





## By the Numbers

(1-MILE)

WALK SCORE

**79**

MEDIAN AGE

**34**

EDUCATIONAL  
ATTAINMENT

**74%**

AVERAGE HH INCOME

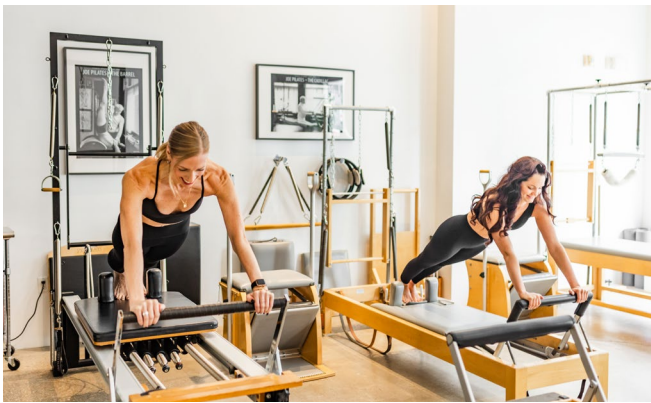
**\$152,355**

POPULATION

**30,945**

TOTAL GLA OWNED (SF)

**408,304**



## Welcome to Victory Park

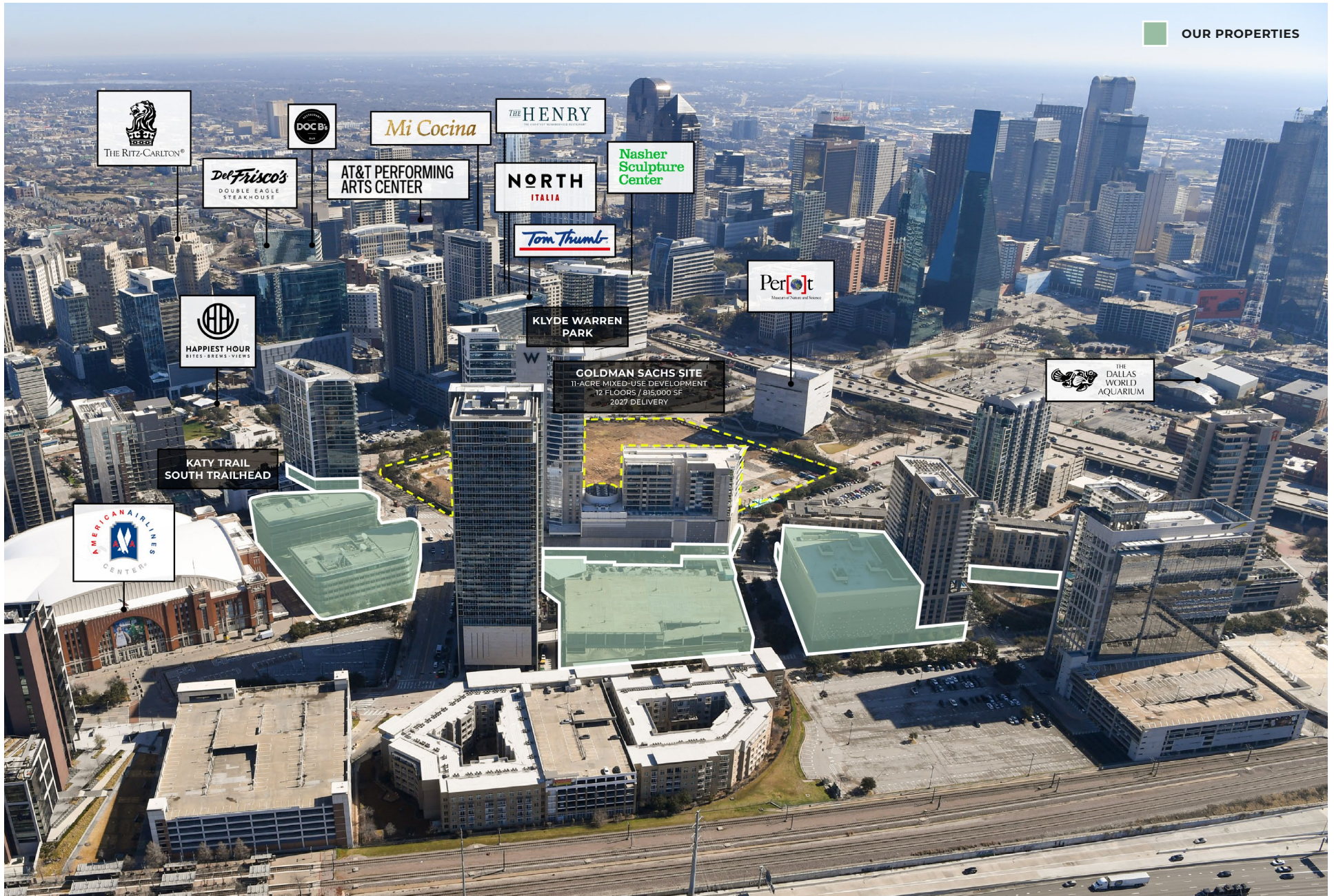
The nexus of Dallas's live-work-play revolution is blossoming right now at Victory Park, a triumph of modern urban development over 20 years in the making.

- Located in the Uptown neighborhood of Dallas right alongside Downtown, Victory Park embodies the New Urbanist philosophy of the early 21st century—a dense, mixed-use community where pedestrian culture and round-the-clock lifestyle amenities thrive
- It's an economic power center in its own right, housing 4M square feet of office and retail space with more projects on the way—most notably the incoming Goldman Sachs/Hunt Realty development slated to add an additional 980K square feet of office space for over 5K jobs
- Major attractions within Victory Park include the American Airlines Center pro basketball and hockey arena and the Perot Museum of Nature and Science, while nearby Klyde Warren Park offers a lush break from the urban bustle
- The popular Katy Trail pedestrian path makes Victory Park walkable to nearby neighborhoods like Harwood and Oak Lawn, and interstate access plus commuter rail and light rail service keep Victory Park moving even as it continues to grow
- Uptown scores an overall Niche grade of A, rating especially high in nightlife, commute, and health & fitness
- Thanks to its central location and abundant amenities, Uptown rates as the #2 neighborhood for young professionals in Dallas, with a median household income 58% above the national figure and a solid mixture of upscale rentals and owned residences



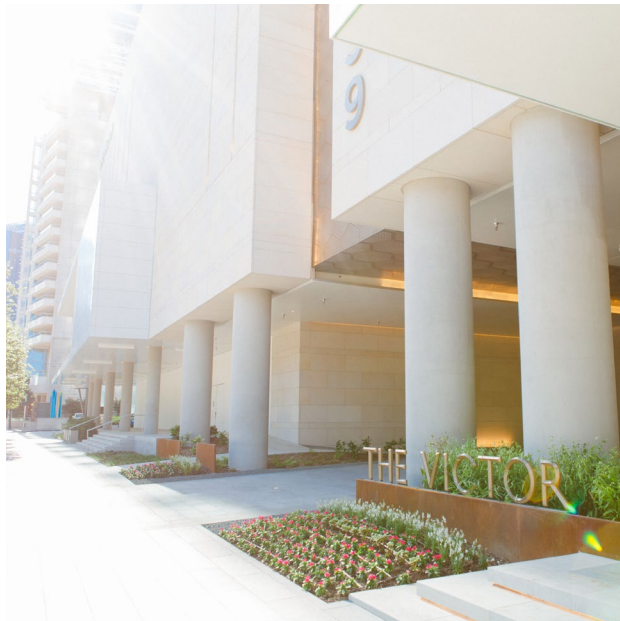


# Our Location





VICTORY PARK

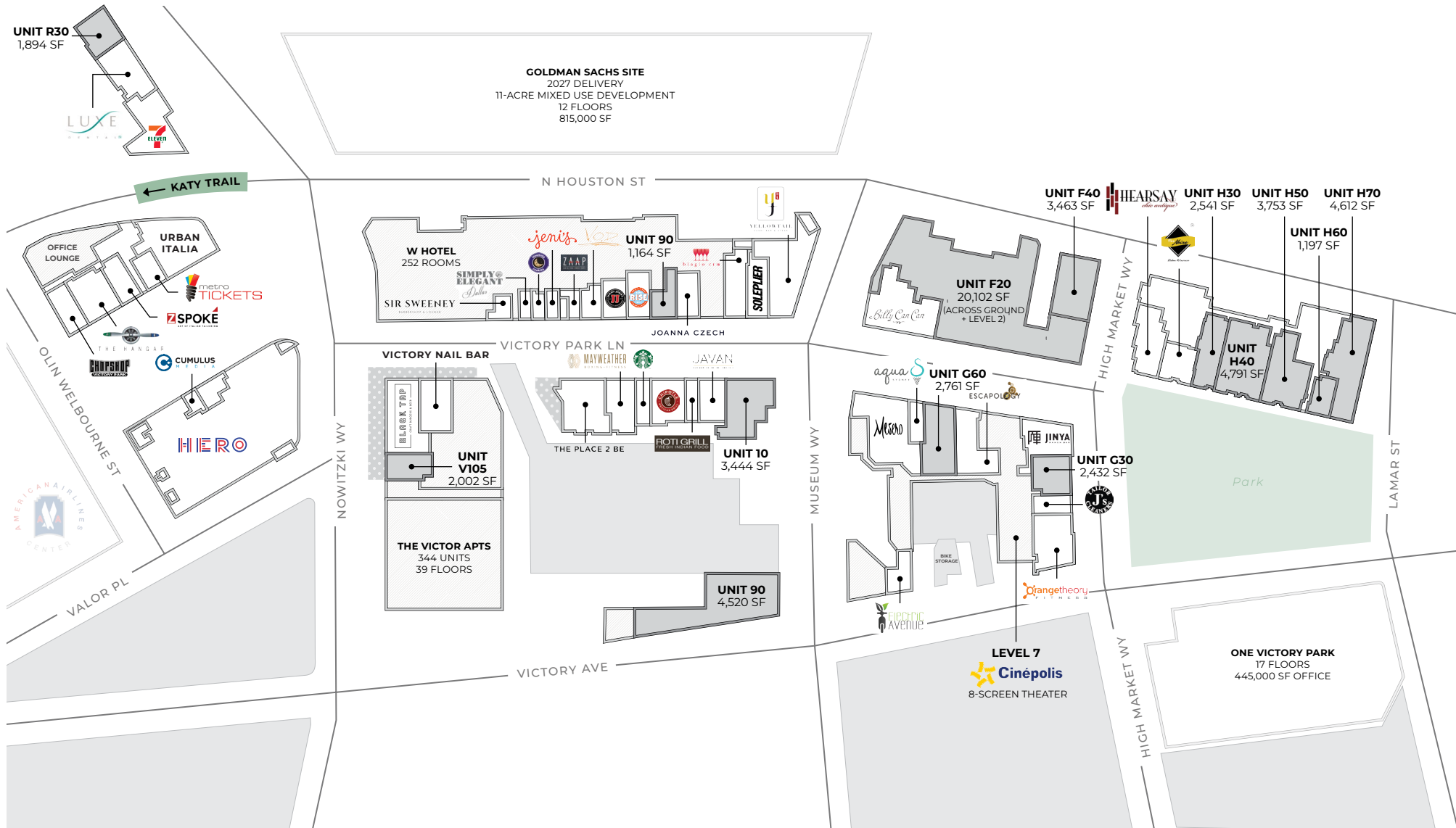


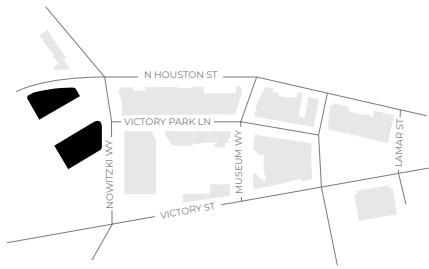


# Victory Park Site Plan

RETAIL

AVAILABLE  
  LEASED  
  PATIO  
  PARKING





# Victory Park Site Plan

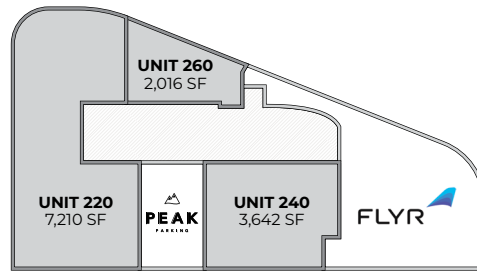
OFFICE

 AVAILABLE

 LEASED

LEVEL 2

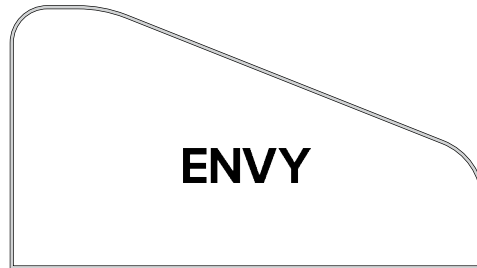
EAST



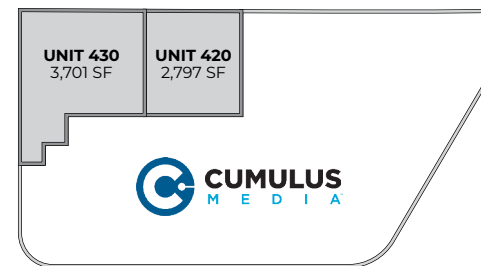
WEST



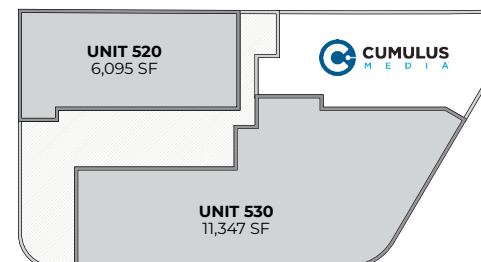
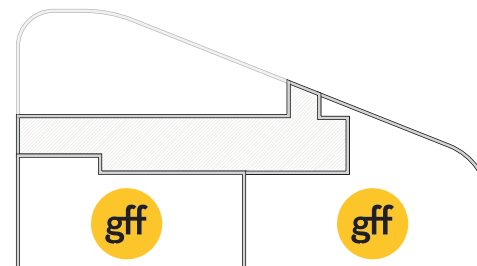
LEVEL 3



LEVEL 4



LEVEL 5





## Get In Touch

**SHOP** <sup>COS.</sup>

### RETAIL

**Ross Golman**

[ross@shopcompanies.com](mailto:ross@shopcompanies.com)

**Rand Horowitz**

[rand@shopcompanies.com](mailto:rand@shopcompanies.com)

**Rachel Tomlinson**

[rachel@shopcompanies.com](mailto:rachel@shopcompanies.com)

**JLL**

### OFFICE

**Blake Shipley**

[blake.shipley@jll.com](mailto:blake.shipley@jll.com)

**Gini Rounsaville**

[gini.rounsaville@jll.com](mailto:gini.rounsaville@jll.com)

**Ayanna Jarvis**

[ayanna.jarvis@jll.com](mailto:ayanna.jarvis@jll.com)

**ASANA PARTNERS**

**KC Creasy**

[kcreasy@asanapartners.com](mailto:kcreasy@asanapartners.com)

**Helen Williamson**

[hwilliamson@asanapartners.com](mailto:hwilliamson@asanapartners.com)