

BLEU CIEL

3130 Harwood Street
Dallas, Texas

weitzman®

Uptown Dallas Commercial Condos and Developable Acreage



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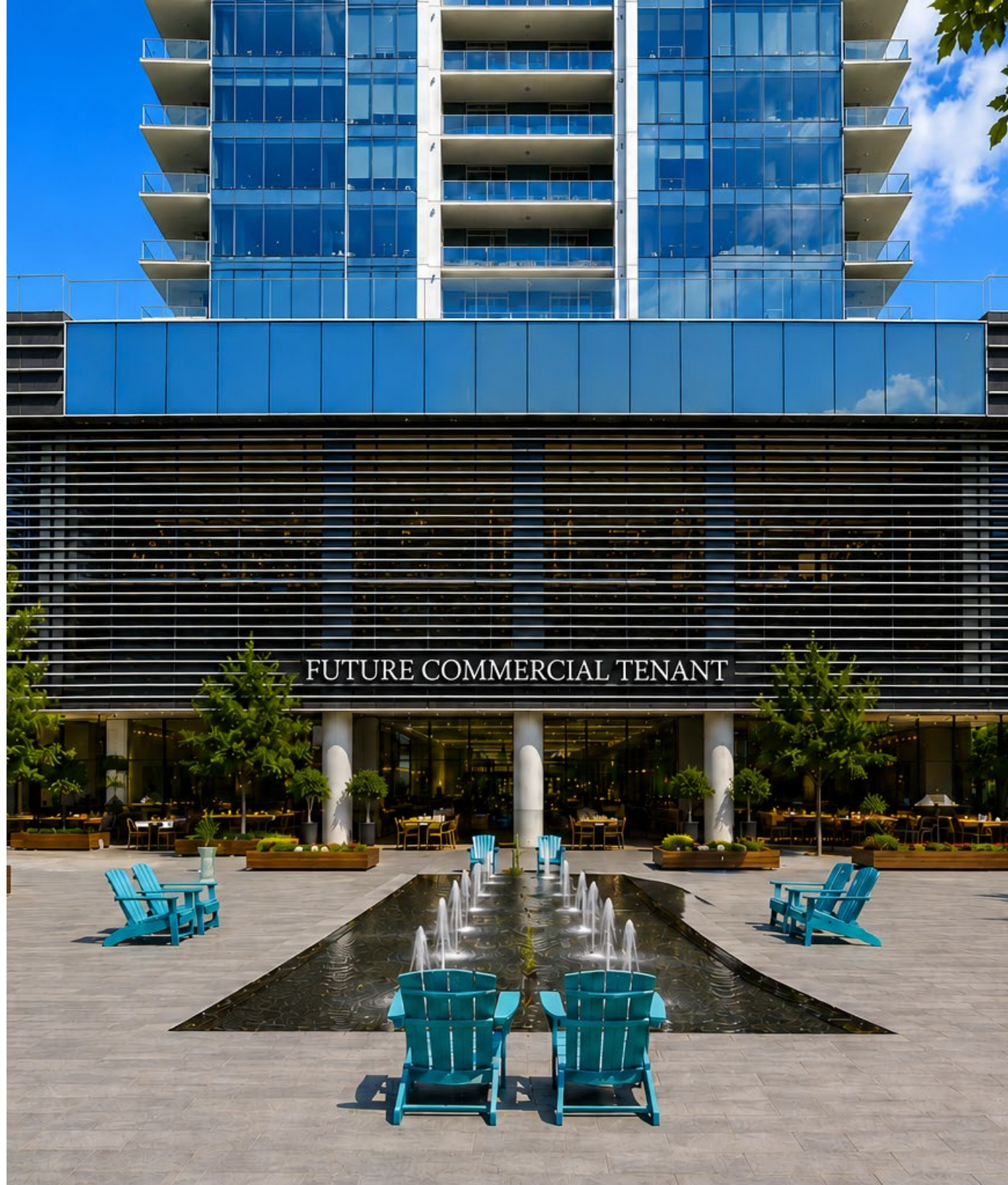
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BLEU CIEL

Uptown Dallas Commercial Condos/Acreage

Section 1

THE OPPORTUNITY

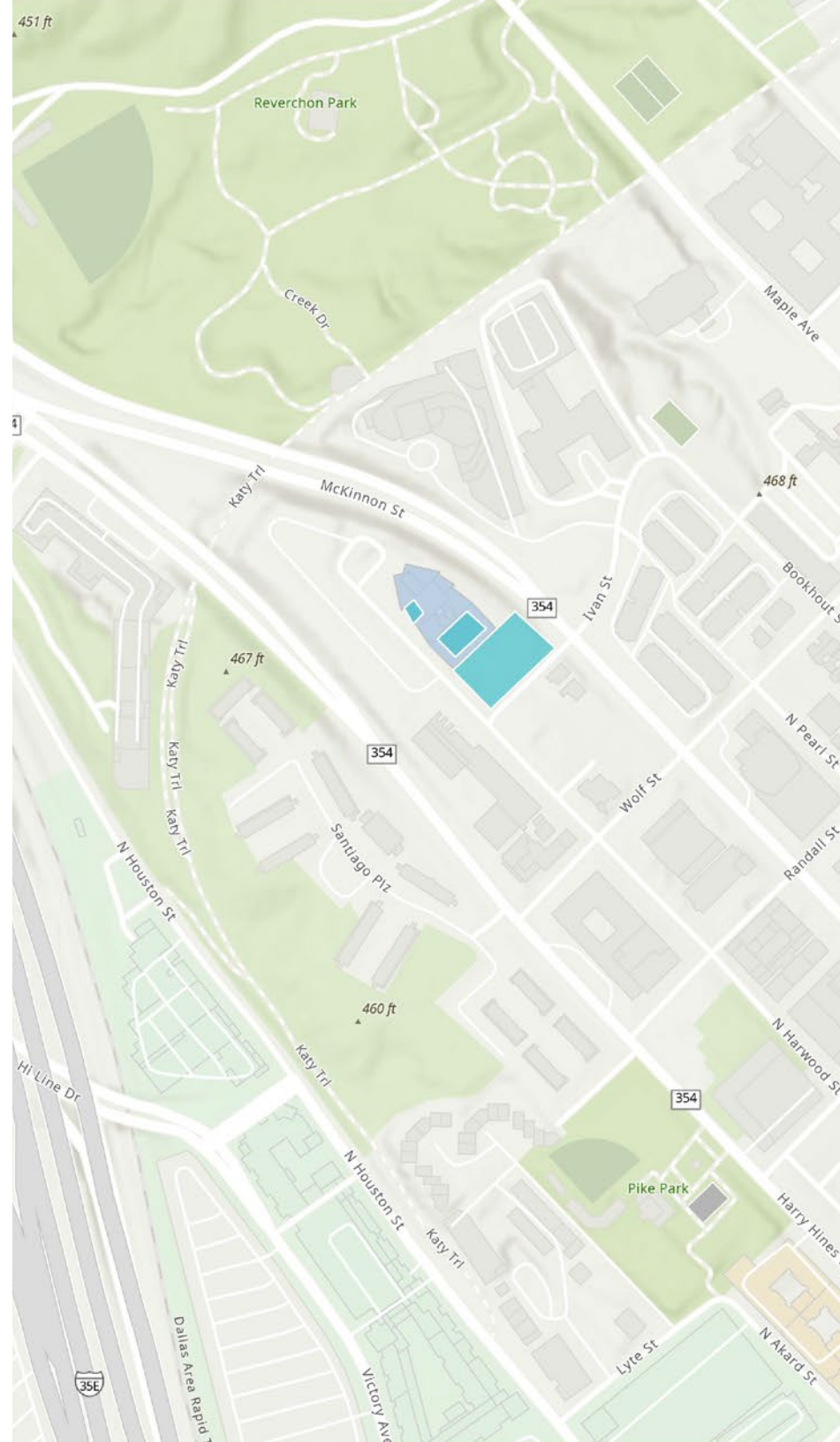


THE OPPORTUNITY

Weitzman is pleased to exclusively offer qualified investors the opportunity to acquire Bleu Ciel's commercial condos and adjacent acreage, separate, but contiguous and adhering to the 33-story luxury sky-rise residential condominiums. Located at the base of the Dallas North Tollway, and in the heart of Uptown, Bleu Ciel was built in 2014 and is nestled within the city block district of Harwood and features splendor that is poised to be the most coveted development in the Southwest. The almost 11,500 SF of shell vacancy in the Tower and 0.55 acres of spacious grounds allow for a vast array of optionality to an investor. Neighboring, and as a direct compliment to the modern and elegant Bleu Ciel, an investor has an unmatched opportunity to create a sweeping environment with soaring vistas, as has been originally visioned by world-renowned Paris based architect Jean Michel Wilmotte in creating his architectural icon for the City of Dallas. As such, Bleu Ciel's residential condominiums sell for \$1-\$10MM per unit. The demographics in the immediate area are some of the strongest in the southwestern United States.

This key location is two minutes from the Victory and American Airlines Arena (home of the NBA Dallas Mavericks and the NHL Dallas Stars), and 6 minutes from Highland Park, University Park and Preston Hollow, and direct access to the main spine of Dallas (Dallas North Tollway) and exceptional visibility at the Nexus of the Dallas Design District, and Turtle Creek, Bleu Ciel is situated for top-tier redevelopment and multiple uses.

Bleu Ciel enjoys close proximity to most of Dallas' premier hotels, a renowned Arts District and over 250 restaurants within a two-mile radius. Accessibility and rapid growth in the area support high quality projects at top of the market rental rates. This land bestows an investor/developer the opportunity to redevelop and reimagine the premises, taking advantage of a prime, highly visible site in the nation's top growth market.





INVESTMENT HIGHLIGHTS

1

STRATEGICALLY LOCATED

- Prominent elevated site at the northern edge of Uptown, adjacent to the Katy Trail and Victory Park
- Immediate access to Dallas North Tollway, Stemmons Freeway, Woodall Rogers Freeway
- 12 minutes from Dallas Love Field Airport and 18 minutes from DFW Airport
- Seconds from Dallas Design District, American Airlines Center, Highland Park and Turtle Creek

2

UPTOWN DALLAS: TOP PERFORMING MARKET

- Direct lease rates rising due to new Class A product
- Increased demand in the city due to quality of work/life balance
- Significant and notable corporate expansions (AT&T, Goldman Sachs, Morgan Stanley, PWC, Deloitte, NYSE, J.P. Morgan, UBS, Bank of America, Haynes and Boone, Jones Day, Cyrus One, Kirkland Ellis, Fortress, Sidley, Scotiabank, Cumulus Media)

3

HIGHLY VISIBLE TRACT IN UPTOWN DALLAS' BULLSEYE

- Multiple development opportunities
- Most prolific infill development property available in Uptown
- Highest rent district in the state of Texas
- Quality existing commercial space immediately available while creating phased development



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Section 2

PROPERTY OVERVIEW



WEST VIEW



Chalk Hill
 \$650M+
 MU-Development
 22 Flr. Office
 29 Flr. Hotel
 60 Condos
 under construction

1400HiLine
 314 MF-UNITS

THE ARCADIAN
 365 MF-UNITS



BLEU CIEL
 SKY-RISE LIVING

Hilton
 ANATOLE

R
 RENAISSANCE
 HOTELS



3.5 mile urban greenway

Harry Hines Blvd



29,492 vpd



N Harwood St

9,459 SF

0.55 ac

McKimmon St

26,251 vpd

Dallas North Tollway



Harwood 15
 23 Flr. Office
 340K SF
 20K SF rooftop park
 under construction

Ivan St



SITE PLAN



ZONING AND USES

ZONING

Planned Development District 193, Subdistrict 77

Zoning: PD 193, PDS 77

Designated zoning use in this district is Light Commercial, which includes residential, restaurants, and retail, including alcohol sales.

3:1 FAR

Maximum building height of 100 feet.

RECIPROCAL EASEMENT AGREEMENT

A Reciprocal Easement Agreement (REA) currently exists shared between the subject owner of 3130 Harwood St. and Bleu Ciel owner to the north (33-story tower).

A copy of the REA is available for review in the online data room.



Five (5) points of access for maximum ingress/egress



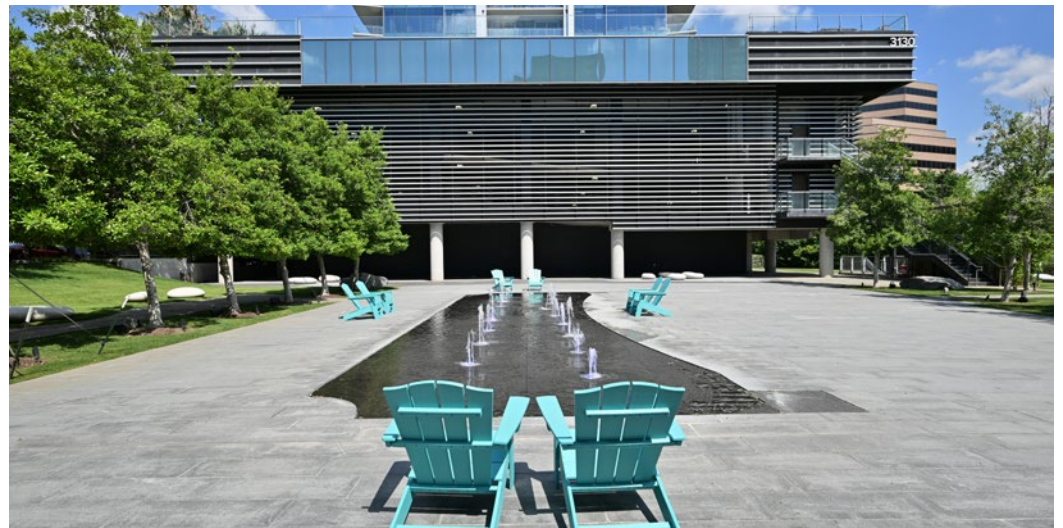
Main site entrance off McKinnon, or Dallas North Tollway



Prime visibility with 180 degree views from atop Chalk Hill, Dallas North Tollway and Interstate 35



Immediate upside via existing commercial vacancy lease-up while formulating redevelopment business plan of .55 acre parcel



SOUTH VIEW



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Section 3

UPTOWN
DALLAS



UPTOWN DALLAS OVERVIEW

3130 N Harwood Street is located in Uptown Dallas, which is home to Texas' strongest office, retail, multifamily, and hospitality markets. Surrounded by the most desired neighborhoods in the state including the top four most affluent neighborhoods in the Metroplex, the Property is ideally situated to benefit from proximity to Dallas' most exclusive housing market. Within a ten-minute walk from the Property is Dallas' top dining options, entertainment destinations, and hotel accommodations giving the location an impressive Walk Score of 90. With continued land scarcity and strong demographic growth, this exceptional infill location continues to improve as new developments enhance the existing space in the market creating a true live-work-play environment with the "best of the best" office buildings and premier residential communities. With unparalleled connectivity, the state's top developments, and robust amenities, Uptown has established itself as an ideal destination for working professionals and institutional ownership.



106,886

Daytime Population



76.0%

Population Growth Since 2010



47.2%

Hold a Bachelor's Degree or Higher



\$151,755

Average Household Income

\$716,465

Average Housing Value



UPTOWN DALLAS SUBMARKET

Commanding the highest rental rates in Dallas-Fort Worth, strong occupancy levels, high barriers to entry, and robust leasing velocity, Bleu Ciel will continuously benefit from its unmatched location within one of the strongest submarkets in the nation.




Goldman Sachs



NYSE



BANK OF AMERICA



Morgan Stanley



TXSE
TEXAS STOCK EXCHANGE



HAYNES BOONE



AmegyBank
of Texas



BAIN & COMPANY



Bank OZK



pwc



Frost



Deloitte.



CLARION PARTNERS
by Franklin Templeton



ROLEX



JLL



salesforce



JPMorganChase



Texas Capital



UBS



Houlihan
Lokey

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