



CITY POINT

NORTH RICHLAND HILLS

4400 CITY POINT DR | NORTH RICHLAND HILLS, TEXAS

weitzman[®]

“Centurion’s mixed-use developments showcase modern luxury with sophisticated design. These developments are in the midst of some of the best dining, entertainment, and cultural activities Dallas has to offer. Boasting breath-taking views and outstanding amenities, homeowners can enjoy a personal escape any day of the week.”

- Centurion Development

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NORTH RICHLAND HILLS

DALLAS - FORT WORTH



3RD LARGEST

CITY IN TARRANT COUNTY

SOURCE: NRH REGIONAL CHAMBER



\$126.7 B+

RETAIL SALES 2018

3.6%

SALES TAX

94.7%

2019 RETAIL OCCUPANCY

SOURCE: TEXAS COMPTROLLER 2019



4TH BUSIEST

AIRPORT IN U.S. (DFW INTERNATIONAL)

85.3 MILLION

PASSENGERS (DFW+LOVE FIELD)

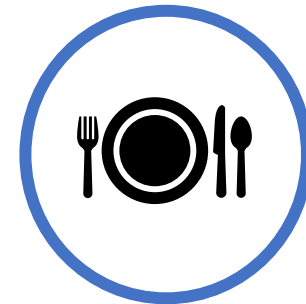
SOURCE: DFW INTERNATIONAL & LOVE FIELD



27 MILLION

ANNUAL VISITORS

SOURCE: DALLAS REGIONAL CHAMBER

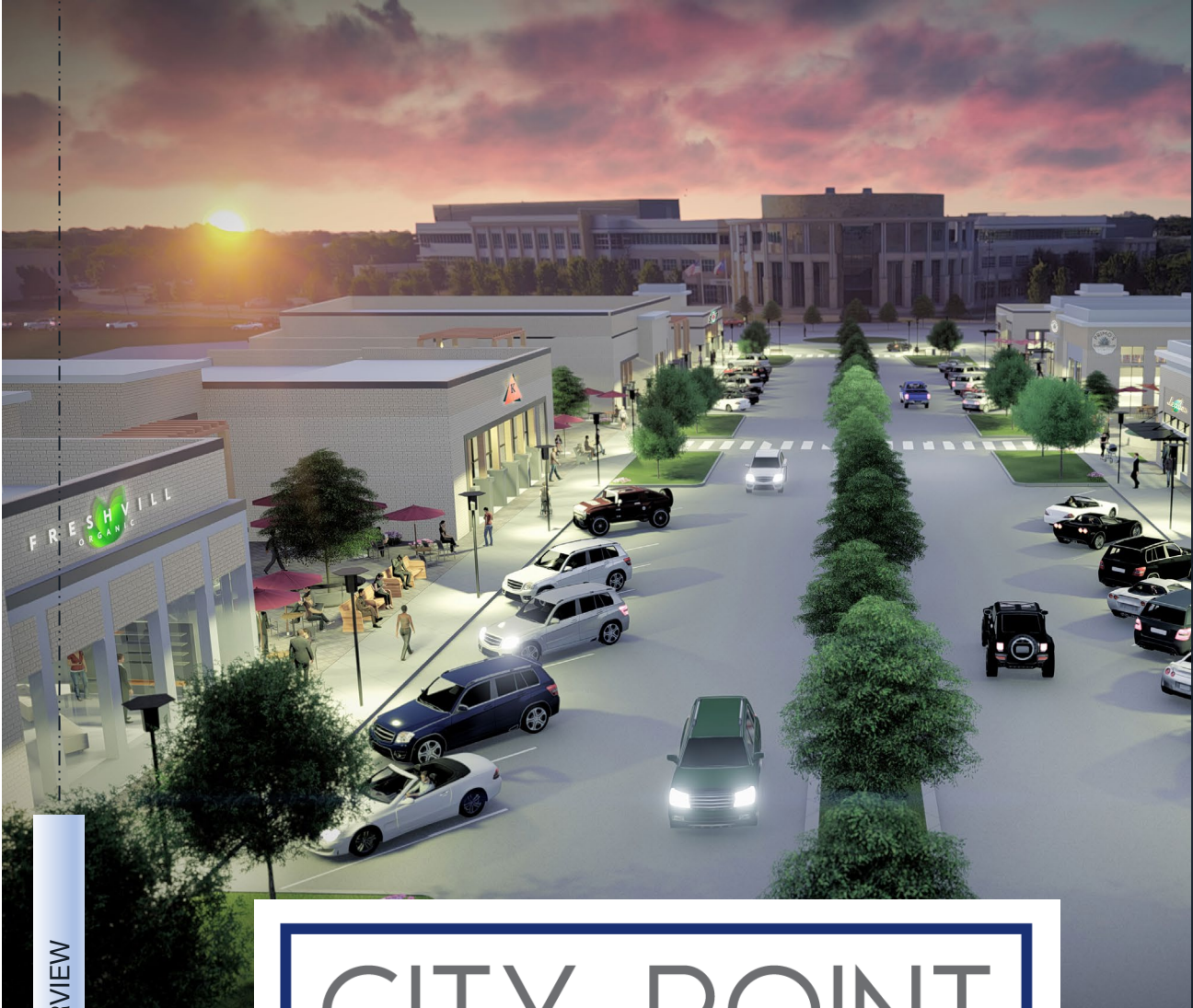


4 TIMES A WEEK

AVERAGE DALLASITE EATS OUT

SOURCE: ZAGAT SURVEY

01



CITY POINT

NORTH RICHLAND HILLS

City Point will consist of 364 single-family lots, eight acres of multifamily development and approximately 60,000 square feet of commercial space. The commercial development aspect will focus on retail, restaurants and entertainment bringing the urban flow to the area.

60,000 SF

RETAIL & RESTAURANT

364

SINGLE FAMILY HOMES

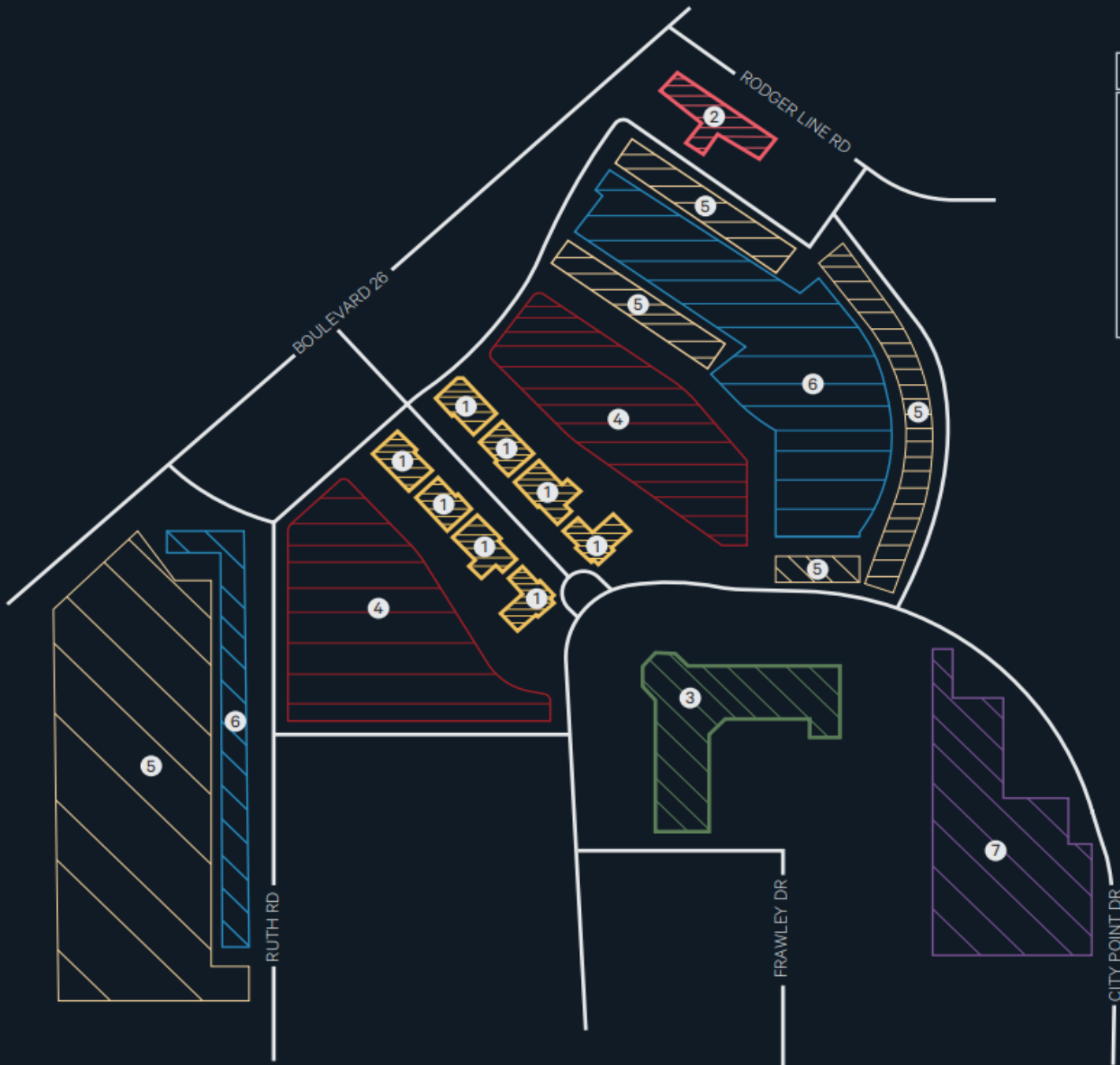
600

MULTI FAMILY HOMES

2022

PROJECT DELIVERY





Key	
1	Retail
2	Hotel
3	City Hall
4	Multi-Family
5	Urban Homes
6	Townhomes
7	Bungalow Homes





CITY POINT OVERALL LAYOUT

	SINGLE-FAMILY (SEE TABLE)
	MULTI-FAMILY
	COMMERCIAL
	CITY HALL
	OPEN SPACE
	OPEN SPACE NEARBY
	OPEN SPACE PLAZA
	PAVEMENT, STREETS/PARKING

SITE

North Richland Hills City Hall

Medical City North Hills

USMD

FOREVER 21

NORDSTROM

CINEMARK

North East Mall

Dillard's

820 TEXAS 121

BEST BUY

BARNES & NOBLE

BED BATH & BEYOND

LANE BRYANT

TJ-max

DISCOUNT TIRE

JARED

McDonald's

McDonald's

McDonald's

McDonald's

ULTA

five BELOW

OLD NAVY

PETSMART

DSW

CATHERINES

Michaels

STARBUCKS

STARBUCKS

STARBUCKS

STARBUCKS

SUBWAY

five BELOW

OLD NAVY

PETSMART

DSW

CATHERINES

Michaels

STARBUCKS

STARBUCKS

STARBUCKS

STARBUCKS

Academy SPORTS+OUTDOORS

MITSUBISHI MOTORS

HONDA

CHEVROLET

Public Storage

Race Trac

26 TEXAS

Granovine Hwy

PAINTED TREE

Bedford Euless Rd

RED LOBSTER

6

Travelodge

Wendy's

Olive Garden

CHARTER

South Asian

MATTRESS FIRM

sears AUTO CENTER

JCPenney

HomeZone

Waffle House

Subway

12.12 NAME BRAND CLOTHING

Bank of Hope

Blvd 26

SONIC

HARBOR FREIGHT TOOLS

SALLY BEAUTY

QT

Enterprise

HYUNDAI

RAM

DOGE

H

Medical City North Hills

Booth Calloway Rd

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

820 TEXAS 121

Logan's ROADHOUSE

BEST BUY

BARNES & NOBLE

BED BATH & BEYOND

LANE BRYANT

TJ-max

DISCOUNT TIRE

JARED

McDonald's

McDonald's

McDonald's

McDonald's

ULTA

five BELOW

OLD NAVY

PETSMART

DSW

CATHERINES

Michaels

STARBUCKS

STARBUCKS

STARBUCKS

STARBUCKS

SUBWAY

five BELOW

OLD NAVY

PETSMART

DSW

CATHERINES

Michaels

STARBUCKS

STARBUCKS

STARBUCKS

STARBUCKS

Glenview Dr

Pipeline Rd

LA FITNESS

Verizon

Verizon

Verizon

Verizon

Verizon

Verizon

Verizon

Verizon

Verizon

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FROM THE BUILDERS

ABOUT THE DEVELOPER

Delivering award-winning communities with impeccable amenities such as parks, golf courses, water park themes, and hiking and biking trails, Centurion American has successfully designed master-planned communities that have been recognized across the real estate industry.

Centurion's strength comes from property acquisition choices that include the right mix of school districts, shopping and entertainment options, and public facilities.

120

MASTER PLAN COMMUNITIES

48

PROFESSIONAL BUILDERS

35

INDUSTRY AWARDS



THE Statler

Originally opened in 1956, The Statler Hotel's innovative design and first-class features made it the trendsetter of modern luxury in Downtown Dallas.

RESTAURANT CONCEPTS



CITY POINT BUILDERS



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WEITZMANGROUP.COM

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INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information on about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD):

The broker becomes the property owner's agent through an agreement with the owner, usually in a written listening to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party

to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION:

This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Date