



KEY FACTS & FIGURES

| SIZE AND SCOPE | The new, approximately 800,000 square-foot The Union Dallas promises to be an engaging, mixed-use destination for the dynamic urban Dallas neighborhood. Scheduled to be completed in 2018, The Union combines: | | | |
|-----------------------|---|--|--|--|
| | Contemporary 417,000 square foot, 22-story, Class-AA office tower | | | |
| | An inviting, 309-unit high-rise apartment building on 23 floors 87,000 square feet of retail and the best of both sit-down & | | | |
| | fast-casual restaurants | | | |
| | • A signature, outdoor central plaza that features open space with large trees in a park-like setting | | | |
| | • Ten levels of above-and below-grade parking | | | |
| ARCHITECTURE & DESIGN | Located at Field Street and Cedar Springs Road in Dallas. Uniquely situated at the confluence of five city streets, The Union will be a welcome addition to the landscape that already includes Klyde Warren Park, American Airlines Center, the Perot Museum of Nature and Science, The Ritz-Carlton and a growing set of residences, restaurants, retail attractions and more. The Union will be a vibrant example of contemporary, modern design for urban working and living. The architecture is open and transparent, focused outward to the neighborhood. Assertive, crisp and bold – with sweeping views of the city – the blue-hued office tower is being created to appeal to a sophisticated, international sensibility and resonate with corporate clients. Unquestioningly urban, warehouse- familiar materials including brick and stone will distinguish the retail and restaurant elements of the project. | | | |
| PROJECT WEBSITE | www.theuniondallas.com | | | |
| MASTER DEVELOPER | RED Development, LLC, Phoenix; www.reddevelopment.com | | | |
| RESIDENTIAL DEVELOPER | StreetLights Residential, LLC, Dallas; www.streetlightsres.com | | | |
| ARCHITECT OF RECORD | HKS, Inc., Dallas; www.hksinc.com | | | |
| LANDSCAPE ARCHITECT | The Office of James Burnett (OJB), Houston; www.ojb.com | | | |
| OFFICE LEASING | Peloton Commercial Real Estate, Dallas; www.pelotoncre.com | | | |
| RETAIL LEASING | CBRE UCR, Dallas; www.ucr.com | | | |



FIELD STREET AND CEDAR SPRINGS ROAD, DALLAS

DESIGN VISION

Where today stands only a wide expanse of asphalt, the new, 800,000-square foot The Union promises to be an engaging mixed-use connection point adjacent to the dynamic Uptown Dallas neighborhood. Combining a striking office tower and an inviting residential high-rise with the respite of shared open space, The Union also will feature enticing retail and both sit-down and fast-casual restaurants – all designed to bring 24/7 energy and excitement to this emerging part of the city.

Uniquely situated at the confluence of five city streets, The Union will be a welcome addition to the landscape that already includes nearby Klyde Warren Park, American Airlines Center, the Perot Museum of Nature and Science, The Ritz-Carlton and a growing set of residences, restaurants, retail attractions and more.

DESIGN INTENT

More than just "live-work-play," the ideas of culture and community are central to the design intent for The Union, which will be a showpiece of urban living and contemporary, modern design. The architecture is open and transparent, focused outward to the neighborhood. A pleasing mix of four distinct elements – office, residential, retail and open space – works together in elegant harmony. With every aspect turned toward the captivating open plaza, which in turn is wide open to the city beyond, The Union will invite people in.

OFFICE

The 22-story office tower takes advantage of a prominent location on Field Street to claim its place in the skyline. Assertive, crisp and bold – with sweeping views of the city – the blue-hued tower embodies a fresh, contemporary design and is being created with a sophisticated, international sensibility to resonate with clients. A transparent curtain wall design allows people to view the energy inside. The 417,000 square feet of Class-AA office space offers highly efficient floor plates and sit atop a secured parking structure designed to hold approximately 1,700 cars. Adding to this top-of-the-line office experience will be a concierge to help busy executives manage life's many details.

RESIDENTIAL

At the center of the project is an inspired, 23-floor residential building with a comfortable, just-right scale for living. Residences will offer terraces, balconies and expansive windows, as well as valet parking and convenient self-parking – a major plus for residents, office tenants, shoppers and diners. Overlooking the central plaza or taking in the sights of the Arts District and other cityscape vistas, the 309 modern apartments at The Union will capture the imaginations of urban dwellers.



AMENITY DECK

Luxurious extras for residents and office tenants are everywhere, starting with a compelling Amenity Deck. This large, outdoor space located halfway up the building on the 8th floor will feature ample gathering and entertaining spaces, shaded seating, and access to a fitness center exclusively for residents and office tenants. At The Union, the very best of Dallas will be at your doorstep.

SHOPPING & DINING

The ground-level retail and restaurant elements at The Union, approximately 87,000 square feet in all, will clearly connect with the look-and-feel of the surrounding neighborhood. Unquestioningly urban, warehouse-familiar materials including brick and stone become the framework for these uses that will set The Union apart. Relaxed patio dining will deliver enticing day-to-night energy that will make The Union a major social destination, where people also will find a great set of specialty stores and a city grocer.

CENTRAL PLAZA

The signature element that will make The Union a vital urban destination is not any particular structure, but rather the open central plaza, which is set strategically at Akard Street and Cedar Springs Road to invite people in. Interwoven with the ground-level retail, restaurants and entrances to the office and residential towers, the plaza is designed to reach right to the sidewalk to touch the city beyond and encourage engagement. With a "wow" water feature, performance green and places to simply sit and relax, the central plaza at The Union is truly the project's signature feature.



MARKET HIGHLIGHTS

- Dallas is the 9th largest city in the US and the third largest in Texas with a population of 1,269,197.
- The Dallas area is the largest metropolitan area in the nation not on a navigable body of water.
- Dallas Area Rapid Transit (DART) provides bus and light rail service through Dallas and 13 surrounding communities. DART has the second largest light rail network in the U.S. In conjunction with DART Rail and Trinity Railway Express (TRE) and bus service, DART moves more than 360,000 passengers each day across the Metroplex.
- DFW is home to more than 1,500 regional and corporate headquarters, the largest concentration in the U.S. DFW is also home to 18 Fortune 500 companies, 38 Fortune 1000 companies, three Global 500 headquarters, 10 companies on the Forbes list of America's Largest Private Companies and 7 of the world's most admired companies. This includes Irving-based ExxonMobil, which ranked 2nd both nationally and globally, and AT&T, which was ranked eleventh on the 2013 list. As the Southwest's leading business and financial center, the area boasts the largest wholesale market in the world. As of 2013, two Fortune 500 companies call Uptown home: Dean Foods and Holly Frontier.
- DFW International Airport, larger than the island of Manhattan, is the fourth busiest airport in the country and the eighth busiest airport in the world in terms of annual passenger counts. Home to American Airlines, the nation's largest carrier, DFW Airport has earned a reputation as one of the best-operating airports in the world. Dallas is also home to Love Field, home base for Southwest Airlines and one of the premier close-in airports in the nation.
- In addition to no personal or corporate income tax, Dallas offers various financial incentives including tax abatements, foreign trade zones, and fee rebates, which are also attractive to business owners.

DALLAS WAS NAMED:

- #1: Best Cities for Good Jobs Forbes 2013
- #1: Top Cities Where Americans are Moving Forbes 2012
- #2: Strongest North American Economy for 2010-2011 Performance Brookings Global MetroMonitor 2012
- #3: America's Fastest-Growing Cities Forbes 2013
- #4: Top Metro Area (with population over one million) Site Selection Magazine 2012
- #5: Top Places to Live RelocateAmerica 2011
- #6: Largest Gross Metropolitan Product in the United States
- #6: Most Popular Moving Destination (DFW) American Moving and Storage Association 2012
- #6: Best Cities for Gen Y Jobs Forbes 2012
- #7: Ranked metro area for number of small businesses On Numbers 2011
- #8: Best Cities for Job Growth Forbes 2013
- #8: America's Most Powerful Global Cities The Atlantic 2012
- #10: Best Places for Business & Careers Forbes 2011



| | 1-MILE RADIUS | 3-MILE RADIUS | 5-MILE RADIUS | 10-MILE RADIUS |
|---|----------------------|----------------------|----------------------|-----------------------|
| POPULATION | | | | |
| 2020 Projection | 32,153 | 189,175 | 385,995 | 1,253,735 |
| 2015 Estimate | 25,600 | 166,133 | 354,158 | 1,186,599 |
| Projected Annual Growth 2015-2020 | 4.66% | 2.63% | 1.72% | 1.11% |
| 2015 DAYTIME POPULATION | | | | |
| 2015 Number of Employees | 110,757 | 231,883 | 374,011 | 844,095 |
| 2015 POPULATION BY AGE | | | | |
| Age 0-5 | 13.39% | 10.30% | 9.14% | 8.53% |
| Age 5-14 | 2.59% | 8.94% | 11.45% | 13.85% |
| Age 14-18 | 0.74% | 3.11% | 4.43% | 5.34% |
| Age 18 and over | 83.28% | 77.65% | 74.98% | 72.78% |
| Age 21 and over | 81.68% | 74.49% | 69.72% | 67.22% |
| Age 65 and over | 4.61% | 7.59% | 9.03% | 10.15% |
| 2015 EST. MEDIAN AGE | 33.3 | 34.1 | 34.2 | 33.5 |
| 2015 EST. POP. AGE 25+ By Educational Attainment | 20,075 | 117,831 | 234,953 | 747,014 |
| Some College, no degree | 15.12% | 15.50% | 15.59% | 17.15% |
| Associates Degree | 4.69% | 4.06% | 3.68% | 4.18% |
| Bachelor's Degree or Higher | 61.44% | 41.45% | 38.25% | 28.03% |
| 2015 EST. HOUSEHOLDS BY HOUSEHOLD INCOME | | | | |
| Income \$50,000-\$74,999 | 17.82% | 17.57% | 16.30% | 16.67% |
| Income \$75,000+ | 57.78% | 39.75% | 37.95% | 29.94% |
| 2015 EST. AVERAGE HOUSEHOLD INCOME | \$119,984 | \$91,841 | \$94,932 | \$76,943 |
| 2015 EST. MEDIAN HOUSEHOLD INCOME | \$87,695 | \$59,151 | \$55,665 | \$45,910 |
| 2015 EST. MEDIAN HOUSING VALUE | \$328,935 | \$244,089 | \$231,909 | \$146,203 |
| 2015 EST.OWNER OCCUPIED HOUSING UNITS | 4,000 | 26,030 | 63,971 | 213,114 |
| 2015 EST. POP. 16+ BY | | | | |
| OCCUPATIONAL CLASSIFCATION | 15,036 | 87,409 | 173,347 | 555,963 |
| White Collar | 89.80% | 67.93% | 65.39% | 55.96% |
| Blue Collar | 10.20% | 32.07% | 34.61% | 44.04% |

© 2015 Synergos Technologies, Inc. All rights reserved.











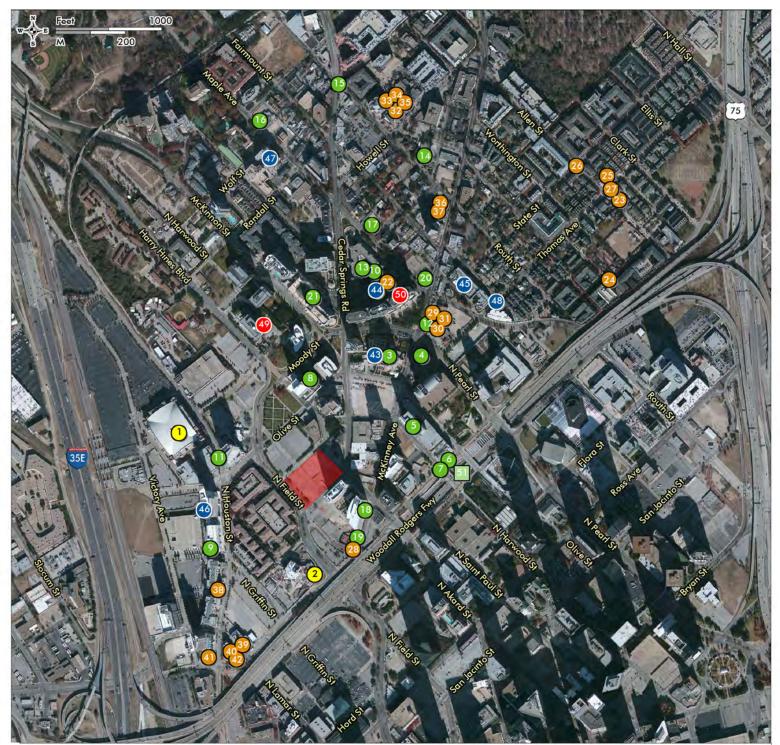








AMENITY MAP



O Museums/Entertainment

- 1 American Airlines Center
- 2 The Perot Museum of Nature & Science

Fine Dining

- 3 Fearing's
- 4 Sambuca's
- 5 Perry's
- 6 Lark on the Park
- 7 Savor
- 8 Saint Ann Restaurant 9 Kenichi
- 9 Kenichi 10 Capital Grille
- 11 Victory Tavern
- 12 Morton's Steak House

- 13 The Palomino
- 14 Alcodoro & Pomodoro
- 15 Naan Sushi
- 16 Nick & Sam's
- 17 The Old Warsaw
- 18 Stampede
- 19 MesoMaya
- 20 Trulucks
- 21 Ocean Prime

Casual Dining

- 22 Starbucks
- 23 Nodding Donkey
- 24 Mason Bar
- 25 The Londoner
- 26 State Allen Lounge

- 27 Boxwood Tap & Grill
- 28 El Fenix
- 29 Pei Wei Asian Diner
- 30 Potbelly Sandwich
- 31 Smashburger
- 32 MoMo's Pasta
- 33 Dream Cafe
- 34 British Beverage Company
- 35 Bakers Brothers
- 36 Sfuzzi
- 37 Nickel and Rye
- 38 Naga Thai
- 39 House of Blues
- 40 Dick's Last Resort 41 Hard Rock Cafe
- 42 Hooters

Hotels

- 43 The Ritz Carlton
- 44 Rosewood Crescent Hotel
- 45 Hotel ZaZa
- 46 W Dallas Victory
- 47 Le Meridien, The Stoneleigh48 Hotel ZaZa Bungalows
- 40 110161 2020

Banks

- 49 Frost Bank
- 50 Bank of America

Parks

51 Klyde Warren Park