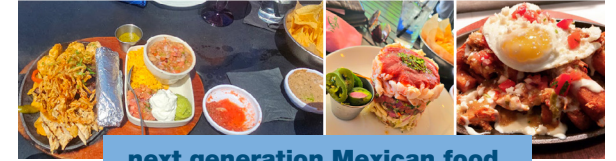
next generation Mexican food.



the best Italian food in Dallas.



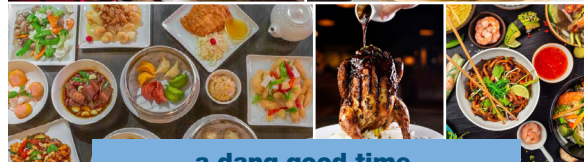
a dang good time.



you'll think you're in heaven.



delicious meats crafted with love.



best. arcade(s). ever.



hand-painted, go-to edible gift.

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:
 1. that the owner will accept a price less than the written asking price;
 2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 3. 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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Buyer/Tenant/Seller/Landlord Initials

Date