

The

UPTOWN

Lowdown

Hello!



STEVE BROWN
Dallas Morning News
Real Estate Editor



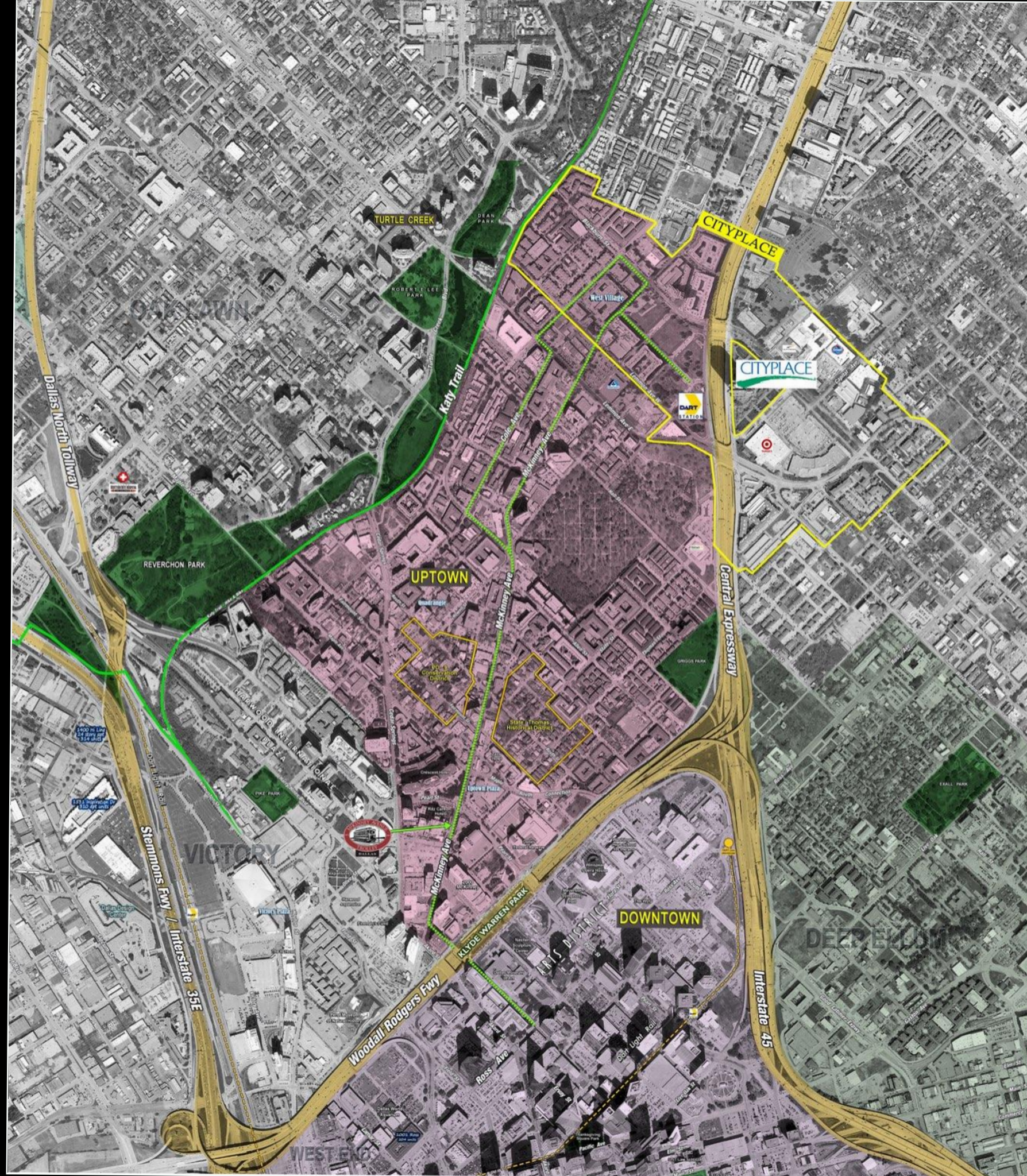
DOUG CHESNUT
StreetLights Residential
CEO



JOSEPH PITCHFORD
Crescent Real Estate
Managing Director



NEAL SLEEPER
Cityplace Company
President



Central Business District

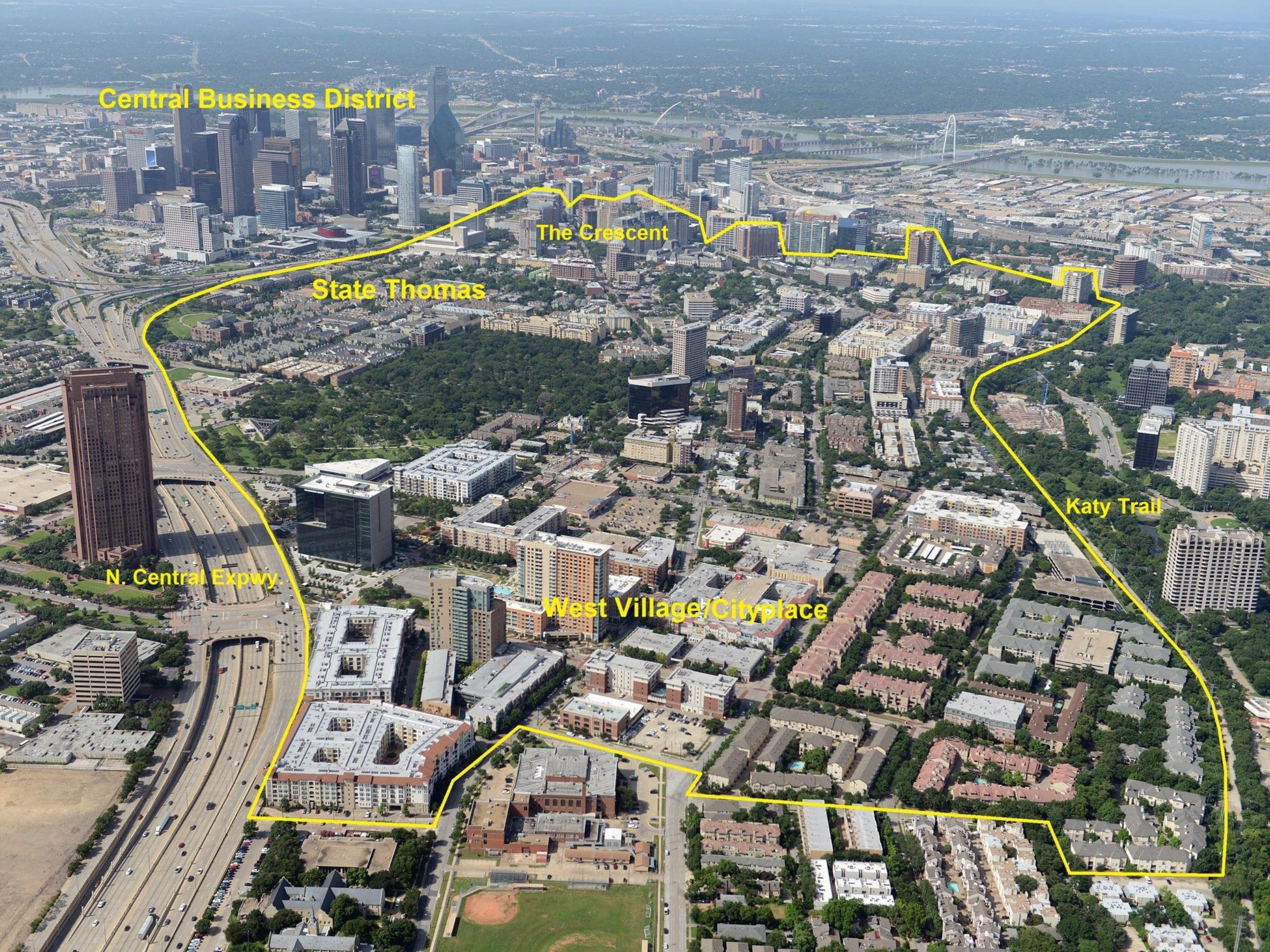
The Crescent

State Thomas

Katy Trail

N. Central Expwy.

West Village/Cityplace





The Taylor



Gables McKinney Avenue



3700M



The Brady



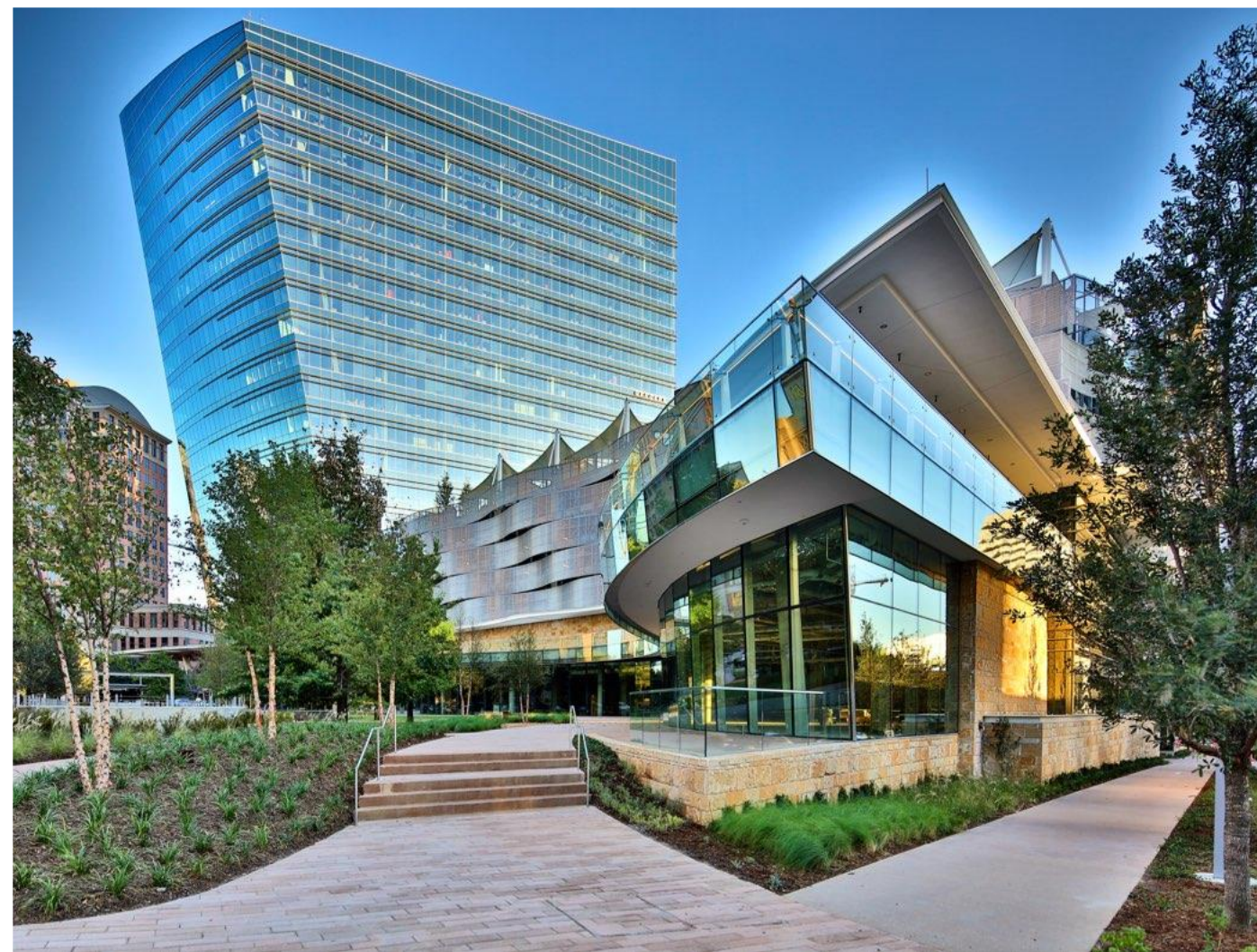
The Jordan



The Union



McKinney & Olive



The Crescent



Rosewood Court



2000 McKinney Avenue





West Village





WHOLE FOODS MARKET

PARKING

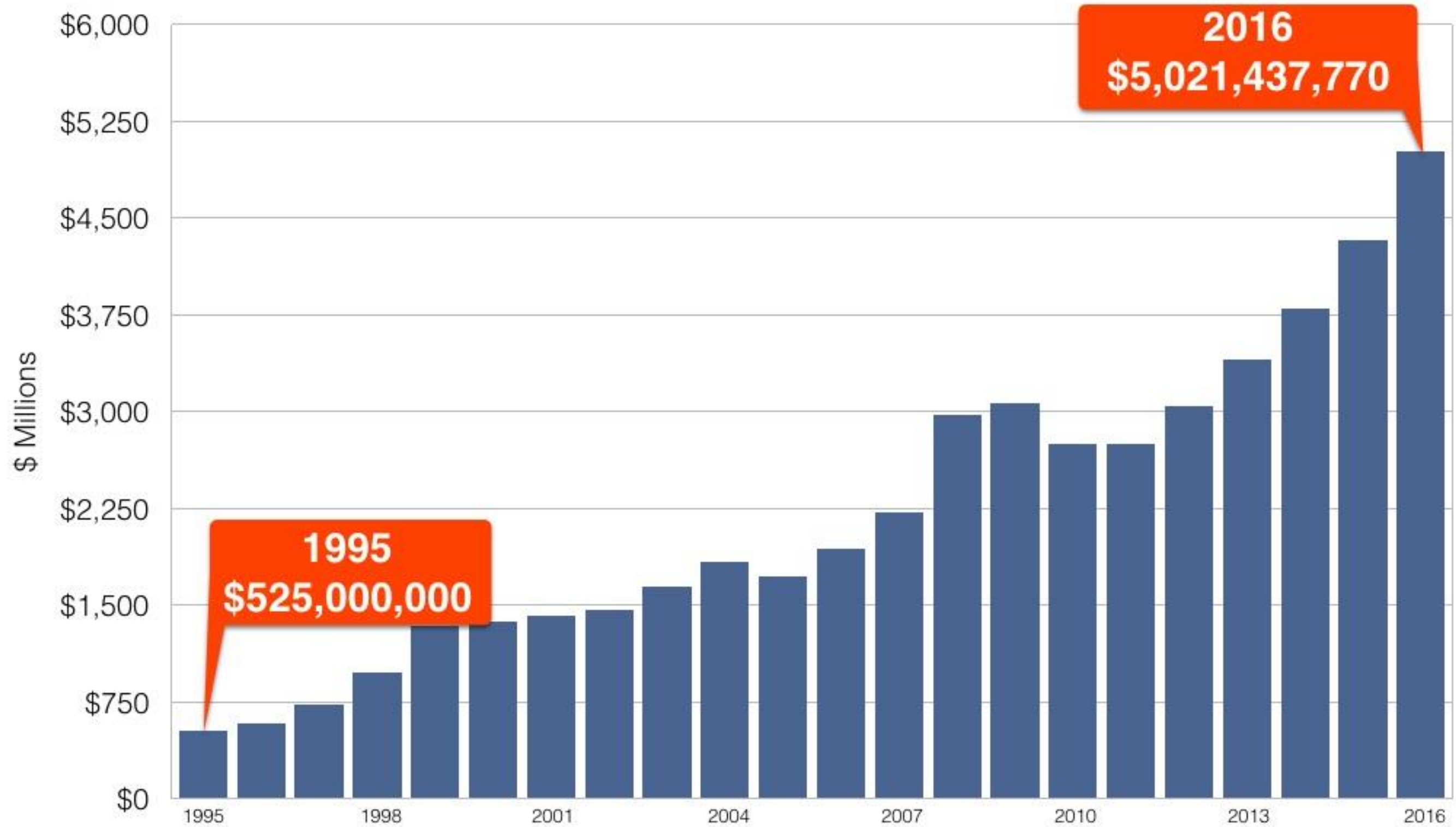
SHARE THE LOVE

25¢

WHOLE FOODS

2511

Uptown Property Valuation

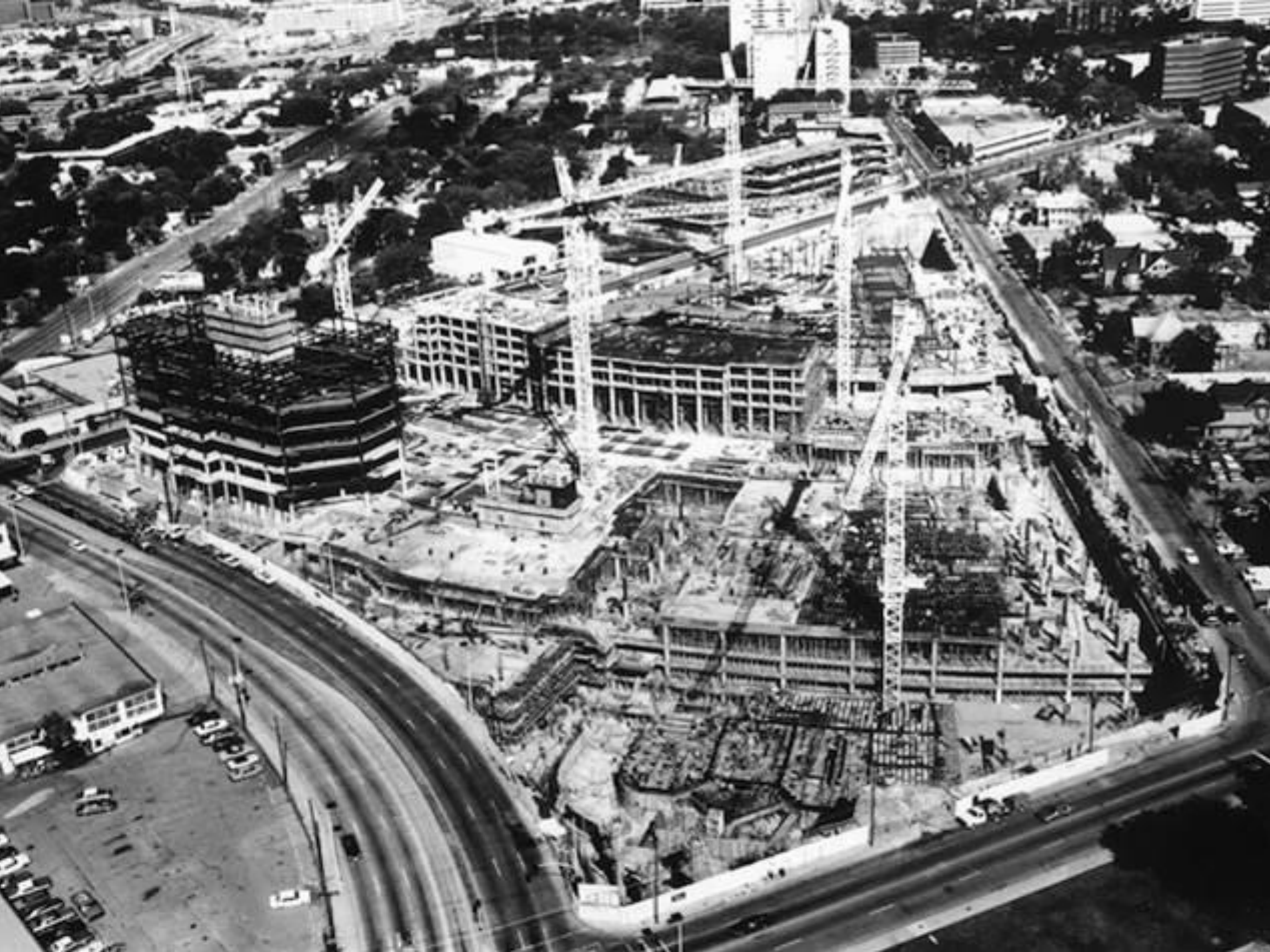














One McKinney Plaza



3131 McKinney Avenue



Chateau Plaza





WE'LL LET THE DOGS OUT!
Uptown Dog Service
Professional Dog Walking & Pet Care Services
214.641.9287
www.uptowndogservice.com

122
ROSIE

McKINNEY AVENUE TRANSIT AUTHORITY





McKinney Avenue Trolley



The McKinney Avenue Trolley is FREE to ride.
Hours: 7am-10pm Monday-Thursday, 7am-midnight Friday,
 10am-midnight Saturday, 10am-10pm Sunday and holidays.
Information: Visit www.mata.org or call (214) 855-0006

Legend

- McKinney Avenue Trolley Route/Stop
- Future Route
- Katy Trail Multi-Use Path/Entrance Plaza
- DART Light Rail/Station



Scale: Grid squares are a quarter-mile on each side

Points of Interest

- | | |
|---------------------------------|---------------------------------|
| 1 West Village | 10 Hotel ZaZa |
| 2 Magnolia Theater | 11 The Crescent Hotel and Shops |
| 3 McKinney Plaza | 12 Ritz-Carlton Hotel |
| 4 MAC/Kitchen Dog Theater | 13 American Airlines Center |
| 5 McKinney Avenue Trolley Barn | 14 Dallas Arts District |
| 6 Greenwood Cemetery | 15 Klyde Warren Park |
| 7 The Quadrangle | 16 Nasher Sculpture Center |
| 8 Uptown Dallas Visitors Center | 17 Dallas Museum of Art |
| 9 Hotel St. Germain | 18 Dallas World Aquarium |

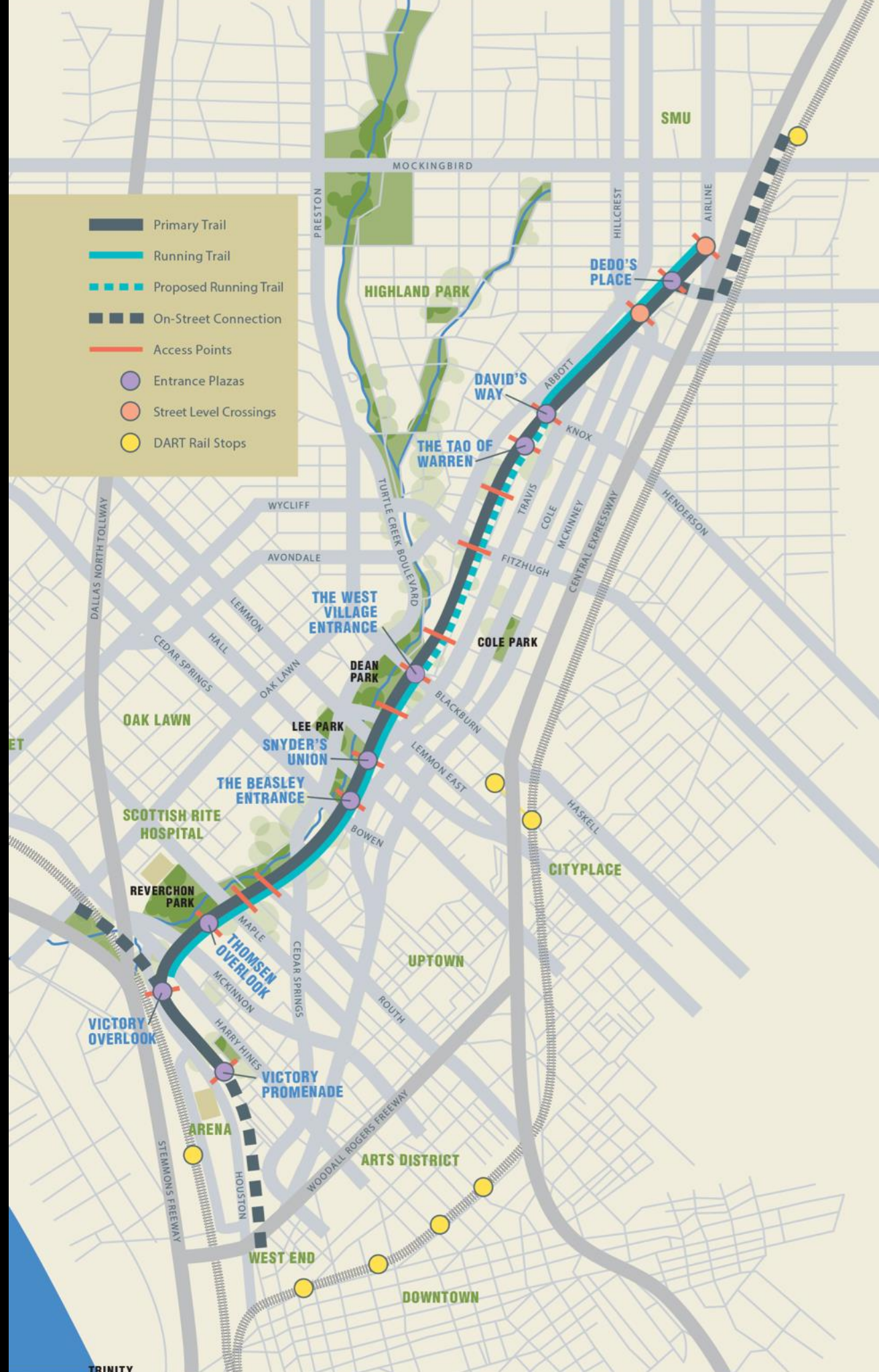


Map Design: ©2014 Cameron Booth — www.cambooth.net





Katy Trail










Uptown Public Improvement District Boundary Map

Legend

-  Uptown PID Boundary 04/2012
-  Katy Trail
-  Accounts Removed

0 625 1,250 2,500 3,750 5,000
Miles



Parcels shown based on available 2011 geography. Any parcels shown within the boundary lines of the PID are intended to be included even in the event of future replats creating new or reconfigured parcels.

City of Dallas
Office of Economic Development
www.Dallas-EcoDev.org
 Created 1/2012

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.











Turtle Creek Blvd.

Blackburn St.

MANSION

McKinney Ave.

EAST
TOWER

CITYPLACE

THE QUADRANGLE

State St.

Haskell



BROOKS BROTHERS

Allen Edmonds

LUCKY BRAND

West 1st



CBD

The Crescent

State Thomas

N. Central Expwy.



Central Business District

The Crescent

State Thomas

N. Central Expwy.

Katy Trail

West Village/Cityplace





The Villas







POST:	# of Units	Year Built	Avg Uptown Rent/SF
Post Meridian	133	1990	
Post Worthington	332	1991	
Post Vintage	161	1993	1995-\$1.23
Post Abbey	34	1996	
Post Square	218	1996	
Post Coles Corner	186	1997	
Post Vineyard	116	1997	
Post Gallery	34	1999	
Post Heights	368	1999	
	1,582 units		

GABLES:

State Thomas Ravello	290	2000	2000-\$1.59
Manchester State Thomas	422	2001	
Gables Villa Rosa I	311	2004	2005-\$1.56
3636 McKinney	103	2006	
Uptown Village	75	2006	
Gables Villa Rosa II	274	2008	
Gables Park 17	292	2010	2010-\$1.57
Gables Uptown Trail	334	2013	
Gables McKinney Ave	239	2016	2015-\$1.82
	2,340 units		

TODAY:

Total Uptown Units	14,000
Avg Rent/SF	\$1.85
Highest Rents	\$3.10-3.20

Emergence of the Uptown Class A Office Market

1985 - 2017





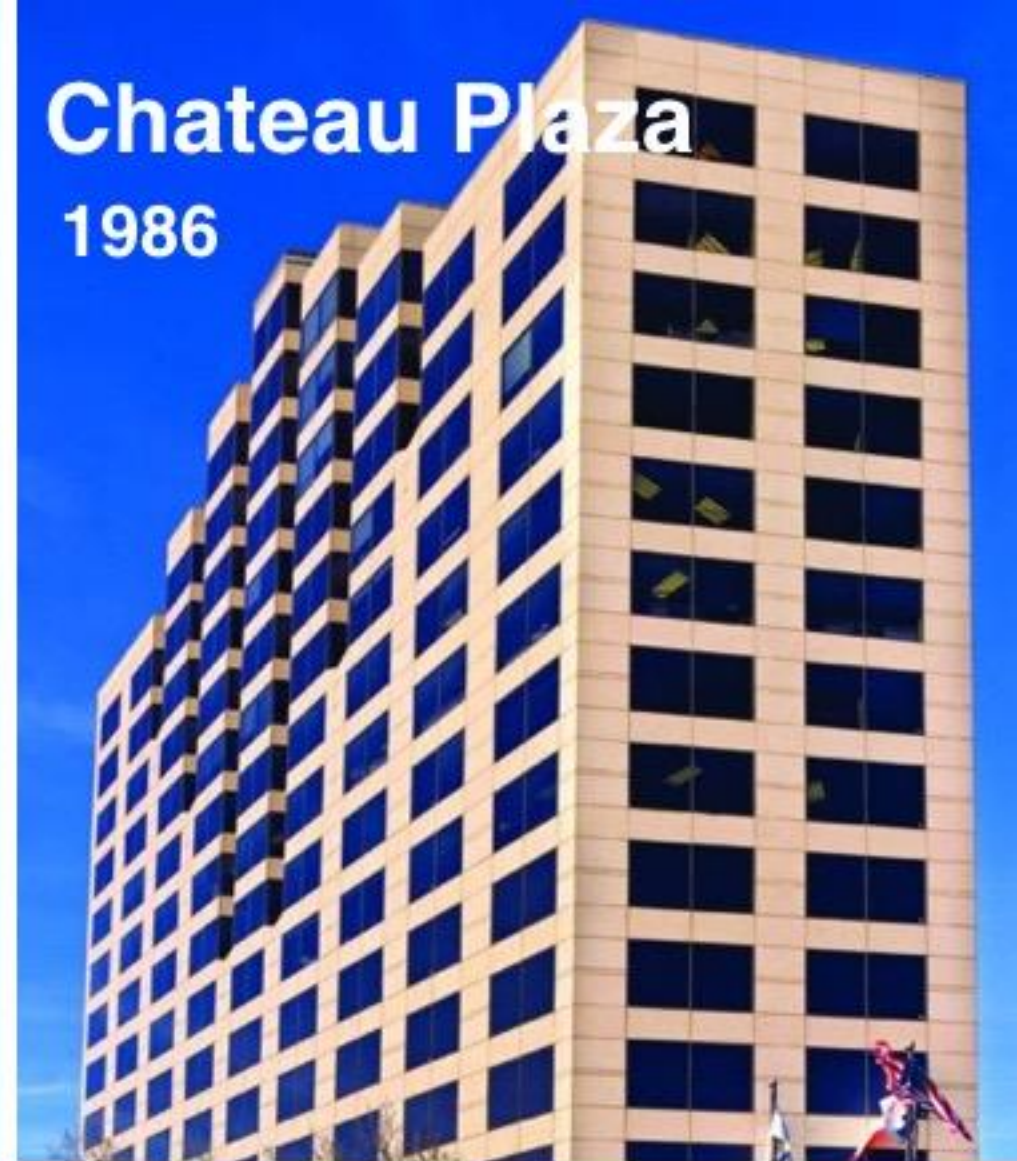
2100 McKinney

1998



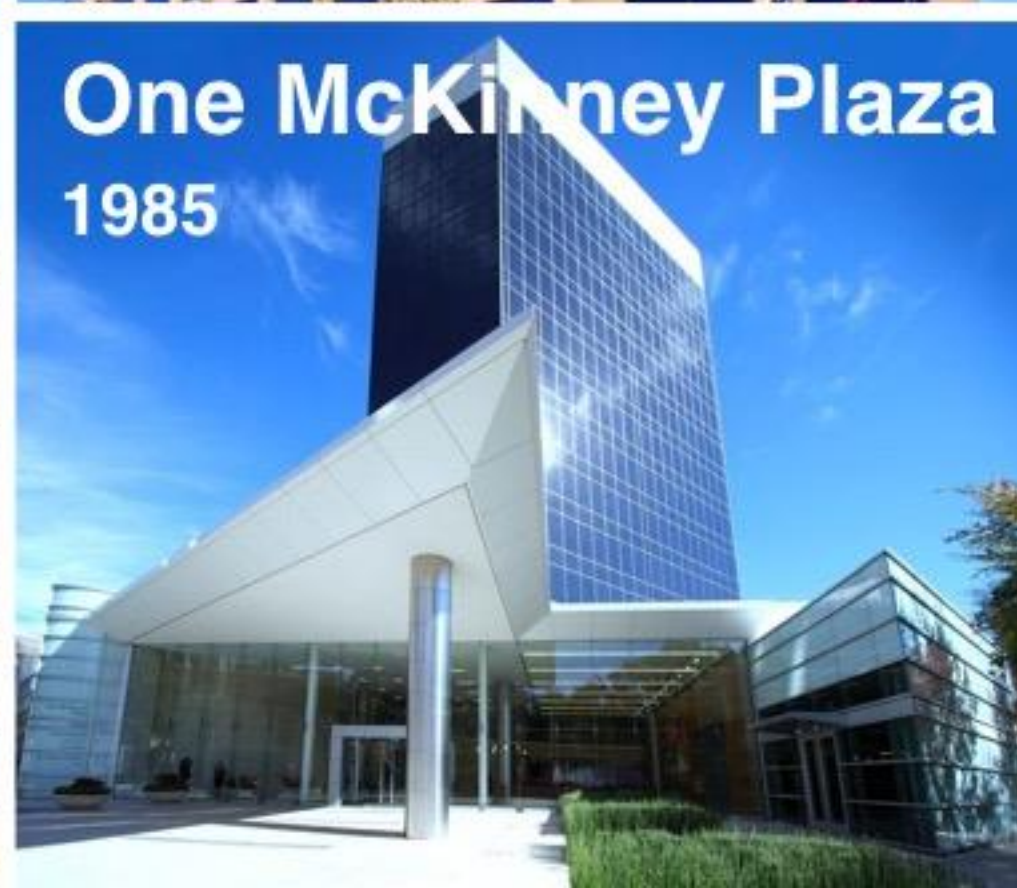
Chateau Plaza

1986



One McKinney Plaza

1985





Uptown Office Market Drivers

A walkable, livable,
amenity-rich environment

PERCEIVED
Issues with Downtown

RESTRICTIVE
Zoning Code

2000 McKinney

2008



Rosewood Court

2008



1717 McKinney

2010



The Richards Group

2015



McKinney & Olive

2016



1920 McKinney

2016



1920

The Union

2017



Park District

2017



Uptown Class A Office Market Highlights

		2010	Today	Approx % Change
Dallas Class A Market				
	Market Size	90.8 MSF	97.5 MSF	7%
	Vacancy	20.5%	16.5%	
	Asking Rents	\$12 - \$14	\$17 - \$19	38%
Uptown Class A Market				
	Market Size	3.7 MSF	4.1 MSF	11%
	Vacancy	20%	11%	
	Asking Rents	\$19.30 - \$21.30	\$29.20 - \$31.20	49%
Uptown Class AA Market				
	Market Size	2.7 MSF	3.2 MSF	19%
	Vacancy	21.6%	8.4%	
	Asking Rents	\$22.70 - \$24.70	\$35.70 - 37.70	55%

Morgan Stanley

Trammell Crow Company



J.P.Morgan

SIDLEY

CBRE

Vinson & Elkins LLP



McGUIRE WOODS

McKool Smith

GARDERE



Goldman
Sachs

LINCOLN
PROPERTY
COMPANY

Quadrangle





West Village



3636 McKinney Avenue





SUITSUPPLY

J.CREW

J.CREW

J.CREW

J.CREW

OUT WITH THE
IN WITH THE

SAT

*SEE AN ASSOCI

West Village II









PARK
←

THIS WAY
TO THE
MCKINNEY
AVENUE
SHOPS

TACO DINER

TACO DINER

TACO DINER

TACO DINER

TACO DINER

CLUB







The McKenzie



The Jordan



The Christopher at the Union

Portobello by the Creek



Cascada





olive















agle POSTAL CENTER

GREETING CARDS

FedEx

05/10/2011



01/20/2011



01/20/2011

Uptown Public Improvement District







Uptown station

RIDE FREE

369

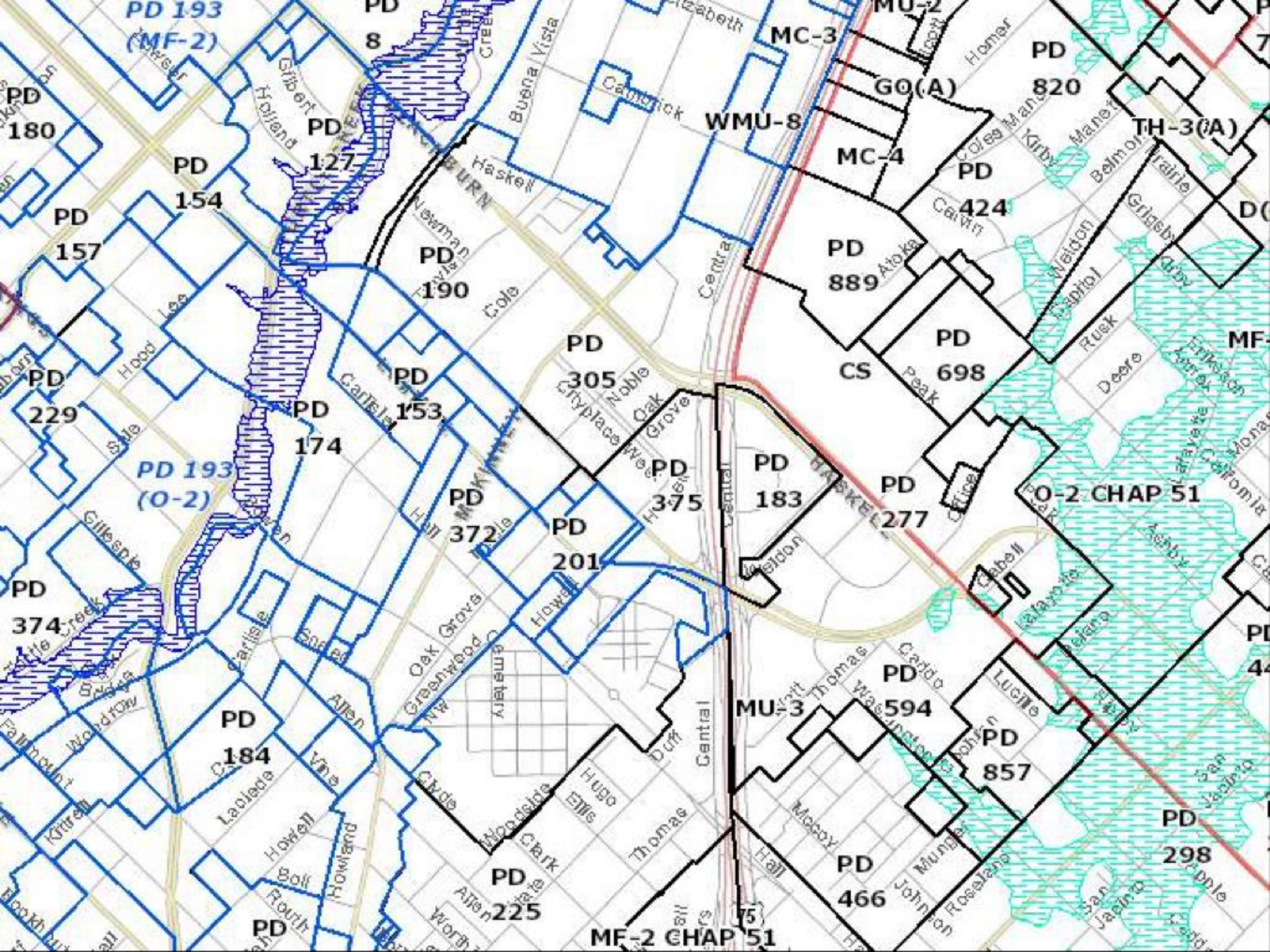
Matilda

NOTES
RECENTLY IN LONDON
THE PRESENTS











CVS/pharmacy 24 hours

OPEN
24
HOURS

ONE
WAY
→







MIRÓ

NO PARKING
ANY TIME

NO PARKING
ANY TIME

PROHIBITED LOADING DOCK

Q & A

