



THE UNION DALLAS

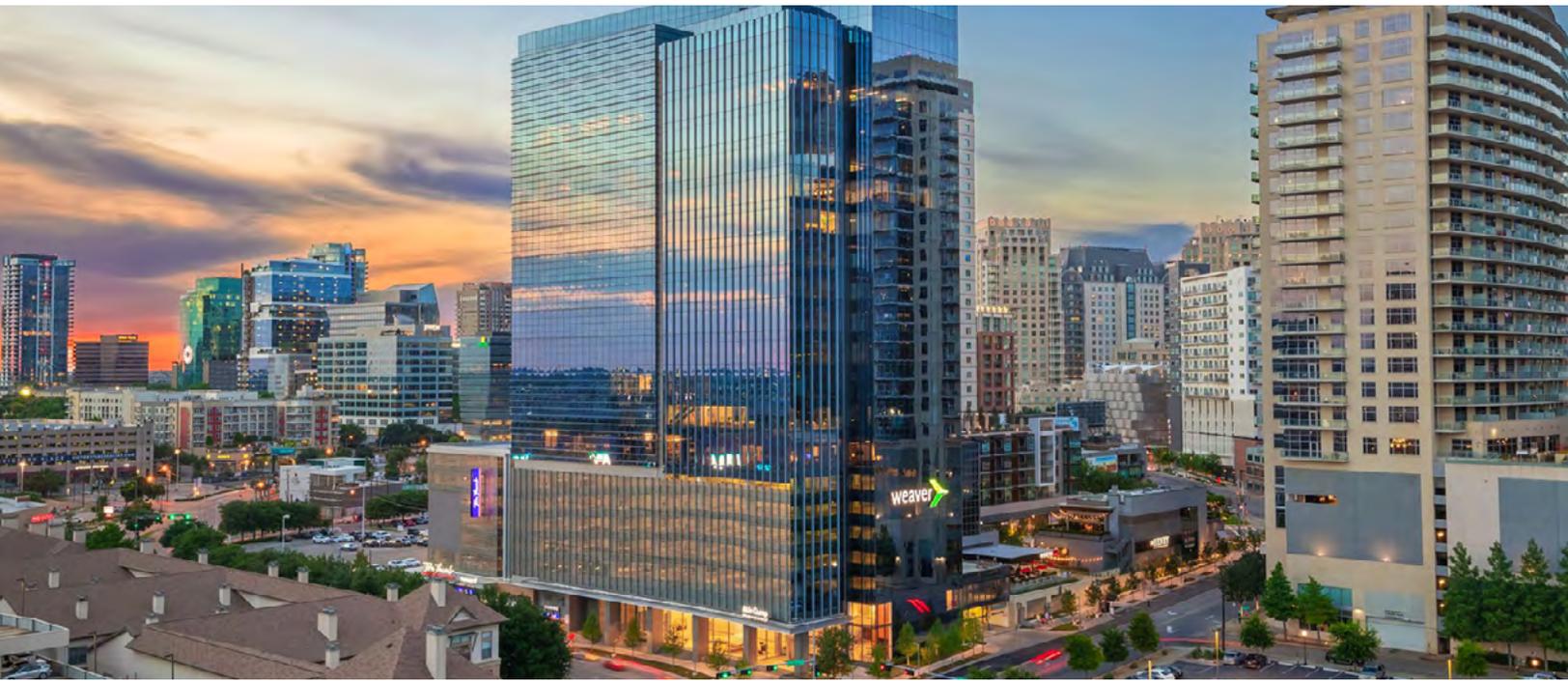


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OVERVIEW

The Union Dallas, a 800,000 SF development, is an engaging mixed-use connection point serving adjacent neighborhoods. Uniquely situated at the confluence of five city streets, The Union is a welcome addition to the landscape that already includes nearby Klyde Warren Park, American Airlines Center, Katy Trail, the Perot Museum of Nature and Science, The Ritz-Carlton and a growing set of residences, restaurants, retail attractions and more.

Anchored by Tom Thumb—the closest and most convenient grocery store to the Uptown/Downtown neighborhood—The Union combines a contemporary 417,000 SF, Class-AA office tower on 22 stories, with an inviting, 309-unit high-rise apartment building on 23 floors and 87,000 SF of retail plus the best of both sit-down and fast-casual restaurants. The signature element that makes The Union a vital urban destination is the central plaza featuring open space with large trees in a park-like setting; all of which brings 24/7 energy and excitement to this emerging part of the city.



PREMIER TENANTS

Dallas' dynamic food scene just inherited a new savory mecca to its landscape. Combining an eclectic mix of sophisticated sit-down dining, The Union provides a variety of offerings to satisfy all tastes.

FEATURING:

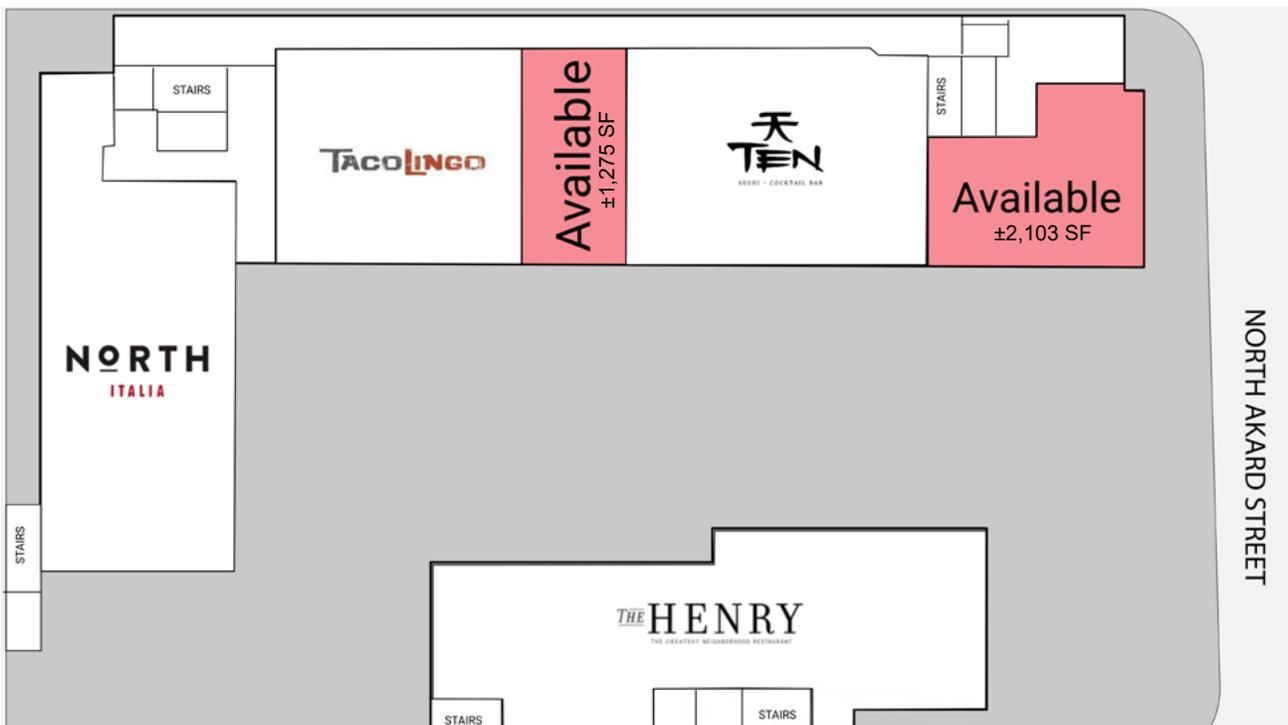
- THE HENRY
- TACO LINGO
- NORTH ITALIA
- TEN SUSHI + COCKTAIL BAR
(Opening Summer 2024)

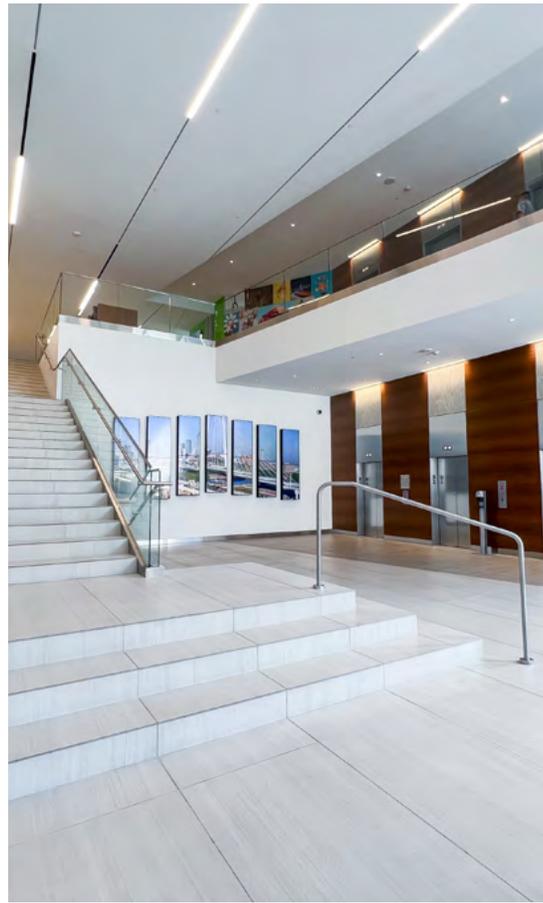


Tom Thumb anchors The Union with its fresh offerings, including an in-store Starbucks and sidewalk Café just steps away from the main lobby entrance plus a wide array of specialty prepared foods, wine bar, and on-site pharmacy. Other services include exterior outdoor seating, self-checkout, home grocery delivery, drive up & go, delivery to The Union tenants, free underground parking, and electric car charging.

INCLUDING:

- BEER & WINE BAR THE UNION TAP
- STARBUCKS
- GRILL BAR - BURGER'S & SANDWICHES
- ASIAN INFUSION & SUSHI BAR





CLASS-A OFFICE

LEED GOLD TOWER

This pre-certified LEED Gold Tower boasts 420,000 square-feet of Class-A office space made even more convenient by its dedicated parking within the structure. With its crisp, clean contemporary design and opulent finishes, The Union will impress the most discerning clientele.

LUXURY RESIDENCES

THE CHRISTOPHER

The Christopher is a living, breathing apartment tower created by the brilliant award-winning team at Streetlights Residential. With top-notch service and elegant finishes alongside lavish amenities, The Christopher offers a level of comfort that rivals most boutique hotels. In addition, the state-of-the-art fitness center and resort-style pool await on the 8th floor deck overlooking the lively plaza below.



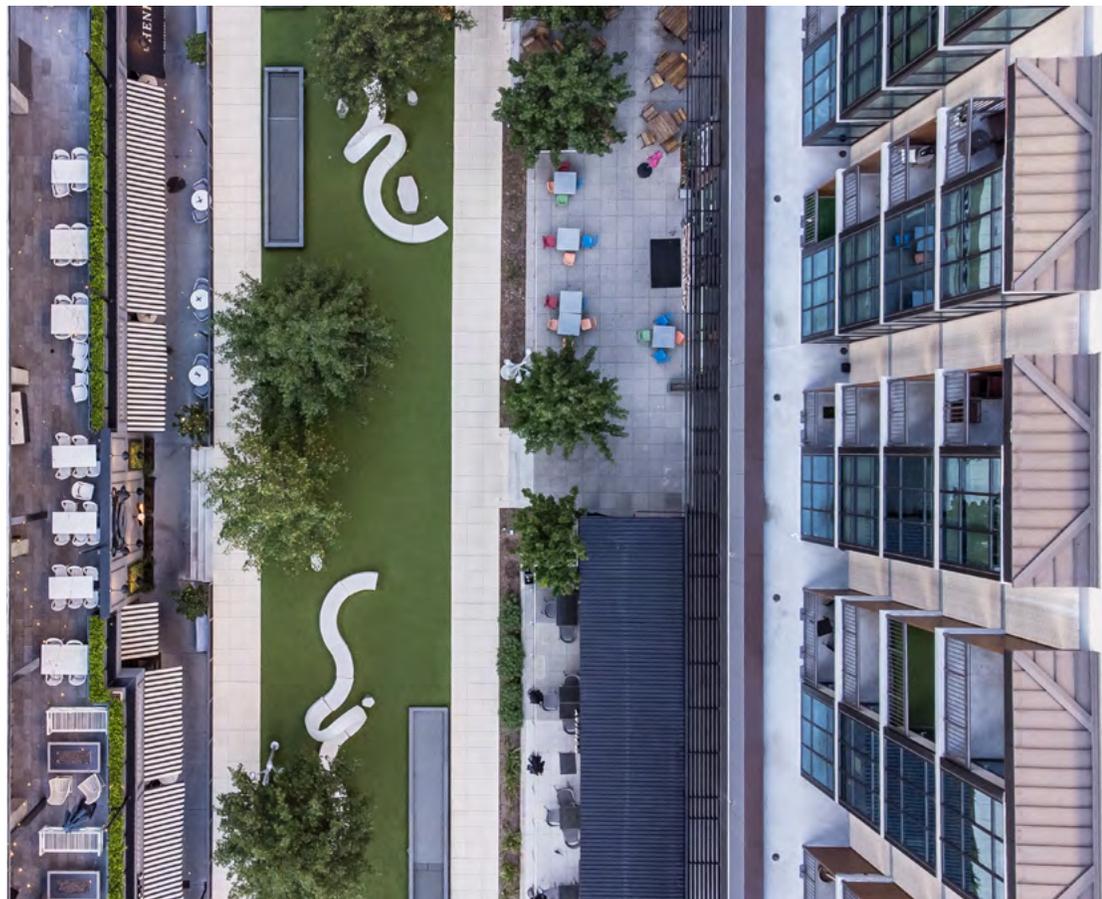


AMENITY DECK

To further pamper and cater to the busy Dallas lifestyle, The Union offers an all-encompassing amenities deck on the 8th floor for tenants and residents. Features include a state-of-the-art fitness center, contemporary tenant lounge and an adjacent conference center that can accommodate up to 75 people. Connecting it all is an eco-friendly green deck that features expensive entertainment space with shaded seating.

CENTRAL PLAZA

Featuring a half-acre of green space with an open-air events plaza in addition to an 8th floor tenant deck with an eco-friendly green roof, The Union proves that sometimes the grass is greener on the other side. Planned by renowned Texas landscape designers OJB, the plaza is lined with restaurants and gatherings spaces that infectiously pull in people directly off the street.



DALLAS-FORT WORTH MSA

#1 in the country for 3-year job growth (185,600 jobs)

BLS, Dec. 2021

#1 in the country for job recovery to pre-pandemic high (3,951,900 jobs)

BLS, Dec. 2021

#1 Quantity and Quality Entrepreneurship among U.S metros

University of Indiana, 2021

#1 Customer Satisfaction | Dallas Fort Worth International Airport

Airports Council International, 2020

#1 Best Airport, Size & Region | Dallas Love Field Airport

Airports Council International, 2020



New residents added to the Dallas region each day
 38% natural increase
 62% net-migration
 U.S. Census, 2019-2020

328

#6 of 500

Most Innovative Cities in The World*



3 Research 1 Universities | Carnegie Classification of Institutions of Higher Education R-1: Doctoral Universities

02 Fortune 10 Companies

03 Global 50 Companies

04 Global 500 Companies

09 World's Most Admired Companies

24 Fortune 500 Companies

Fortune 2021-2023

Texas named the Best State for Business by the nation's leading CEOs in an annual survey conducted by Chief Executive Magazine for a record-shattering 19th year in a row.

Office of the Texas Governor | Chief executive Magazine, 2023

#3

Best Place for Tech Jobs on CompTIAS Tech Town Index | Ranks the best metro areas for Tech Jobs based off of 20 metropolitan areas with populations over 250K (where demand for tech workers is greatest), cost of living, number of postings for open IT positions, and projected job growth over the next 12 months and the next 5 years.

*2021 2thinknow

Dallas' Tourism Impact in 2021

\$7.2 B	22.5 M	43K	\$421 M	
Generated	Visitors to Dallas	Jobs sustained	State/local tax revenue	
\$4.4 B Spent by visitors across Dallas in 2021				
25%*	24%*	20%*	18%*	13%*
Lodging	Food & beverage	Retail	Transportation	Recreation
\$1.1 B	\$1.0 B	\$885 M		
Lodging	Food & beverage	Retail		

*% spent of the avg. visitor dollar

TOURISM + ENTERTAINMENT

Within ±5 miles of The Union
 Within ±10 miles of The Union
 Within ±15 miles of The Union



American Airlines Center
Home to NBA's Dallas Mavericks and NHL's Dallas Stars and hosted ±809k attendees during '22 NBA season



The Dallas Arts District
Largest contiguous urban arts district in the U.S. spanning 118 AC and welcomes ±4.1M visitors annually



The Dallas Zoo
The zoo is home to ±2K animals within its 106 AC property and welcomes ±1M guests annually



Southern Methodist University
Private global research and liberal arts university with an enrollment of ±12K students in 2022 and Division I athletics



Dallas Love Field Airport
Public airport with 600+/day flight ops., 9K+/day passenger vehicle visits, and ±16M passengers (12/2022 CYTD)



Dallas Arboretum
±66 AC botanical garden that hosts annual events & educational programs attracting ±1M guests annually



AT&T Stadium
Home to NFL's Dallas Cowboys and boasts the most attendees of all NFL teams in '23 season (±748K attendees)

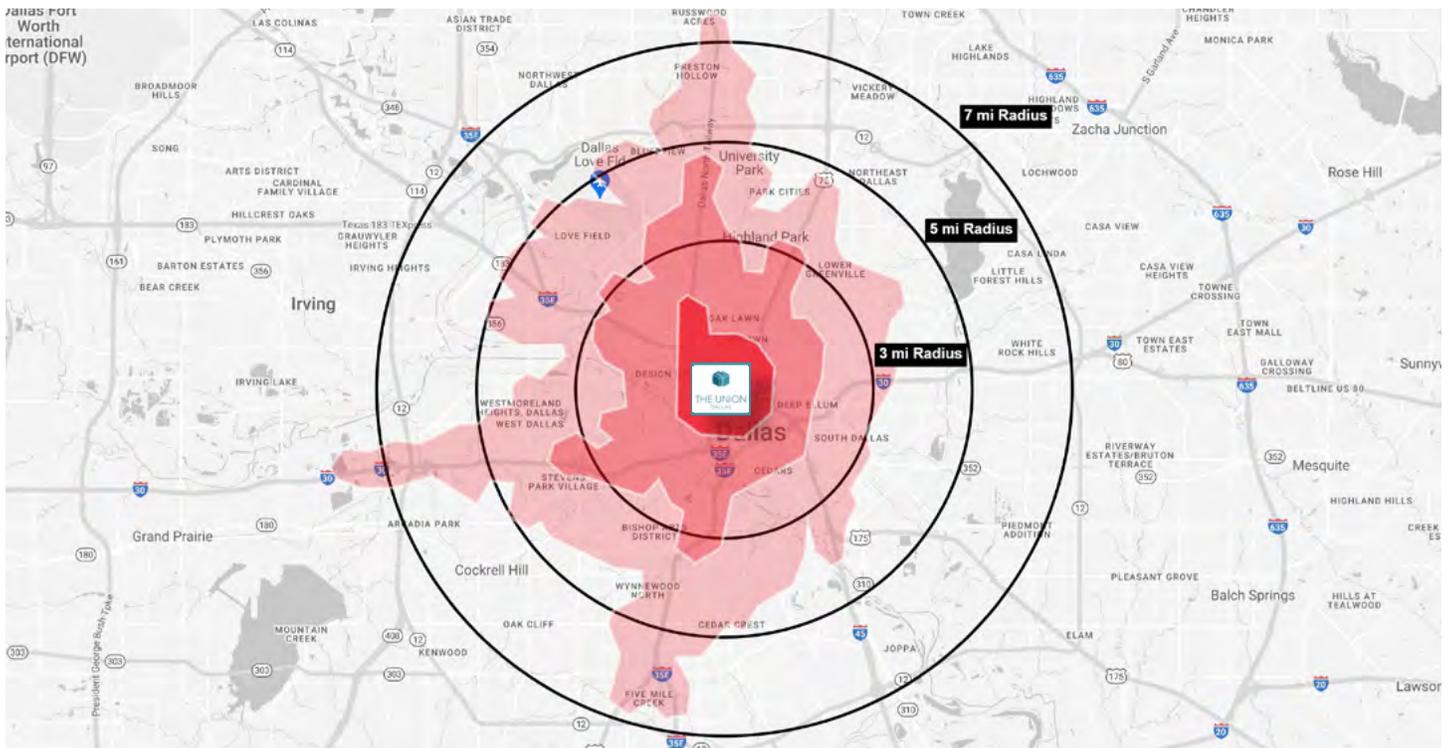


Dallas/Fort Worth Int'l Airport
Int'l airport w/ \$37B economic impact serving ±72.2M travelers (22 FY) & ranking 2nd globally for # of passengers



Dallas Baptist University
Private liberal arts university with ±5K students & 128 faculty members annually w/ a Division I baseball team

AREA DEMOGRAPHICS



Demos	Mileage:			Drive-Time:		
	3 Mile	5 Mile	7 Mile	5 Min.	10 Min.	15 Min.
Est. Population (2023)	204,970	401,007	680,275	40,629	167,665	361,448
Projected Population (2028)	238,464	448,110	730,362	46,274	194,270	403,954
Median Age	34.0	34.4	34.1	32.1	34.1	34.4
Est. Avg. Income (2023)	\$121,517	\$141,891	\$133,084	\$131,321	\$133,381	\$139,753
Proj. Avg. Income (2028)	\$113,182	\$137,244	\$133,800	\$123,197	\$124,991	\$134,938
Estimated Households (2023)	103,803	177,561	278,799	26,716	88,516	160,982
Median Home Value	\$431,363	\$446,319	\$410,717	\$581,577	\$465,838	\$450,971
Total Business	22,720	36,585	50,651	10,116	21,926	36,847
Total Employees	241,559	366,731	492,735	132,858	238,676	372,571
Total Annual Consumer Expenditure	\$8.39 B	\$16.22 B	\$24.22 B	\$2.29 B	\$7.69 B	\$14.53 B
Total Annual Food/Bev Expenditure	\$1.26 B	\$2.43 B	\$3.64 B	\$332.81 M	\$1.11 B	\$2.1 B
Total Annual Entertainment Expenditure	\$482.12 M	\$936.88 M	\$1.39 B	\$132.09 M	\$443.6 M	\$838.62 M

Demo & Map Source: ©2024, Sites USA, Chandler, Arizona, 480-491-1112 | Applied Geographic Solutions 11/2023, TIGER Geography - RF1



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