



F R O N T 44

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FRONT 44 AT CIRCLE T RANCH

EXPERIENCE THE BEST OF TEXAS

Front 44 will be the mixed-use anchor to Circle T Ranch, a 2,500 acre development and land preserve located along SH-114 in the prestigious town of Westlake, Texas. Circle T Ranch is home to Charles Schwab, Fidelity Investments, and Deloitte University - and is planned for more than 10M square feet of office campus sites.

Front 44 will include more than 65,000 SF of retail, a 150-room upscale hotel, a 54,000 SF Class-A office building, and a signature restaurant collection situated on a 10,000 SF outdoor park area.





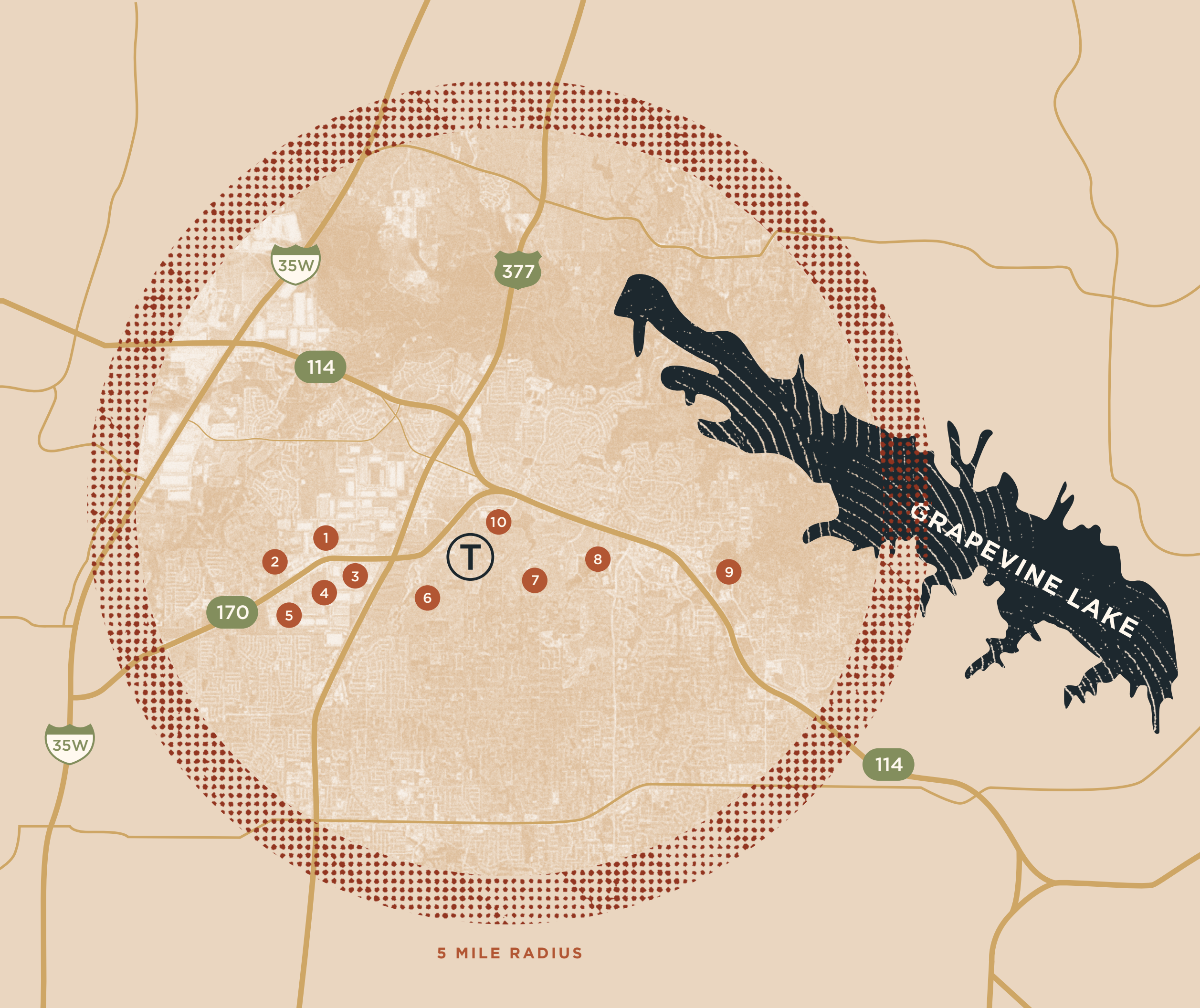
PROXIMITY

- 7 MILES SOUTHLAKE TOWN SQUARE
- 11 MILES ALLIANCE TOWN CENTER
- 16 MILES DFW AIRPORT
- 22 MILES DOWNTOWN FORT WORTH
- 28 MILES DALLAS LOVE FIELD
- 31 MILES DOWNTOWN DALLAS

MAJOR EMPLOYERS & CORPORATIONS

CORPORATIONS & EMPLOYEE COUNTS

- ① FEDEX
- ② FACEBOOK
- ③ UPS
- ④ NESTLE
- ⑤ MCKESSON
- ⑥ KIEWIT
- ⑦ DELOITTE
- ⑧ FIDELITY
- ⑨ SABRE
- ⑩ CHARLES SCHWAB









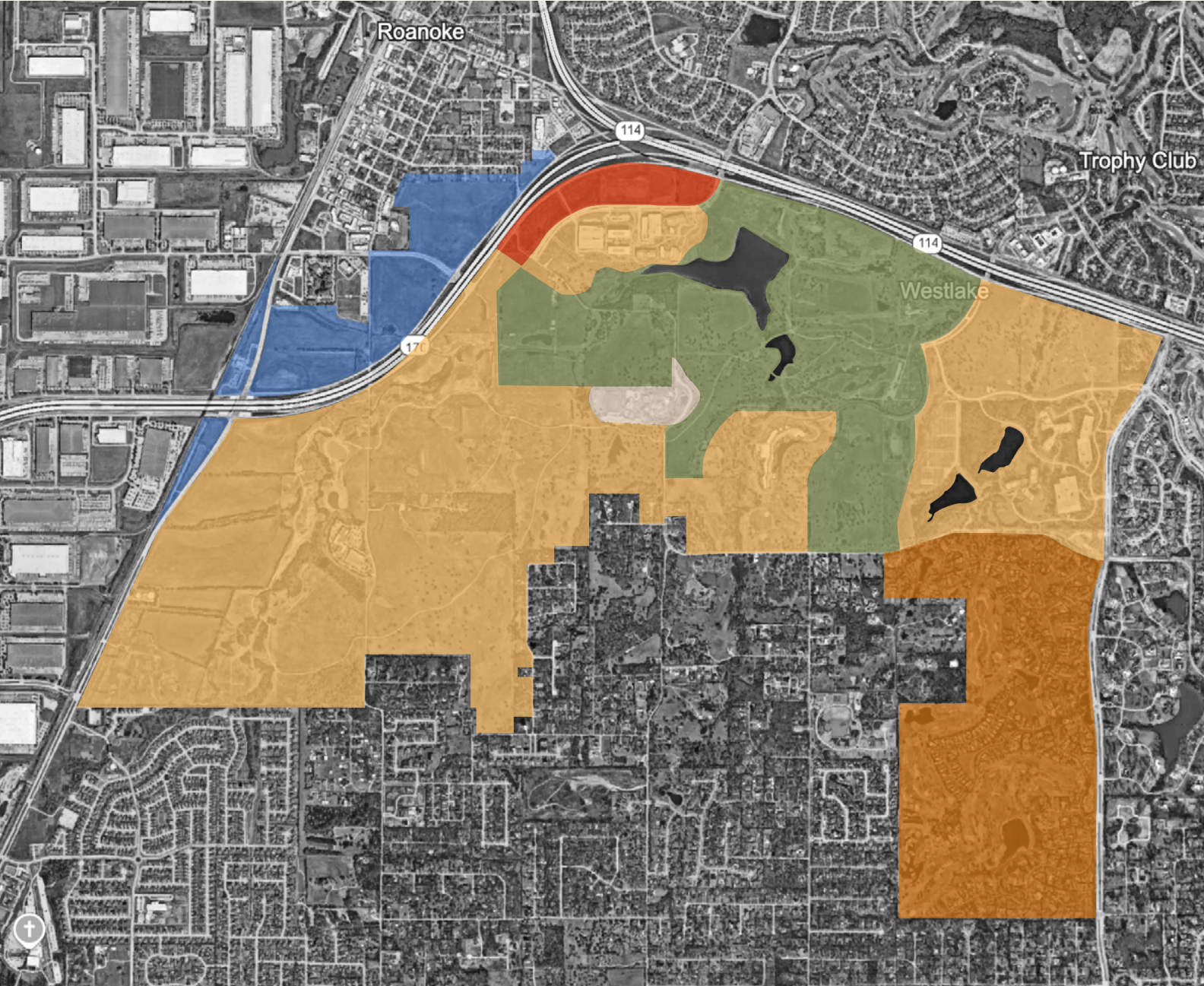


CIRCLE T RANCH

One of the nation's most prominent corporate and mixed-use destinations.

For 30 years, Hillwood has cherished and preserved this land. Its unique blend of ranchland, parkland, and architecture combined with all that North Texas has to offer makes it one of the premiere corporate addresses in the nation. Circle T Ranch is a 2,500 acre development seamlessly integrated with the most scenic landscapes in North Texas. Centrally located and connected within the Dallas-Fort Worth Metroplex and only 12 miles west of DFW International Airport, Circle T Ranch is one of the nation's most prominent corporate destinations.

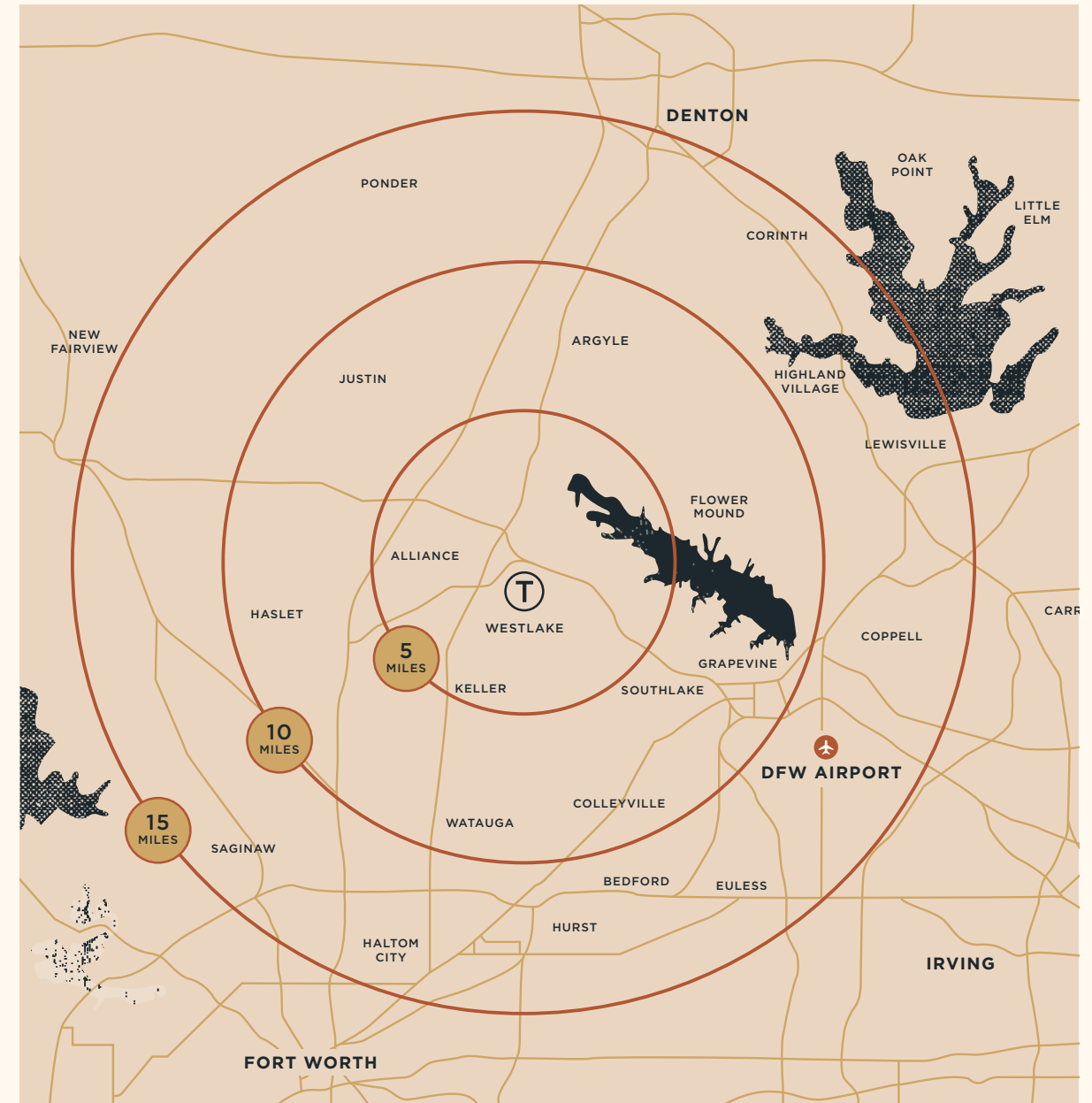
-  **FRONT 44**
-  **RETAIL**
-  **VAQUERO**
DISCOVERY LAND COMPANY
-  **PRESERVE & RANCH**
-  **WESTLAKE ACADEMY**
-  **CORPORATE CAMPUS**



DEMOGRAPHICS

	5 MILE	10 MILE	15 MILE
Population	103,126	554,333	1,308,713
Population Growth since 2010	50%	36%	33%
Daytime Population	104,526	542,847	1,315,924
Average Houshold Income	\$194,343	\$174,213	\$140,998
% Households Earning Greater than \$100k	68%	64%	53%
Average Home Value	\$666,432	\$542,813	\$475,534
Median Age	39.4	39.0	37.0
Food Away from Home Spending Potential Index*	175	157	130

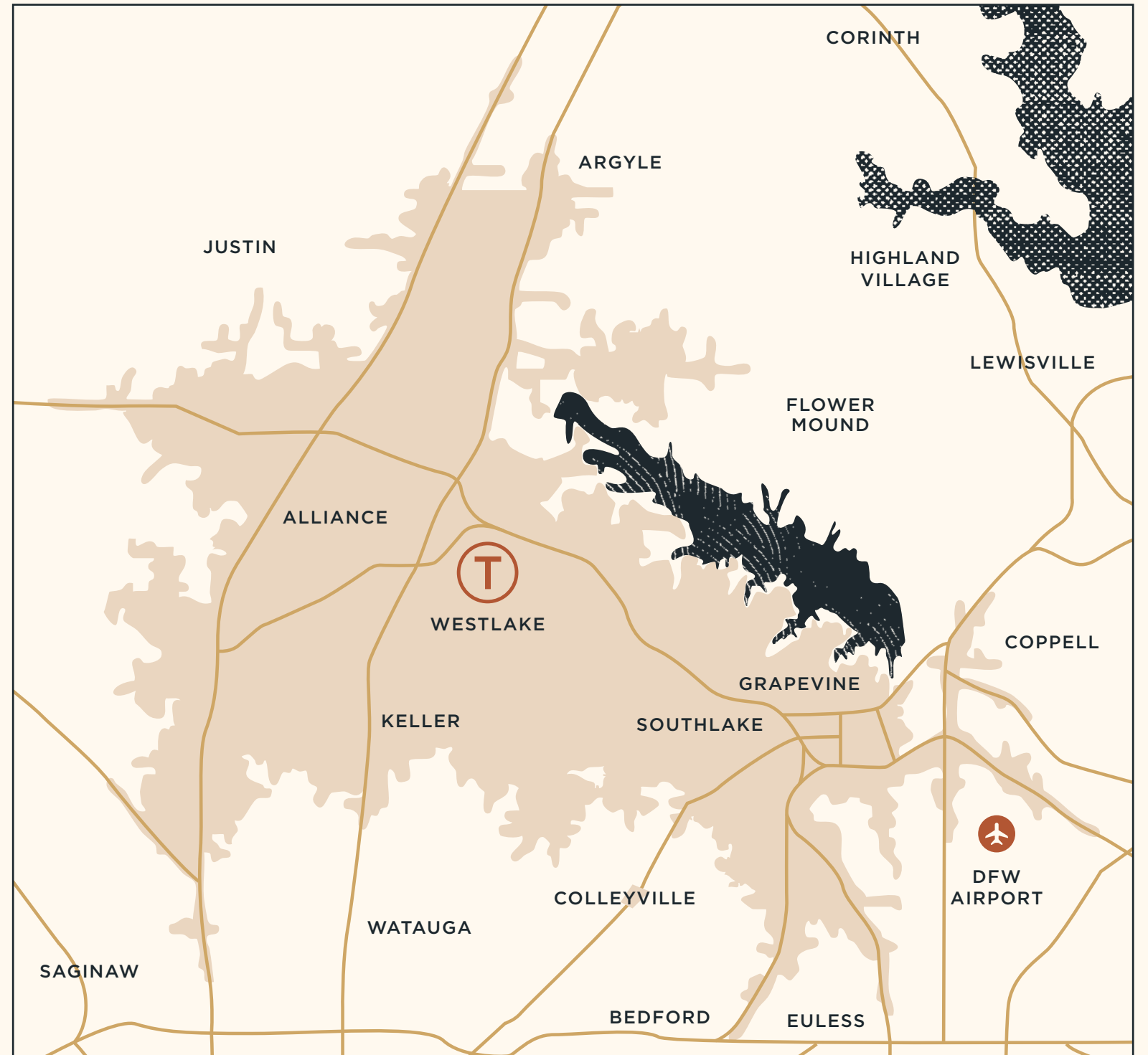
* THE SPENDING POTENTIAL INDEX REPRESENTS THE AMOUNT SPENT IN THE AREA RELATIVE TO A NATIONAL AVERAGE OF 100.



DEMOGRAPHICS - 15 MINUTE DRIVE

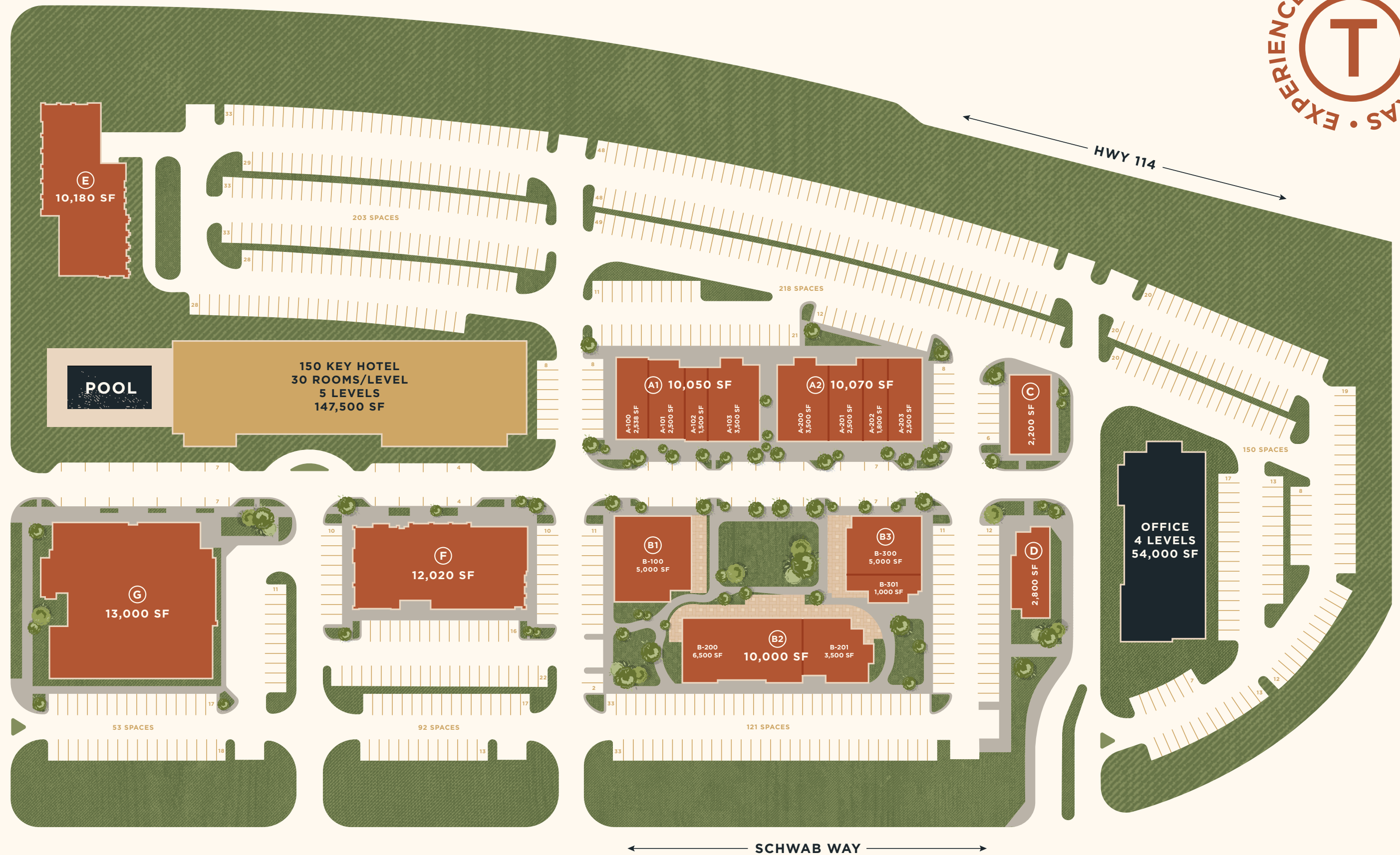
Population	92,260
Population Growth since 2010	42%
Daytime Population	114,606
Average Household Income	\$205,055
% Households Earning Greater than \$100k	73.5%
Average Home Value	\$691,459
Median Age	40.5
Food Away from Home Spending Potential Index*	183

* THE SPENDING POTENTIAL INDEX REPRESENTS THE AMOUNT SPENT IN THE AREA RELATIVE TO A NATIONAL AVERAGE OF 100.



DEMOGRAPHICS COMPARISON - 15 MINUTE DRIVE

	FRONT 44 WESTLAKE, TX	LEGACY WEST PLANO, TX	THE DOMAIN AUSTIN, TX	MARKET STREET WOODLANDS, TX	THE SHOPS AT CLEARFORK FORT WORTH, TX
Population Growth [2010 - 2024]	42%	35%	21%	21%	17%
Average Household Income	\$205,055	\$152,000	\$132,000	\$145,855	\$99,475
% Households Earning Greater than \$100k	69%	54%	44%	52%	33%
% College Educated	85%	84%	80%	80%	59%
Average Home Value	\$691,459	\$583,028	\$676,695	\$452,275	\$387,902
Average Spent on Food Away From Home	\$7,138	\$5,514	\$4,893	\$5,204	\$3,714
Average Spent on Apparel and Services	\$4,227	\$3,333	\$2,991	\$3,124	\$2,259



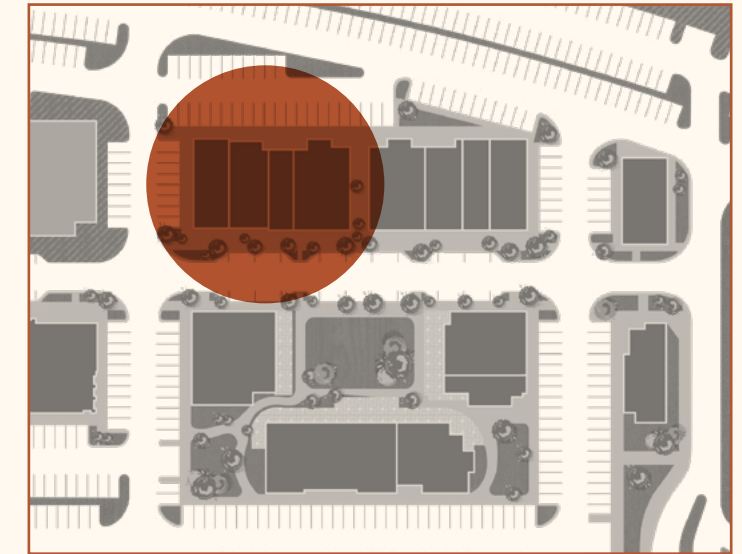


PHASE ONE

BLOCK A1 - LODS AND ELEVATIONS



SOUTH



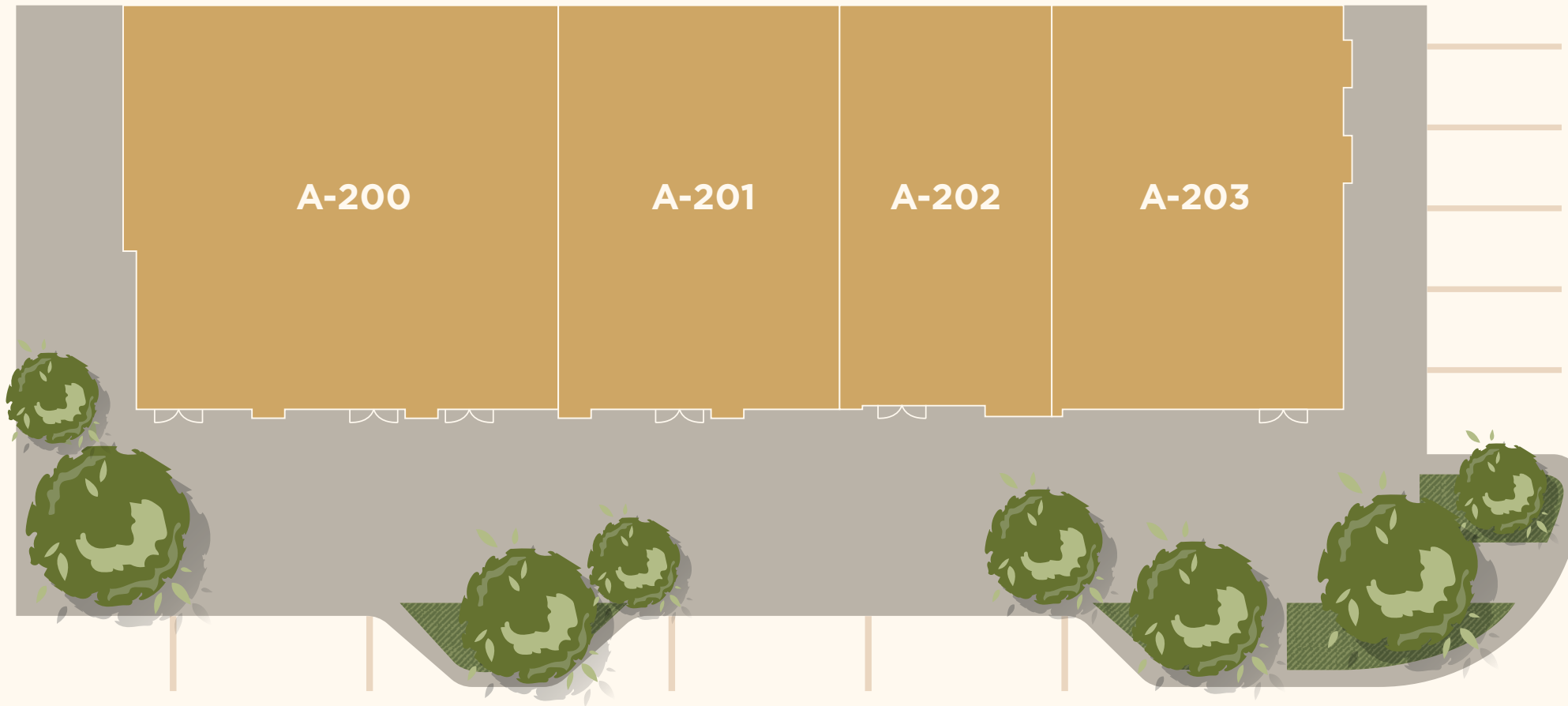
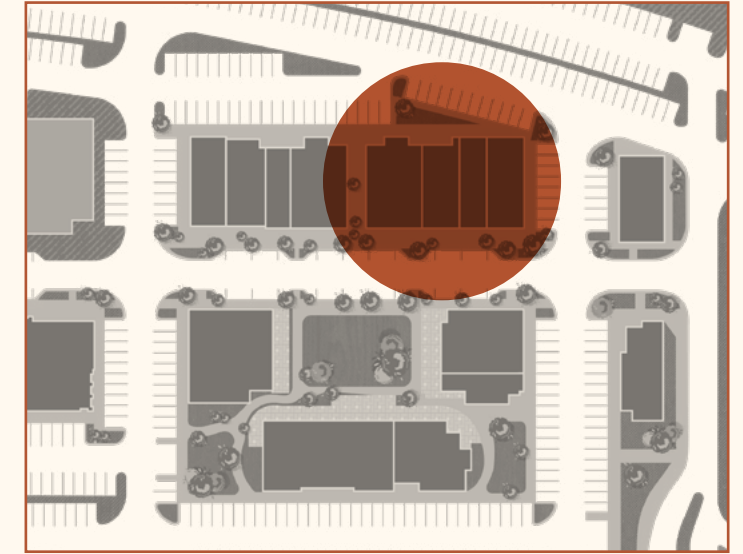
A-100 | 2,538 SQ FT | 78'8" X 30'3.35"

A-101 | 2,500 SQ FT | 78'8" X 32'5.5"

A-102 | 1,500 SQ FT | 78'8" X 20'6.5"

A-103 | 3,500 SQ FT | 78'8" X 46'4"

BLOCK A2 - LODS AND ELEVATIONS



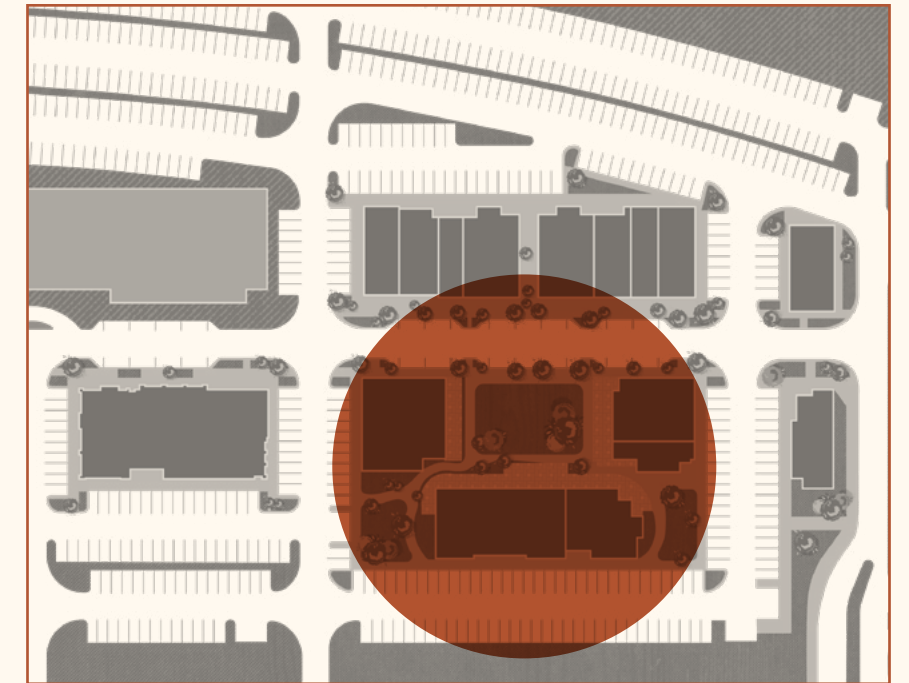
A-200 | 3,500 SQ FT | 78'8" X 46'5.5"

A-201 | 2,500 SQ FT | 78'8" X 30'2.75"

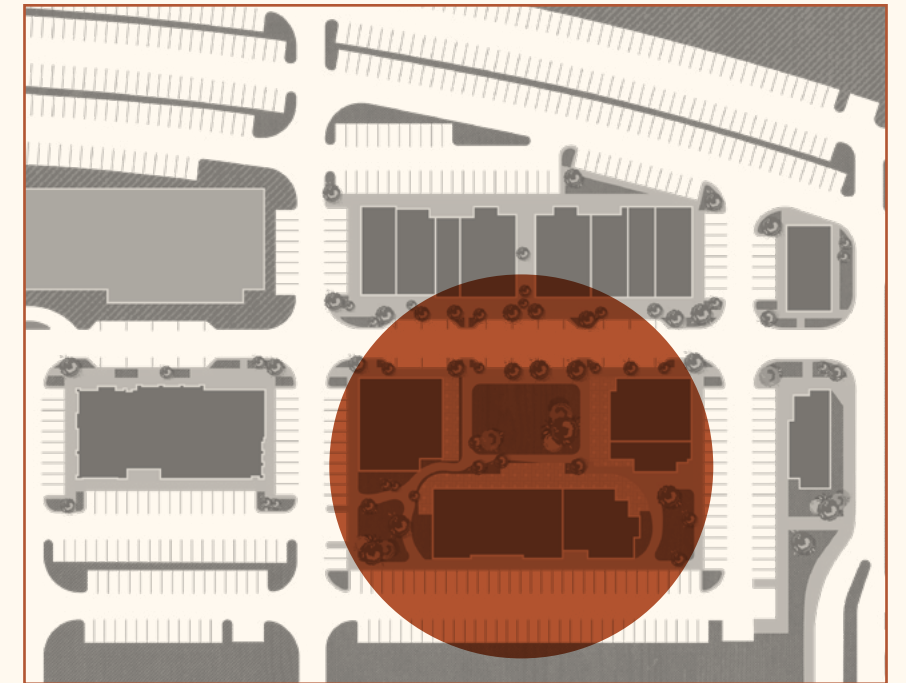
A-202 | 1,800 SQ FT | 78'8" X 22'9.75"

A-203 | 2,500 SQ FT | 78'8" X 31'2.25"

RESTAURANT PLAZA - LODS AND ELEVATIONS



RESTAURANT PLAZA - LODS AND ELEVATIONS





FRONT4

the Dutch
old world dining

Cteak and Spice Grill

The Roaming Rooster

the Dutch

the Dutch
old world dining

FRONT4

FRONT4

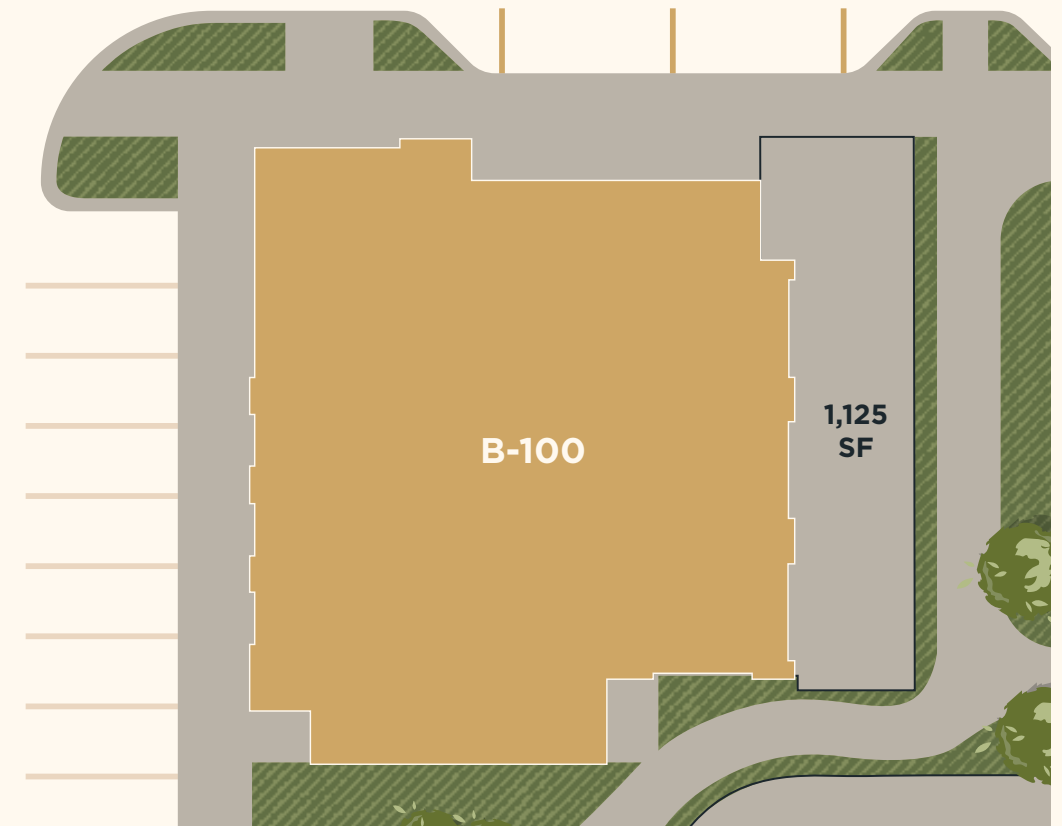
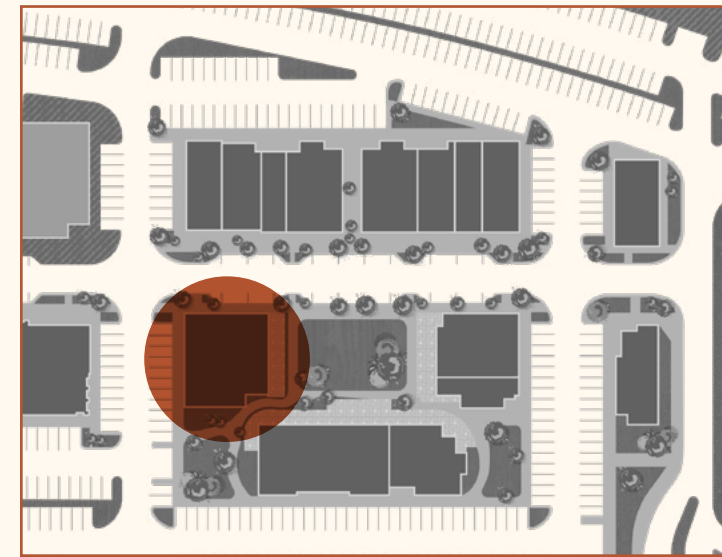
RESTAURANT PLAZA - B1 - LODS AND ELEVATIONS



EAST



NORTH

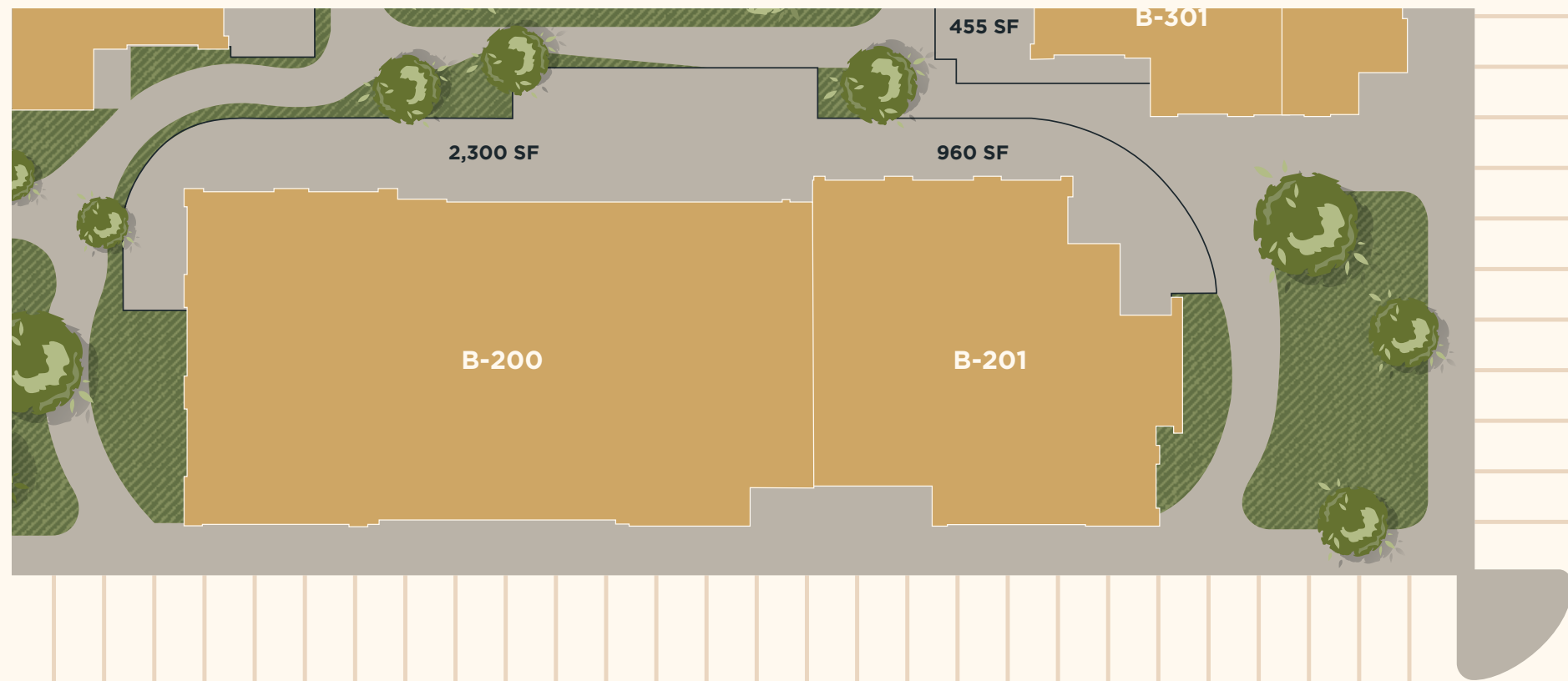
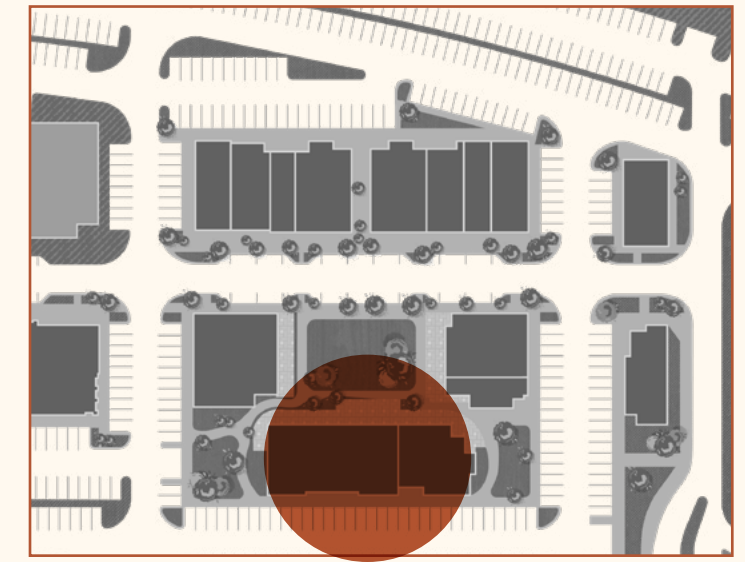


B-100 | 5,000 SQ FT | 80' X 70'.5"

RESTAURANT PLAZA - B2 - LODS AND ELEVATIONS



NORTH



B-200 | 6,500 SQ FT | 178'4" X 62'11"

B-201 | 3,500 SQ FT | 64' X 62'11"

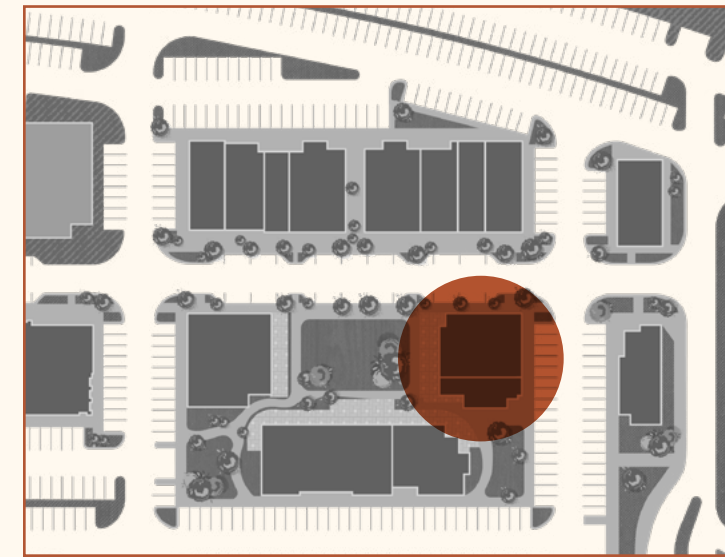
RESTAURANT PLAZA - B3 - LODS AND ELEVATIONS



NORTH

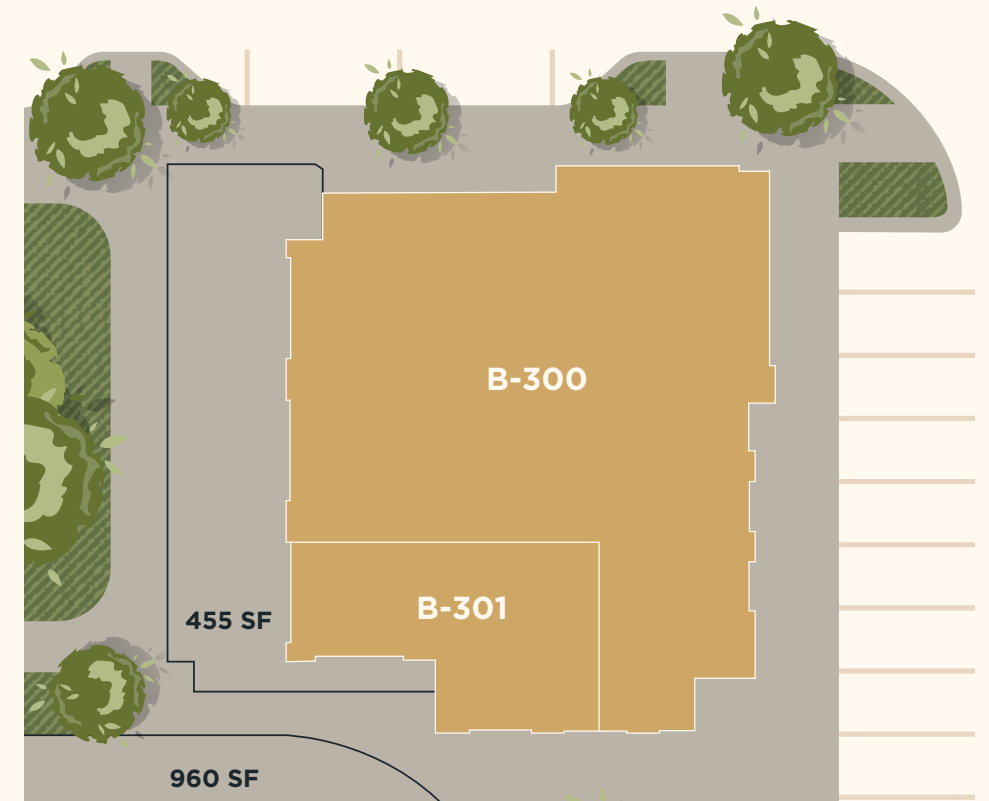


WEST



B-300 | 5,000 SQ FT | 70'4" X 81'3.5"

B-301 | 1,000 SQ FT | 43'7.5" X 27'4"



FRONT 44

AT CIRCLE T RANCH

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