



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.



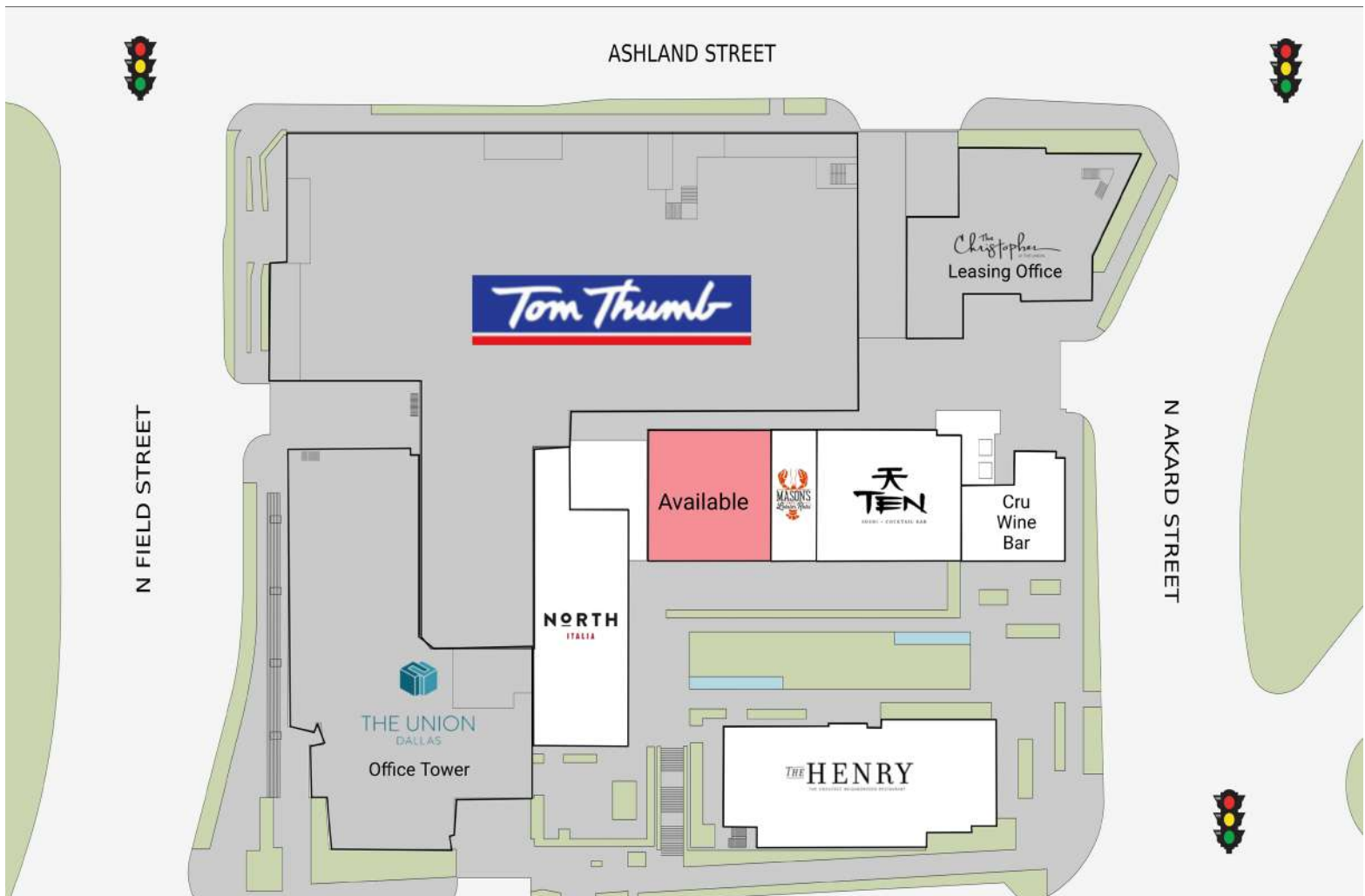


PREMIER TENANTS

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 unquestionably 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.



MARKET OVERVIEW

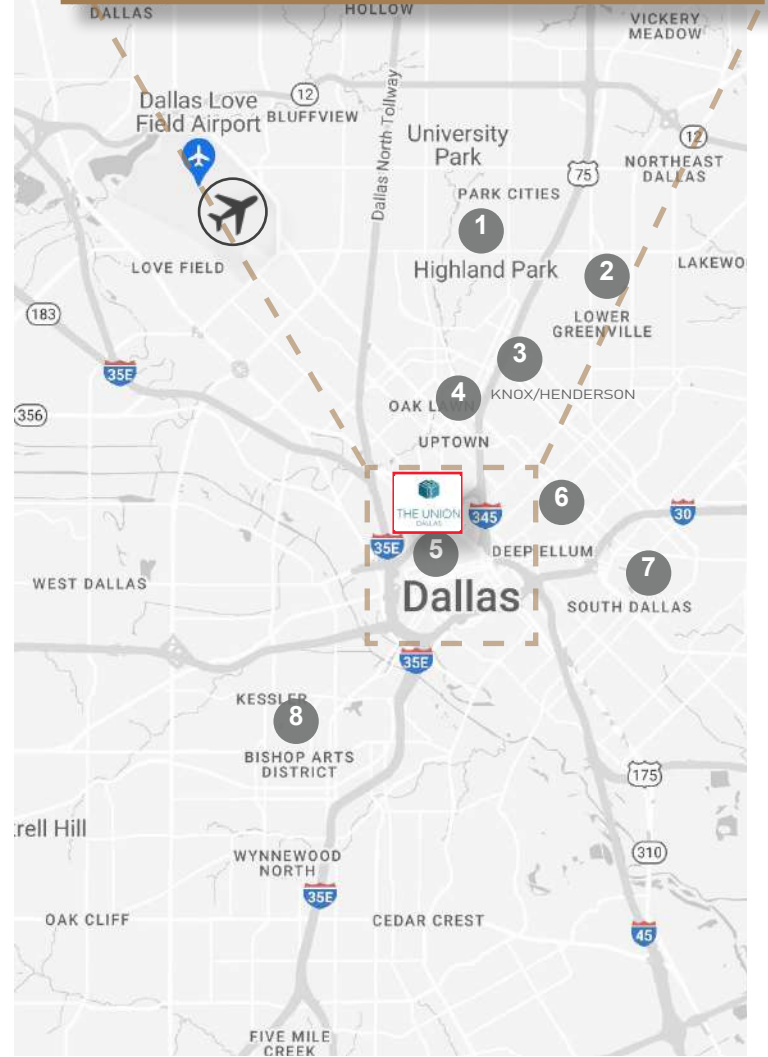
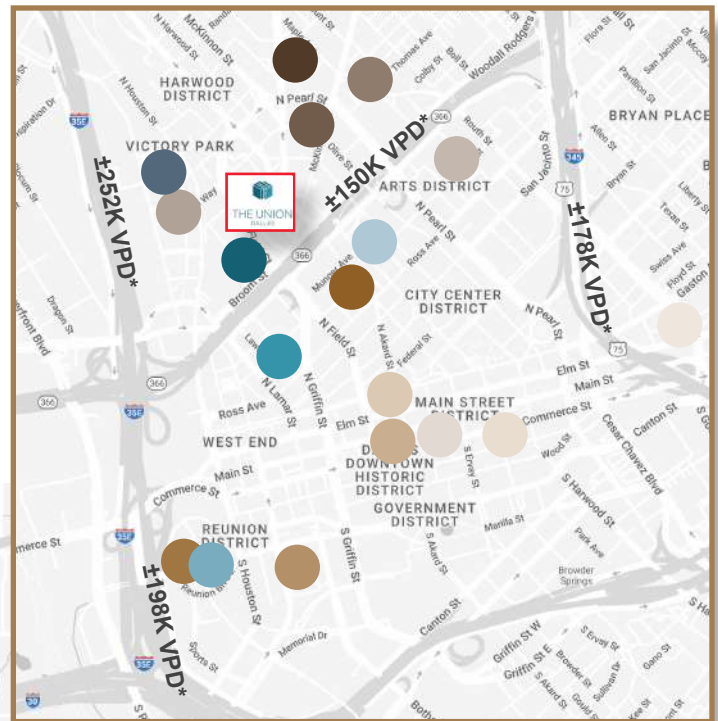
LUXURY HOTELS + ATTRACTIONS

- | | | |
|---|---|--|
|  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 |

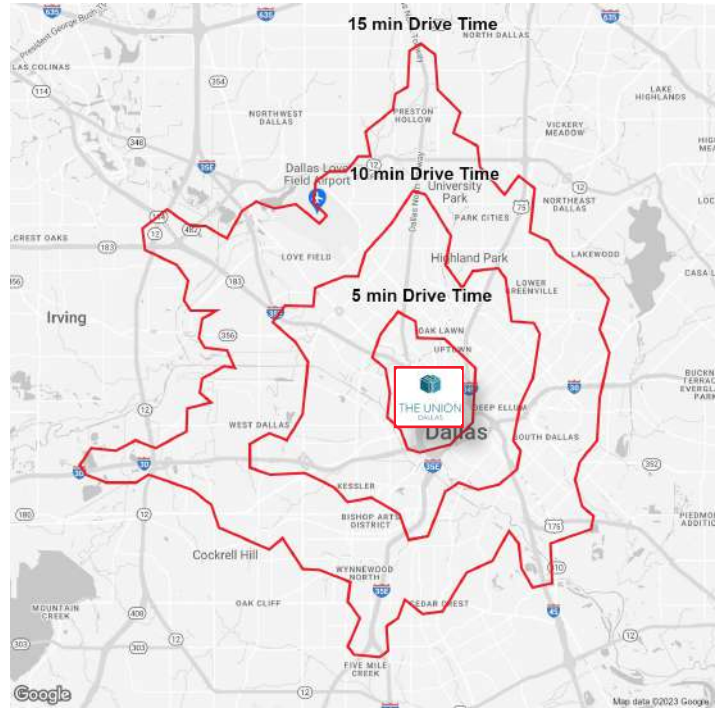
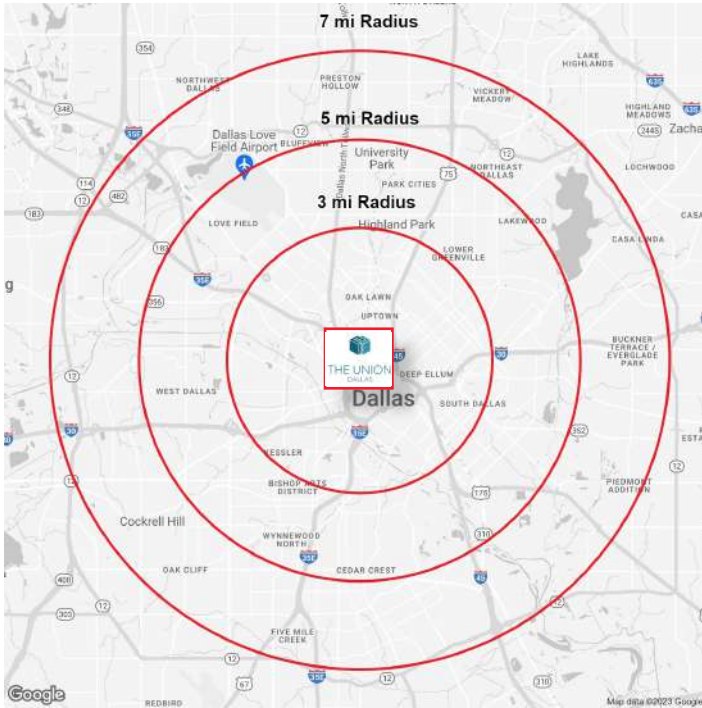
NEARBY NEIGHBORHOODS VIA VISIT DALLAS

- 1 **HIGHLAND PARK:** North of downtown is the highly desirable, affluent suburb of Highland Park with hedge-lined street and upscale dining and luxury shopping.
- 2 **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.
- 3 **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.
- 4 **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.
- 5 **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.
- 6 **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.
- 7 **FAIR PARK:** Home of the State Fair of Texas, which welcomes ±2.5M attendees, and the world's largest collection of art deco exhibit buildings, the 277-AC complex hosts more than 1,200 activities every year.
- 8 **BISHOP ARTS DISTRICT:** South of downtown, this eclectic 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



| Demos | Mileage: | | | Drive-Time: | | |
|--|------------|------------|-----------|-------------|------------|-----------|
| | 3 Mile | 5 Mile | 7 Mile | 5 Min. | 10 Min. | 15 Min. |
| 2025 Population | 204,970 | 401,007 | 680,275 | 167,665 | 361,448 | 659,041 |
| 2030 Population Projection | 238,464 | 448,110 | 730,362 | 194,270 | 403,954 | 708,626 |
| Median Age | 34.0 | 34.4 | 34.1 | 34.1 | 34.4 | 34.7 |
| Avg Household Income | \$107,503 | \$120,562 | \$111,041 | \$133,381 | \$139,753 | \$139,541 |
| Total Households | 106,703 | 180,269 | 278,799 | 88,516 | 160,982 | 271,061 |
| Median Home Value | \$431,363 | \$446,319 | \$410,717 | \$465,838 | \$450,971 | \$418,510 |
| Total Business | 28,506 | 40,844 | 56,651 | 21,926 | 36,847 | 52,252 |
| Total Employees | 270,396 | 372,955 | 492,735 | 238,676 | 372,571 | 507,344 |
| Total Annual Consumer Expenditure | \$8.39 B | \$16.22 B | \$24.22 B | \$7.69 B | \$14.53 B | \$24.45 B |
| Total Annual Food/Bev Expenditure | \$1.26 B | \$2.43 B | \$3.64 B | \$1.15 B | \$2.18 B | \$3.67 B |
| Total Annual Entertainment Expenditure | \$482.12 M | \$936.88 M | \$1.39 B | \$443.6 M | \$838.62 M | \$1.41 B |



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