



#PLAYREDBIRD | #SHOPREDBIRD | #LIVEREDBIRD | #WORKREDBIRD | #STAYREDBIRD

INTRODUCING THE TRIUMPHANT RETURN OF REDBIRD, AN HISTORIC MIXED-USE DEVELOPMENT FOR SOUTHERN DALLAS.

2017 BEST REDEVELOPMENT PROJECT

- COMMERCIAL REAL ESTATE AWARD, D CEO





FROM DOWNTOWN DALLAS

10.9 MILES | 15 MINUTES



REDBIRD INTERSECTION

INTERSTATE 20: [179, 267 VPD] HIGHWAY 67: [103,504 VPD] CAMP WISDOM ROAD: [20, 592 VPD]

SOUTHERN GATEWAY

CAMP WISDOM OFF-RAMP FROM HIGHWAY 67 NORTHBOUND [2018]

APPROVED AND FUNDED ACCESS TO WESTMORELAND ROAD FROM INTERSTATE 20

RESIDENTIAL POPULATION

2 - MILES: 39,462 | 3 - MILES: 86,645

58.9 %

WHITE COLLAR WORKERS
2-MILES

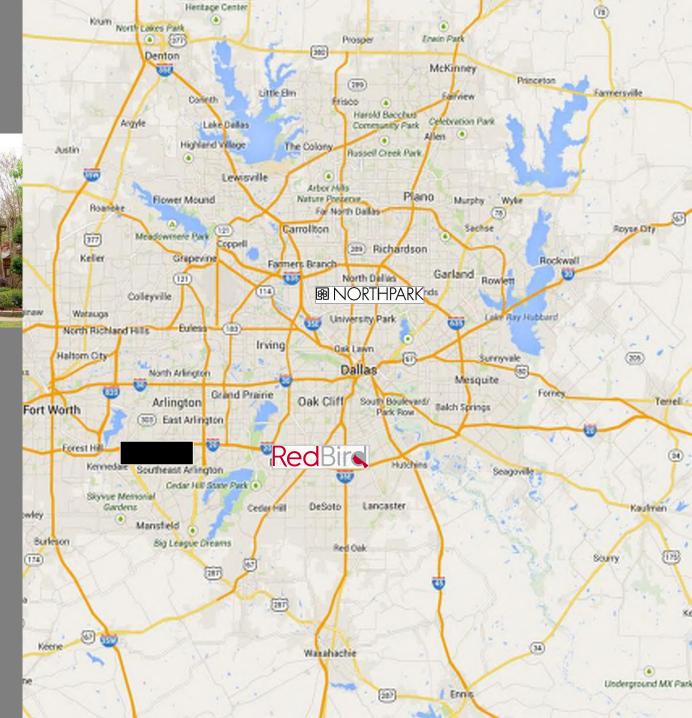
DAYTIME POPULATION

2 - MILES: 43,585 | 3 - MILES: 88,035

AVERAGE INCOME

<u>2 - MILES: \$51,058 | 3 - MILES: \$53,120</u>







NEIGHBORHOODS

DAK PARK ESTATES

GLEN DAKS

ELDER DAKS

ELDER WOODS

KIEST PARK

KIEST WOOD

WYNNEWOOD HEIGHTS

BRETTONWOODS

ELMWOOD

ELDER TERRACE

SURROUNDING ESTABLISHMENTS

CEDAR VALLEY COLLEGE

PAUL QUINN COLLEGE

UNIVERSITY OF NORTH TEXAS AT DALLAS

DALLAS BAPTIST UNIVERSITY

MOUNTAIN VIEW COLLEGE

DALLAS ZOO

CHARLESTON METHODIST HOSPITAL

GOLF CLUB OF DALLAS

EXECUTIVE AIRPORT

65K

MEGA CHURCH MEMBERS

CONCORD CHURCH

DAK CLIFF BIBLE FELLOWSHIP

FULL GOSPEL CHURCH OF CHRIST

POTTERS HOUSE

ANTIOCH MISSIONARY BAPTIST CHURCH

FRIENDSHIP WEST CHURCH

INSPIRING BODY OF CHRIST



STRATEGIC LOCATION

LOCATED AT NEW SOUTHERN GATEWAY IMPROVED ACCESS FROM TWO MAJOR INTERSECTIONS

OVER 300,000

VEHICLES A DAY AT INTERSECTION

OVER

88,000

EMPLOYEES IN 3 MILES

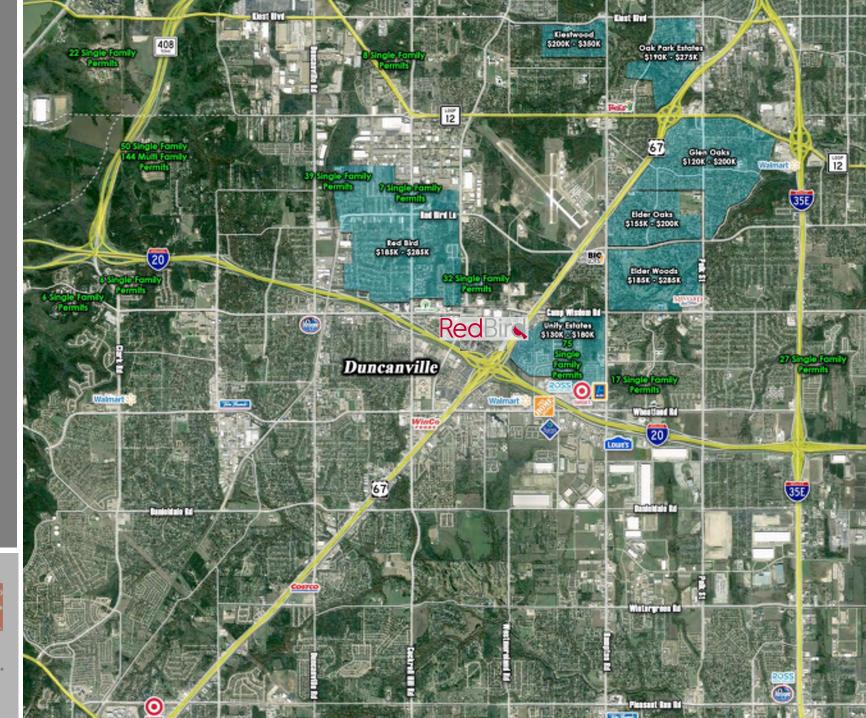
OVER

1.2 MILLION

SQUARE FEET OF RETAIL | MEDICAL | OFFICE

AREA SUCCESSFUL RETAIL | RESTAURANTS





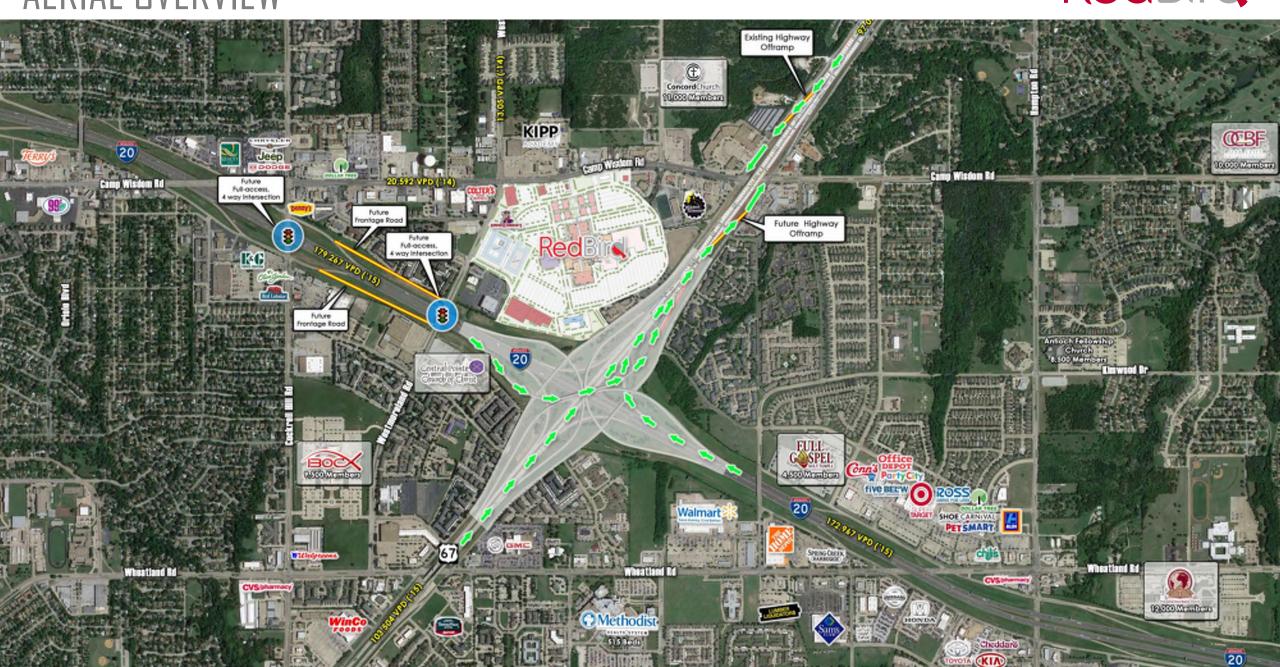
TRADE AREA OVERVIEW





AERIAL OVERVIEW





EXISTING TENANTS









































THE SHOPS PROMISE TO BE OAK CLIFF'S PREFERRED SHOPPING & DINING DESTINATION. An eclectic mix of national brands and local boutiques bring an upscale browsing experience to the area for the first time with other established companies. Signature dining establishments offer ample relaxation for neighbors near and far. Friends and family can enjoy each other's company at a variety of entertainment venues.

400,000 SQUARE FEET RETAIL

retail dining entertainment grocery



THE PARK IS A PLACE FOR COMMUNITIES TO COME TOGETHER. It's appeal as a destination, combined with it's open public spaces and dynamic mix of food, beverage and retail shops make it a natural destination. The surrounding colleges and churches provide a steady supply of students and families looking to participate in unique, high traffic events. Located at the center of RED BIRD, all communities come together at the park.

THE LAWN AT REDBIRD

RESTAURANTS ON THE PARK
indoor + outdoor
PUBLIC SPACE
PATIO

open patio
specialty restaurants
gathering spaces
brunch
restaurateurs
Mix and mingle





THE RESIDENCES CONSIST OF LUXURY APARTMENTS AND FUTURE TOWN HOMES TO COMPLEMENT THE OFFERINGS AT REDBIRD. They feature an ideal combination of location, amenities and upscale finishes within short walking distance to signature shopping, dining and community events.

LUXURY APARTMENT HOMES Spacious bedrooms with open floor plans
Resident courtyards with resort style pool
State-of-the-art fitness center
Private balconies and patios
Upscale finishes, fixtures and appliances
Walkability to nearby amenities

THE OFFICES REPRESENT A CONFLUENCE OF INNOVATION AND OPPORTUNITY. This will be a true enterprise hub for companies seeking a new competitive edge. It's proximity to area medical, industrial parks, the Interstate 20 corridor, and Downtown Dallas makes it a natural choice for businesses that seek out the intellectual capital of some of Texas' best minds.

contemporary and flexible space design energy efficient and environmentally friendly adaptable spaces for tech and professional services robust data handling and communications backbone 315,000 SQUARE FEET OFFICE





AT THE MARRIOTT BRANDED HOTEL, VISITORS TO DAK CLIFF WILL FIND BEAUTIFUL, MODERN ACCOMMODATIONS AT RED BIRD. If you are in town for business or pleasure, our hotel will provide invigorating surroundings, a full conference center, elegant banquet facilities, and comfortable rooms to retire to at the end of a busy day.



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1 ACRE of activated

indoor + outdoor

PUBLIC SPACE

1,000+ on-site parking spaces

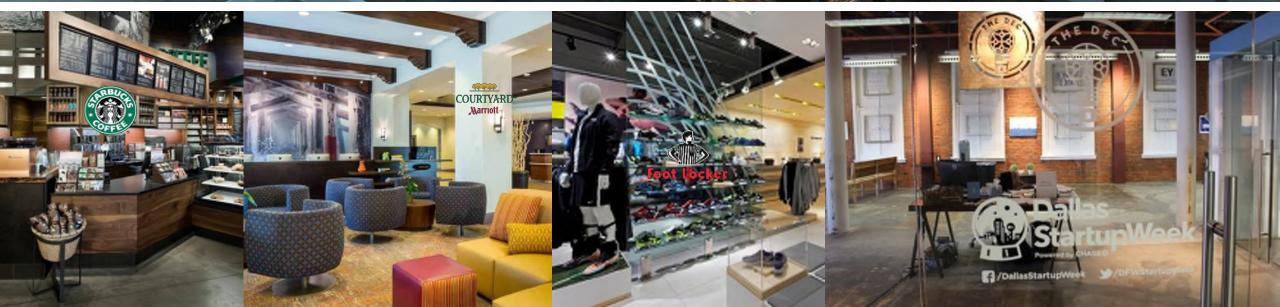
live music and concerts community events farmers' market fashion shows food and wine tastings













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