

CITY LINE

GOOD UNION

SHOP COS.

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ABOUT

PROJECT SCOPE

CityLine brings the best parts of the city closer to where you live. Here, the high-rise buildings and ongoing activities are balanced by easy parking and accessibility. Its functional urban design and complementary merchant mix provide a wide range of options for an active lifestyle. Enjoy the vibrant simplicity.

Beautiful high-rise offices and high-end apartments, stylish architecture, natural landscaping, outdoor café-style seating, modern design, close proximity to DART, and easily accessible offerings.

TRAFFIC COUNTS

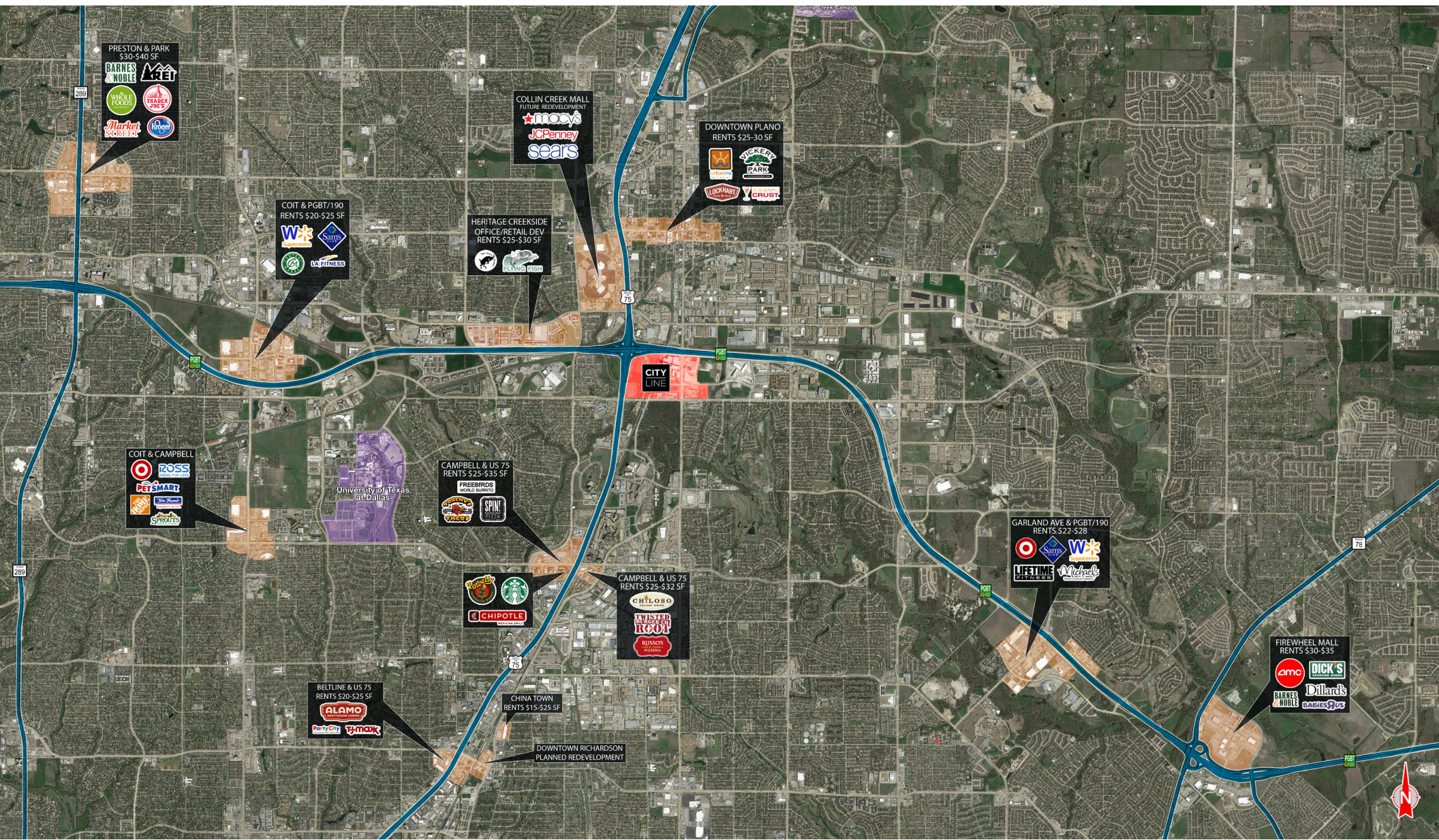
- President George Bush: 150,967 VPD-15
- Central Expressway: 261,639 VPD-15

DETAILS

- Leasing Opportunities: 1,409 SF -13,119 SF
- 13,119 SF 2nd Gen Food Hall
- 1,990 SF & 2,371 SF 2nd Gen Restaurants Available
- 3.5 acre Cityline Park
- 17 acre Fox Creek Park
- Join:



TRADE AERIAL





SITE PLAN



NEIGHBORHOOD VIBE RESTAURANTS



JASPERS

Jaspers focuses on the best of America's regional cuisine, including wood-grilled pizzas, prime steaks, seafood, salads.



EDITHS

Rustic-chic cafe featuring elegant French-style pastries & light fare, including all-day breakfasts.



TRICKY FISH

Tricky Fish is a southern seafood restaurant which includes a daily selection of fresh seafood dishes, salads, & Po'boys.



CHAR'D

Char'd: Southeast Asian Kitchen was born, giving people the freedom to mix and match different Asian flavors.



GOOD UNION

We partner with local farmers and breweries to bring the freshest ingredients to the table and pour the best craft beer.



LEMON SHARK

Lemon Shark, we cultivate a tight family community, serve delicious food made with only the finest ingredients.



STICKY RICE

Family owned restaurant serving authentic Lao and Thai cuisine.



FERNANDO'S

Fernando's Mexican Cuisine offers upscale Tex-Mex dining with the continental influence of Mexico City.



EDOKO

Excite your palate with our diverse menu items from the robata bar, sushi bar, and kitchen, pair with premium sake, Japanese beer, and handcrafted cocktails.



PIADA

Fast casual Italian cuisine serving hand-rolled Piadas, chopped salads, and tossed pastas with fresh ingredients.



ONI

Oni offers poke plus house & build-your-own ramen with traditional & global influences.



SUPER CHIX

Super Chix. Your Classed-Up Chicken Joint, where chicken, custard, & fry fanatics can share the love.



PIADA

Piada is fresh, Italian street food focused on the preparation of high-quality ingredients and attention to simplistic cooking.



TOP POT

Top Pot Doughnuts offers daily made varieties of hand-forged doughnuts, fresh roasted coffee, pastries and a variety of sandwiches.



FISH CITY GRILL

Fish City Grill, features a variety of seafood favorites from the Atlantic, Pacific and Gulf coasts, but it is the chalkboard of twice-daily fresh fish.

NEIGHBORHOOD VIBE GROCCERS



WHOLE FOODS

The specialty grocer occupies 40,000+ square feet, offering nothing but the finest natural and organic foods produced with an unshakable commitment to sustainable agriculture. Shoppers will be able to find a wide selection—from fresh fruit to organic cleaning supplies—to responsibly farmed fish, all in a fun, open atmosphere.

NEIGHBORHOOD VIBE OFFICE TOWERS



STATE FARM

Our Dallas Office provides modern, functional, collaborative workspaces and break areas to balance productivity, teamwork, and comfort.

Our Dallas employees have easy access to public transportation, fully equipped gyms, and cafés with healthy food options.

8,000 employees



RAYTHEON

Developer KDC constructed the two-building campus on the south side of Bush Turnpike, just east of State Farm Insurance's huge regional hub.

The Raytheon buildings, which opened in May, house almost 2,000 workers for the Massachusetts-based defense contractor. Dallas architect HKS designed the buildings. 2,100 employees



DALLAS MORNING NEWS

The Dallas Morning News is a daily newspaper serving the Dallas-Fort Worth area of Texas, with an average of 271,900 daily subscribers. It was founded on October 1, 1885, by Alfred Horatio Belo as a satellite publication of the Galveston Daily News, of Galveston, Texas.



3400 AT CITYLINE

3400 at Cityline revolutionizes the traditional office building. The area's newest development is a 310,000-square-foot, Class A office building strategically designed for dynamic and active companies seeking a progressive work environment for the rising generation of savvy young professionals.

NEIGHBORHOOD VIBE APARTMENTS



ANTHEM AT CITY LINE

Anthem CityLine is a distinctive community offering modern style in a prime location. With one, two, and three bedroom apartments for rent in the Cityline District, you can tailor your home to fit your unique lifestyle. 233 Units.



WINDSOR CITYLINE

In the heart of the brand new CityLine development with over 150,000 square feet of retail. We offer a large selection of apartment styles and sizes designed to fit your needs. Whether you go out or stay in, the options are endless. 299 Units



CITY LINE PARK

CityLine Park Apartments we embrace the walkable modern atmosphere where location, convenience and connection create a new state of mind and freedom. 435 Units



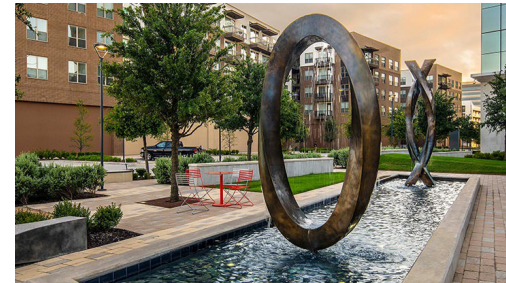
THE STANDARD

The Standard offers 12 different floor plans with luxury amenities such as; dramatic ten-foot ceilings, in-home washers and dryers, granite counters, crown molding and chef-style kitchens to our private dog wash, tech lounge, latte bar, 25-foot resort-style pool. 403 Units



THE LYLA

Entertain life's endless possibilities and let The Lyla surpass your expectations. Located in the heart of CityLine in Richardson, Texas, The Lyla offers custom home finishes in every apartment home with convenient access to unique dining experiences. 237 Units



THE RILEY

The Riley pairs a prominent location in the Cityline District of Richardson, Texas with custom home style finishes in every apartment home. The community offers residents convenient access to high-end restaurants, upscale shopping and unique entertainment venues. 262 Units

SHOP^{COS.}

Thomas Glendenning

4809 COLE AVE STE 300, DALLAS, TX 75201

THOMAS@SHOPCOMPANIES.COM

214-960-4528 (DIRECT)

214-205-8217 (MOBILE)

Landry Kemp

4809 COLE AVE STE 300, DALLAS, TX 75201

LANDRY@SHOPCOMPANIES.COM

214-398-2546 (DIRECT)

972-832-9409 (MOBILE)



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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

SHOP COMPANIES

Licensed Broker/Broker Firm Name

9002835

License No.

shop@shopcompanies.com

Email

214.960.4545

Phone

RAND HOROWITZ

Designated Broker of Firm

513705

License No.

rand@shopcompanies.com

Email

214.242.5444

Phone