



# THE UNION DALLAS

weaver



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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.

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 and fast-casual eats, The Union provides a variety of offerings to satisfy all tastes.

These restaurants with unquestioningly urban, warehouse-familiar materials including brick and stone are intertwined seamlessly with relaxed patio dining facing the open Central Plaza delivering enticing day-to-night energy that make The Union a major social destination.

**AVAILABLE:  
±2,103 SF**







## PREMIER TENANTS: ANCHOR

### TOM THUMB

#### URBAN GROCERY STORE

Tom Thumb anchors The Union with it's fresh offerings, including a wide array of specialty prepared foods, wine bar, and on-site pharmacy. With an in-store Starbucks and sidewalk Café just steps away from the main lobby entrance, Tom Thumb is now the closest and most convenient grocery store to the Uptown/Downtown neighborhood.

### STORE AMENITIES

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





## CLASS-A OFFICE

LEED GOLD TOWER

Awe-inspiring views of the Dallas skyline await thanks to the floor-to-ceiling blue-tinted glass that beckons light into the open expanse of its common areas. 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 you 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. 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.





# 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



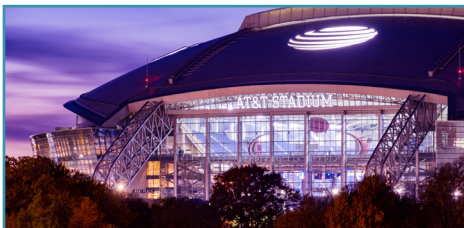
## Dallas Love Field Airport

Public airport with 600+/day flight ops., 9K+/day passenger vehicle visits, and ±13.3M passengers (2022 CYTD)



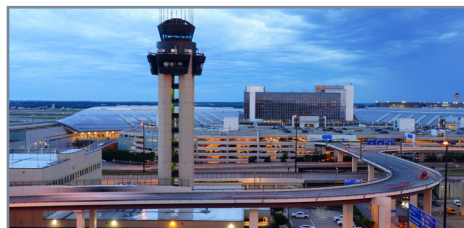
## Dallas Arboretum

±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 '22 season (±801K 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

## Dallas' Tourism Impact in 2021

**\$7.2 B**  
Generated

**22.5 M**  
Visitors to Dallas

**43K**  
Jobs sustained

**\$421 M**  
State/local tax revenue

**\$4.4 B**  
Spent by visitors across Dallas in 2021

**25%\***  
Lodging

**24%\***  
Food & beverage

**20%\***  
Retail

**18%\***  
Transportation

**13%\***  
Recreation

**\$1.1 B**  
Lodging

**1.0 B**  
Food & beverage

**\$885 M**  
Retail

*\*% spent of the avg. visitor dollar*



# MARKET OVERVIEW

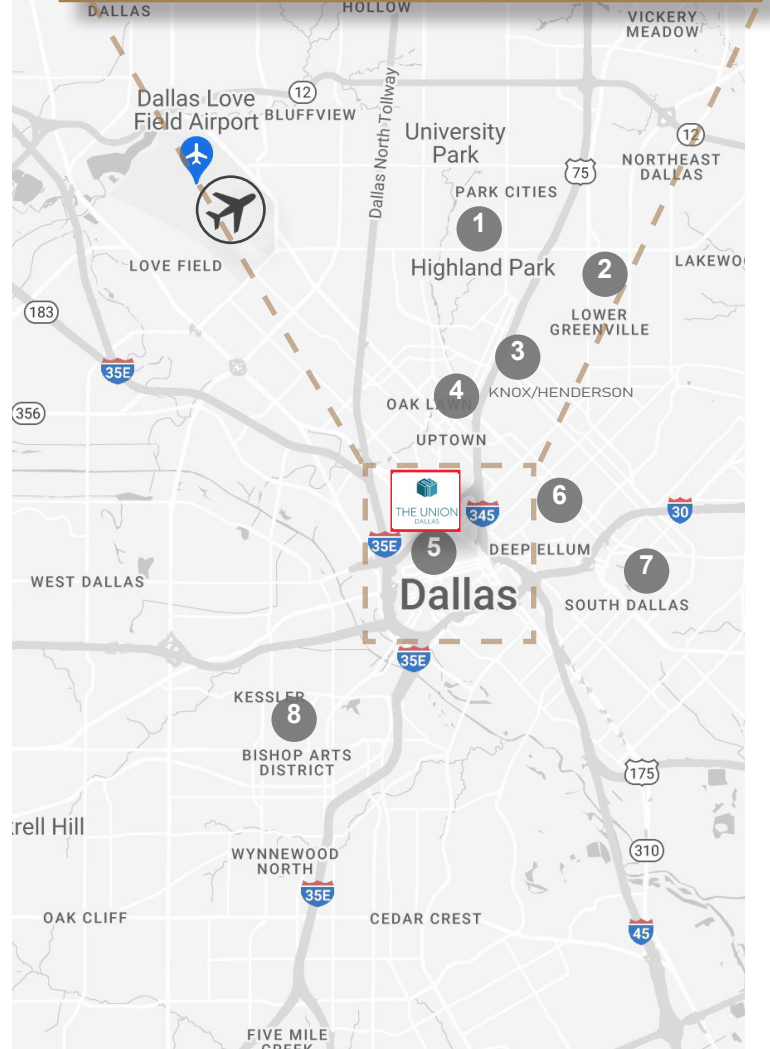
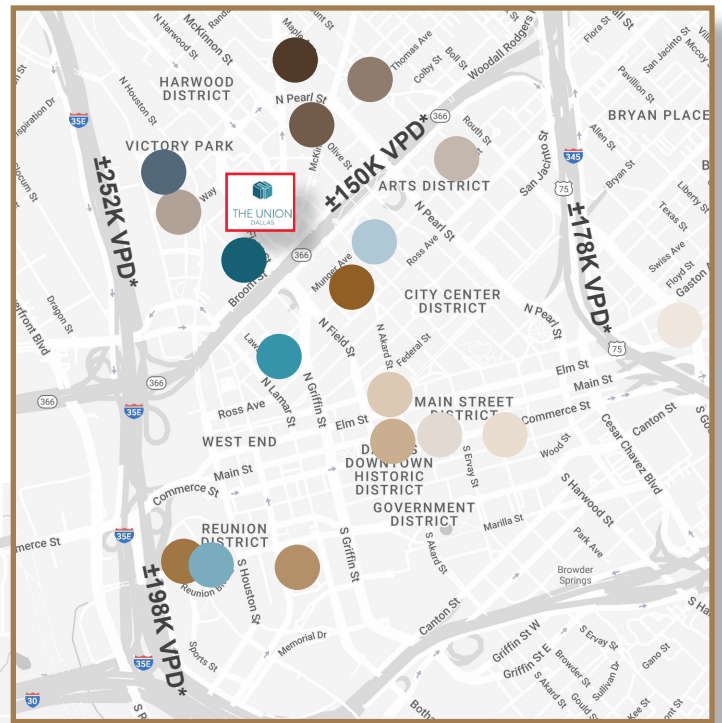
## LUXURY HOTELS + ATTRACTIONS

Hotel Crescent Court	Hyatt Regency, Dallas	The Kimpton Pittman Hotel
The Ritz-Carlton, Dallas	Omni Dallas Hotel	American Airlines Center
Hotel ZaZa Dallas Uptown	The Adolphus, Autograph Col.	Perot Museum of Nature & Science
W Dallas - Victory	Thompson Dallas	The Dallas World Aquarium
HALL Arts Hotel, Curio Col. Hilton	The Joule	Reunion Tower
Fairmont Dallas	The Statler Dallas, Curio Col. Hilton	Dallas Museum of Art

## NEARBY NEIGHBORHOODS VIA VISIT DALLAS

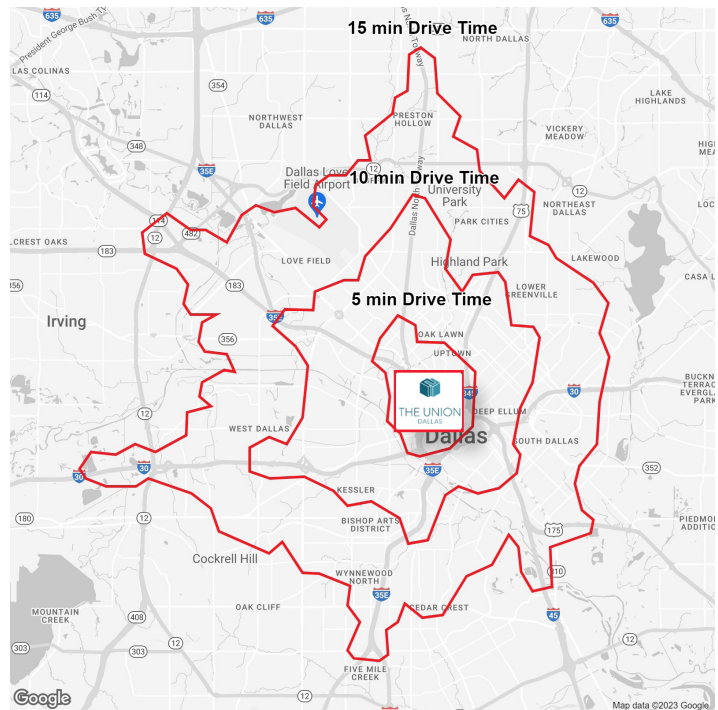
- HIGHLAND PARK:** North of downtown is the highly desirable, affluent suburb of Highland Park with hedge-lined street and upscale dining and luxury shopping.
- LOWER GREENVILLE:** Northeast of downtown is this walkable entertainment district where a quaint feel meets a robust bar and dining scene full of lively patios and rooftops that set the stage for live music and block parties.
- KNOX/HENDERSON:** Knox Street to the West, Henderson Avenue to the East – this bustling area is known for its vibrant nightlife and is full of some of the city's hottest eateries and cocktail bars.
- UPTOWN:** This dynamic lifestyle district features shopping, restaurants, and nightlife destinations that are as popular with residents as they are with visitors and is at the forefront of new commercial development.
- DOWNTOWN | ARTS DISTRICT:** Its urban green spaces, luxury residences, upscale dining and shopping and the largest contiguous urban arts district in the nation make up what is known as the heart of Dallas.
- DEEP ELLUM:** A former warehouse district now transformed into the nightlife hot spot for live music, cool bars and casual eateries just outside of downtown Dallas.
- FAIR PARK:** Home of the State Fair of Texas, which welcomes  $\pm 2.5M$  attendees in 2022, and the world's largest collection of art deco exhibit buildings, the 277-AC complex hosts more than 1,200 activities every year.
- BISHOP ARTS DISTRICT:** South of downtown, this artsy district in the Oak Cliff neighborhood is home to eclectic boutiques, restaurants, bars, coffee shops and galleries.

\*TxDOT Annual AADT 2021 | txdot.gov





# AREA DEMOGRAPHICS



## Mileage:

Demos	3 Mile	5 Mile	7 Mile
2024 Population	204,970	401,007	680,275
2029 Population Projection	238,464	448,110	730,362
Median Age	34.0	34.4	34.1
Avg Household Income	\$107,503	\$120,562	\$111,041
Total Households	106,703	180,269	278,799
Median Home Value	\$431,363	\$446,319	\$410,717
Total Business	28,506	40,844	56,651
Total Employees	270,396	372,955	492,735
Total Annual Consumer Expenditure	\$8.39 B	\$16.22 B	\$24.22 B
Total Annual Food/Bev Expenditure	\$1.26 B	\$2.43 B	\$3.64 B
Total Annual Entertainment Expenditure	\$482.12 M	\$936.88 M	\$1.39 B

## Drive-Time:

Demos	5 Min.	10 Min.	15 Min.
2024 Population	167,665	361,448	659,041
2029 Population Projection	194,270	403,954	708,626
Median Age	34.1	34.4	34.7
Avg Household Income	\$133,381	\$139,753	\$139,541
Total Households	88,516	160,982	271,061
Median Home Value	\$465,838	\$450,971	\$418,510
Total Business	21,926	36,847	52,252
Total Employees	238,676	372,571	507,344
Total Annual Consumer Expenditure	\$7.69 B	\$14.53 B	\$24.45 B
Total Annual Food/Bev Expenditure	\$1.15 B	\$2.18 B	\$3.67 B
Total Annual Entertainment Expenditure	\$443.6 M	\$838.62 M	\$1.41 B





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