



NorthEnd

hntb
REALTY INVESTMENTS

SHOP COS

PROPERTY OVERVIEW

PROJECT SCOPE

Dallas' urban core is rapidly emerging as one of the most dynamic urban growth corridors in the country, driven by a wave of mixed-use development, population density, and corporate relocations. Nestled in the center of this growth lies The NorthEnd development. An 11-acre site nestled in the center of the Uptown neighborhood with a potential total built out upwards of 3.8 million square feet of commercial development making it one of the largest approved developments in Dallas' history.

The new Goldman Sachs 800,000+ square foot regional campus anchoring the NorthEnd development is expected to bring thousands of high-paying jobs and further reinforce Dallas as a premier financial hub in the U.S. The campus will represent the firm's second-largest U.S. office and one of its largest worldwide, accommodating over 5,000 employees.

The heart of the NorthEnd development will be its 1.5 acre urban park designed by acclaimed architect Michael Van Valkenburgh Associates deemed the "Urban Arboretum". This oasis in the center of dense urbanism will be a gathering place for the community and a rare opportunity to be surrounded by nature

TRAFFIC COUNTS

N Field Street	21,970 VPD-25
Woodall Rodgers Fwy	162,118 VPD-25

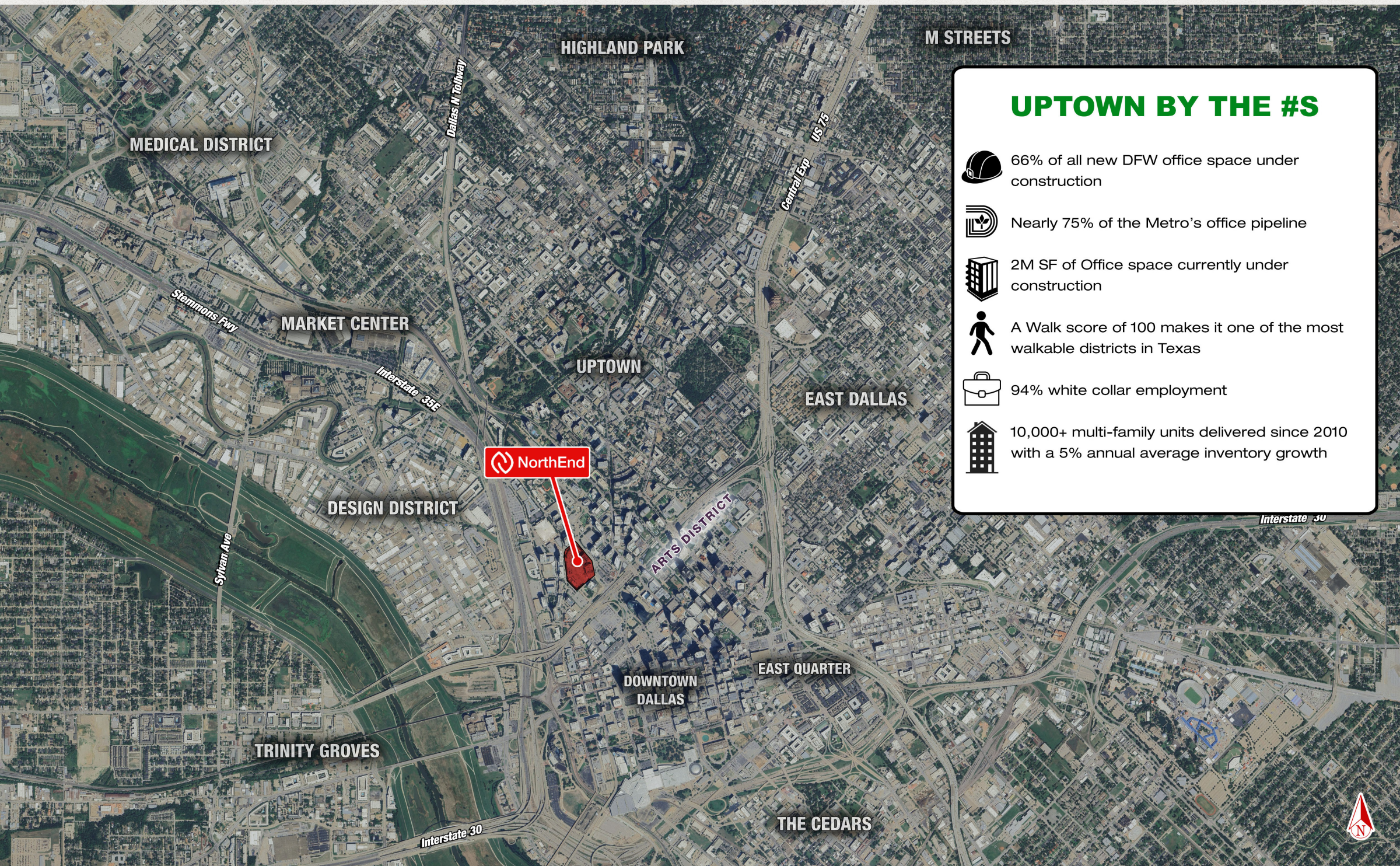
DRIVE TIMES

Downtown	2 Minutes
Design District	2 Minutes
Knox	7 Minutes
Highland Park	15 Minutes
NorthPark	20 Minutes

2025 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	33,337	183,538	382,146
Daytime Population	133,801	358,822	585,490
Avg. Household Income	\$153,744	\$135,978	\$144,629
% Bach Degree or Greater	68%	60%	54%
Avg. Home Value	\$877,424	\$635,784	\$682,975

TRADE AERIAL



UPTOWN BY THE #S



66% of all new DFW office space under construction



Nearly 75% of the Metro's office pipeline



2M SF of Office space currently under construction



A Walk score of 100 makes it one of the most walkable districts in Texas



94% white collar employment

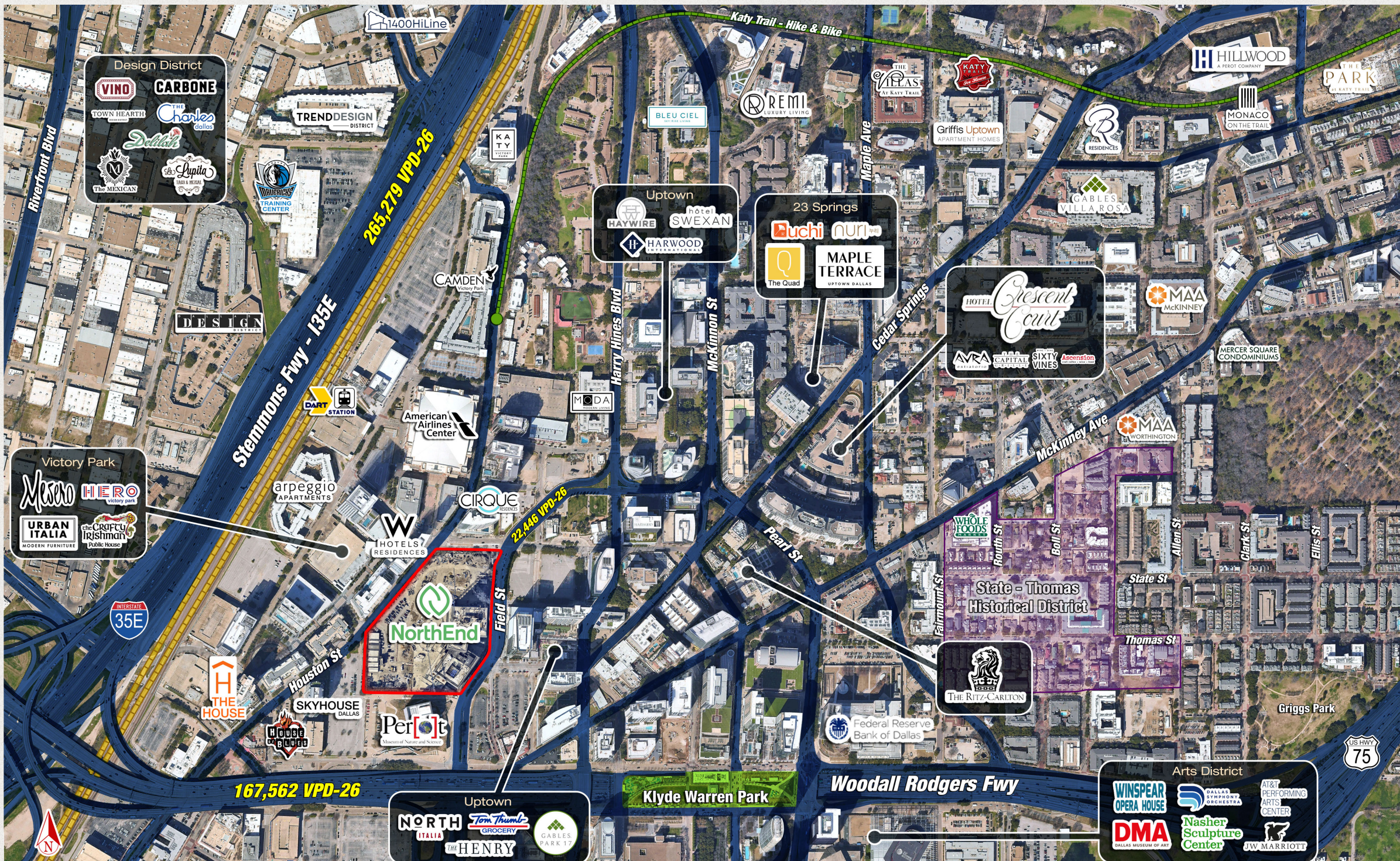


10,000+ multi-family units delivered since 2010 with a 5% annual average inventory growth

OBLIQUE AERIAL



SITE AERIAL



RETAIL - PHASE 1 - SITE PLAN

Space	Size (SF)
A	2,629
B	2,697
A+B	5,326
C	5,067
D	7,439
C+D	12,506
Total	17,832

THE UNION

North Field Street

VALET
P

A

B

C

D

VALET
P

Goldman
Sachs

RETAIL
ELEVATOR

RETAIL
LOADING
ACCESS

RETAIL
PARKING
ACCESS

P

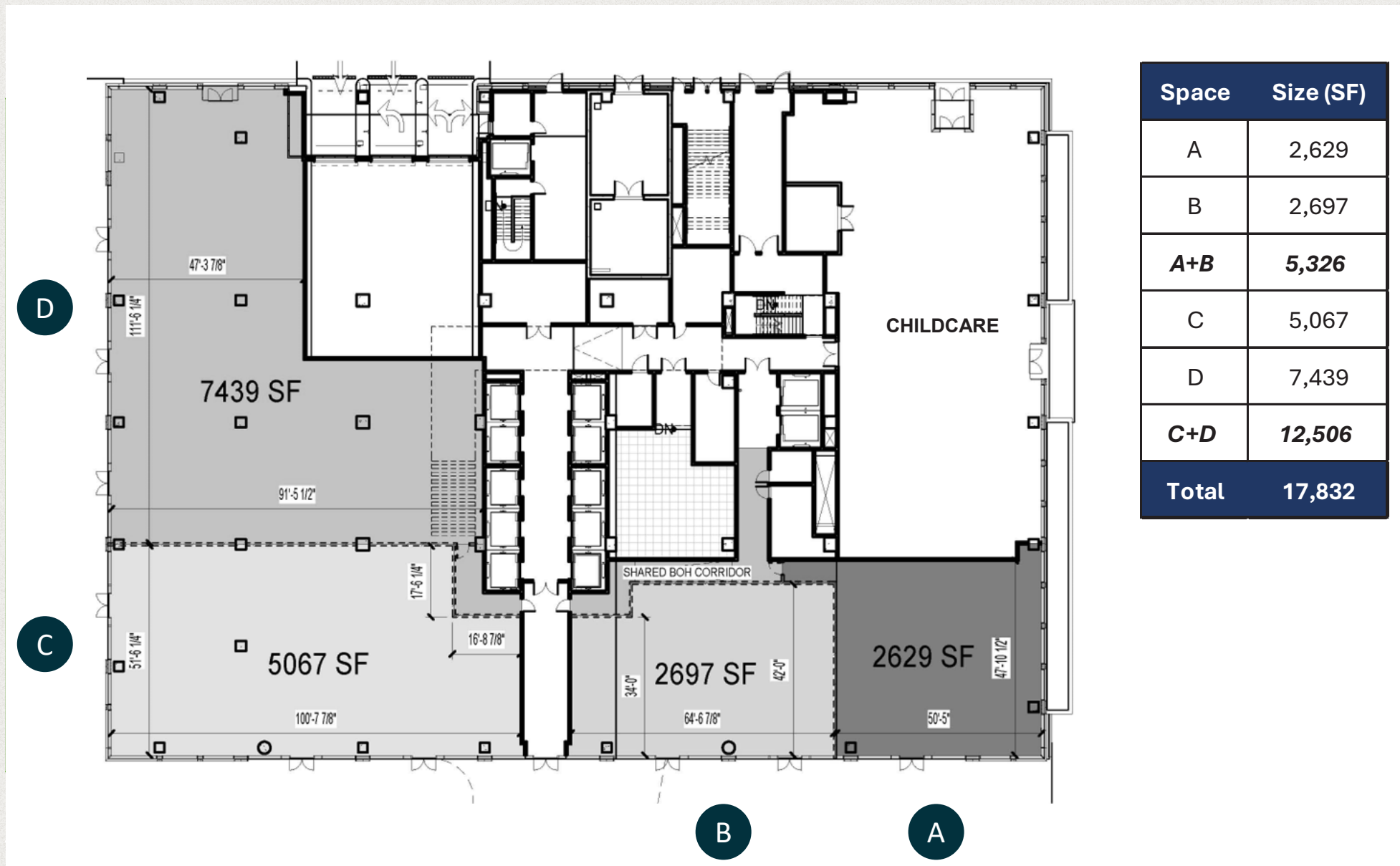
River Street

FUTURE PHASE

Novitzki Way

Ashland Street

RETAIL - PHASE 1 - SITE PLAN



WHERE IT ALL
COMES TOGETHER





DEVELOPED BY:



LEASED BY:

SHOP^{cos.}

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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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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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