



Opportunity  
Thrives  
Here









# Our Success

After 35 years, we've demonstrated a record of success and built a pipeline for future growth.

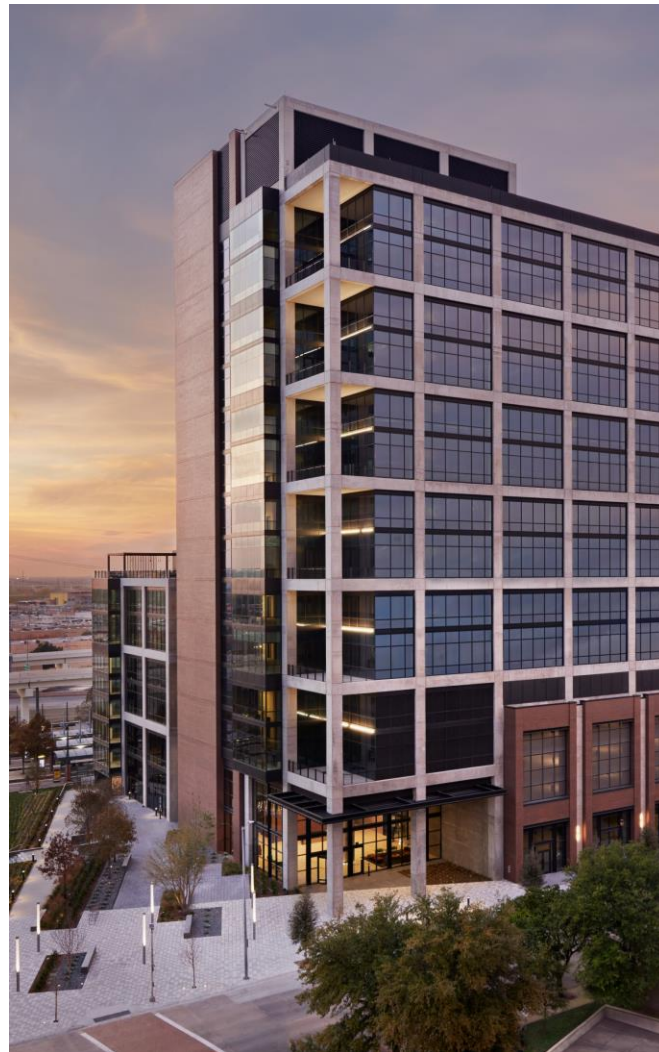
INDUSTRIAL	270M SF developed and acquired	74M SF owned / managed	131M SF future development
MIXED-USE/OFFICE	3.1M SF developed and acquired	1.7M SF owned / managed	17M SF future development
RESIDENTIAL COMMUNITIES	93 communities developed	50,000 lots sold	17,500 future lots
MULTIFAMILY	4,021 units built	3,398 units owned / managed	10,508 future units





# HILLWOOD Our Capabilities | Industrial-Logistics & Aviation

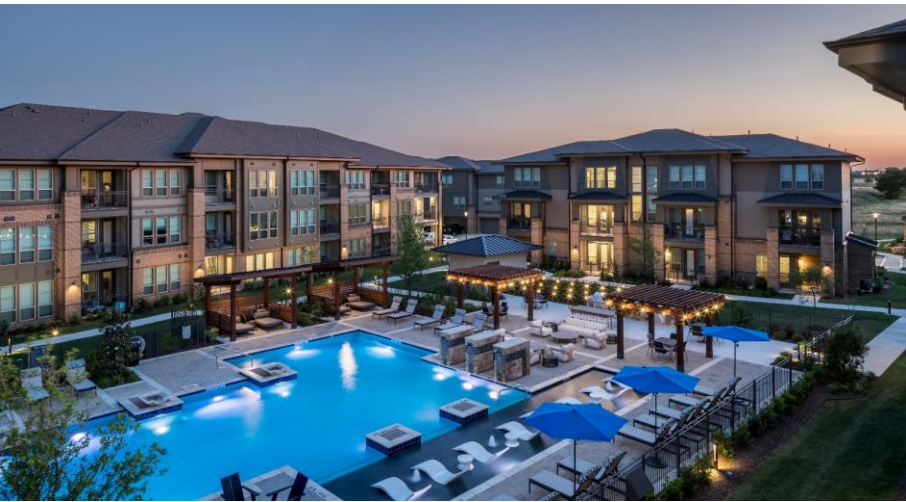
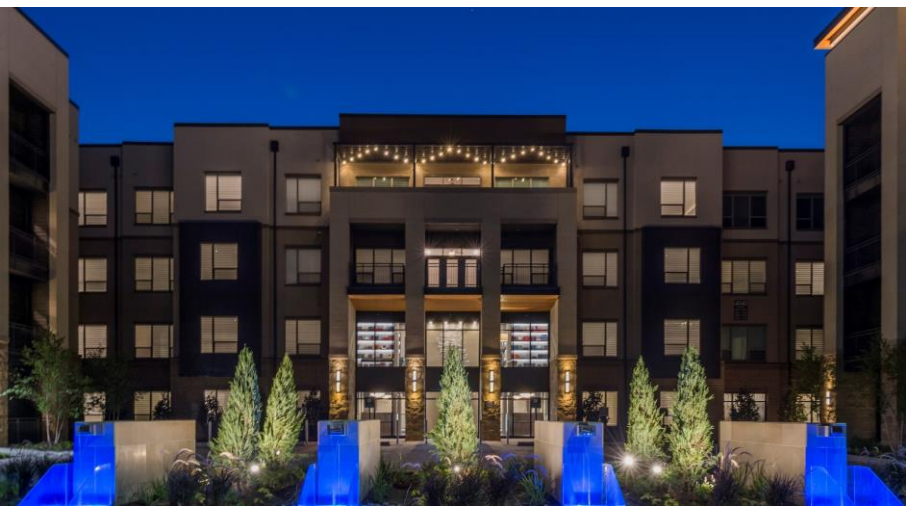




Our Capabilities

| Mixed-Use & Urban Office





Our Capabilities | Multi-Family & Single-Family Communities





# A Pioneering Vision





# North Texas

4<sup>th</sup>

Largest metro in the U.S.



8 million people

Adding 267 new residents daily

11.3M population by 2045

1<sup>st</sup>

for job growth, a net gain of  
139,700 jobs in the last year



DFW International  
Airport

The world's third  
busiest airport with  
access to every major  
city in the continental  
U.S. within 4 hours







27,000-acre master-planned,  
mixed-use development



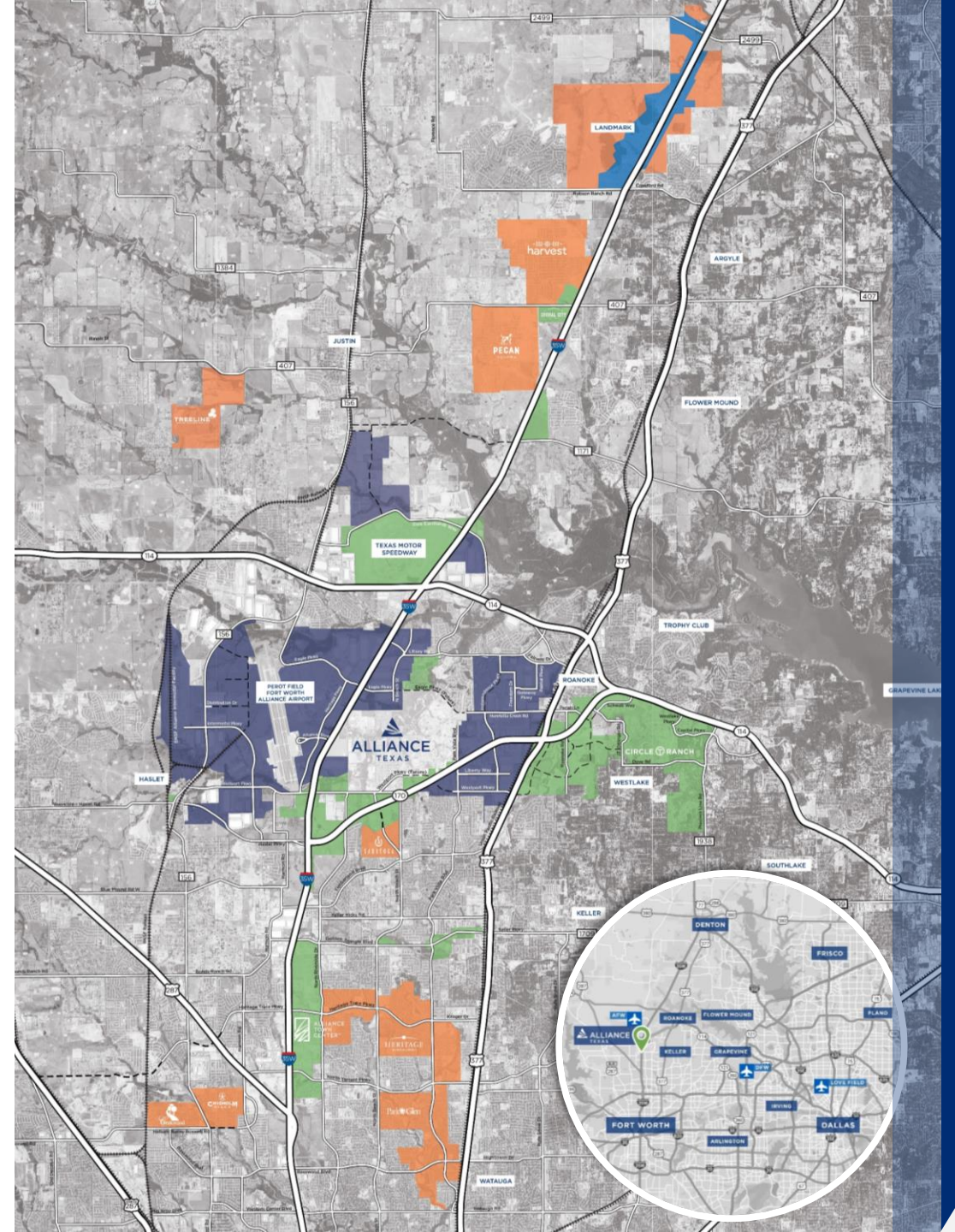
\$120 billion economic impact  
\$15 billion invested  
58 million SF developed



575 corporate residents  
85 top-ranked companies  
66,000+ direct jobs generated



Population of over 2 million  
within 20 miles of AllianceTexas





# Corporate Residents

AllianceTexas has attracted some of the world's most globally recognized brands, across an array of industries, with its pioneering spirit and entrepreneurial mindset.

MANUFACTURING/ ASSEMBLY	AUTOMOTIVE	AEROSPACE/ AVIATION	FINANCIAL SERVICES	LOGISTICS	E-COMMERCE/ TECHNOLOGY	PHARMACEUTICAL/ HEALTHCARE	CONSUMER GOODS/SERVICES
            	     	             	   	          	      	         	          



# AllianceTexas 2010

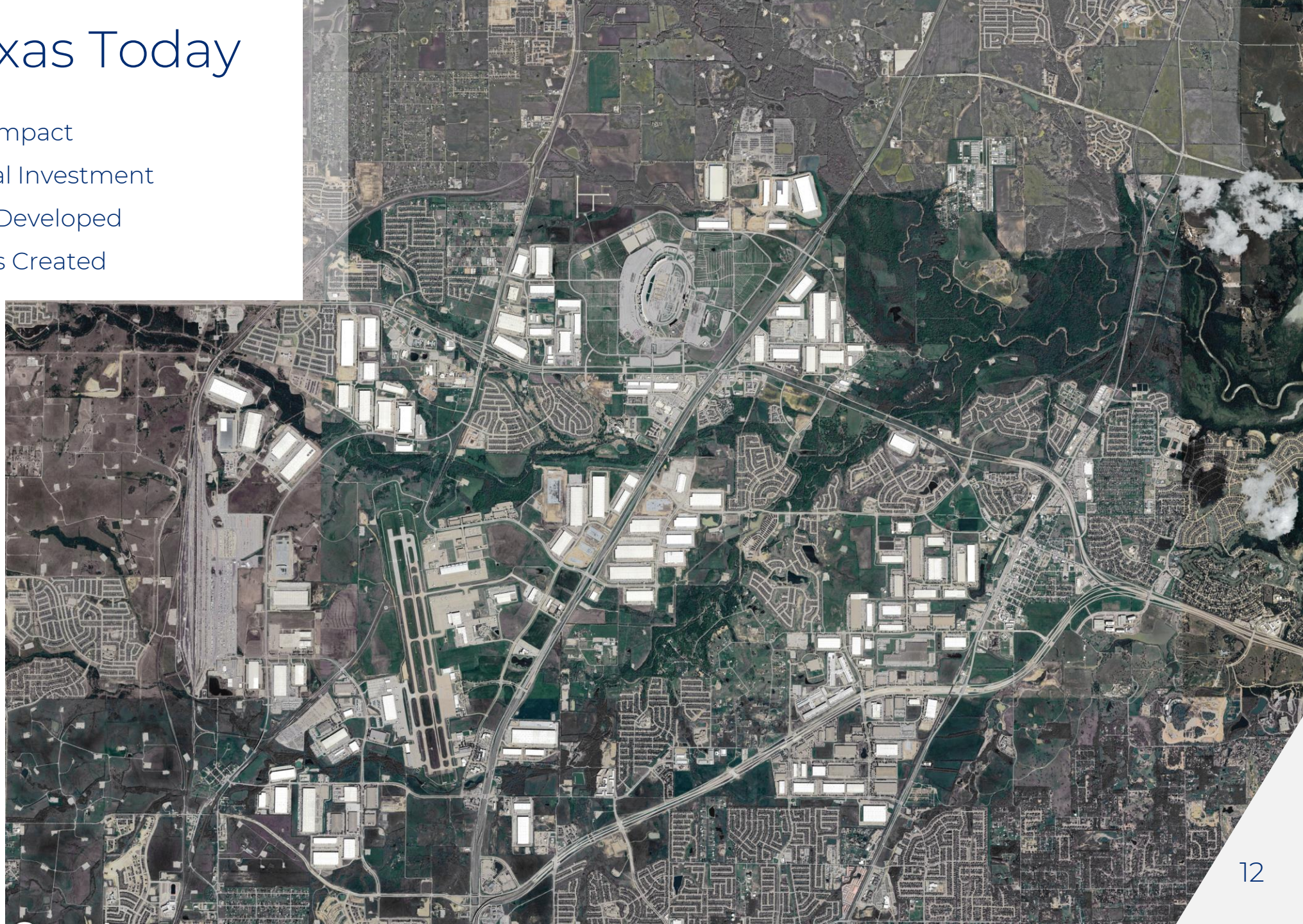
- \$38.5B Economic Impact
- \$7.3B Total Capital Investment
- 31M Square Feet Developed
- 28,300 Direct Jobs Created





# AllianceTexas Today

- \$120B Economic Impact
- \$15.3B Total Capital Investment
- 58M Square Feet Developed
- 66,000 Direct Jobs Created





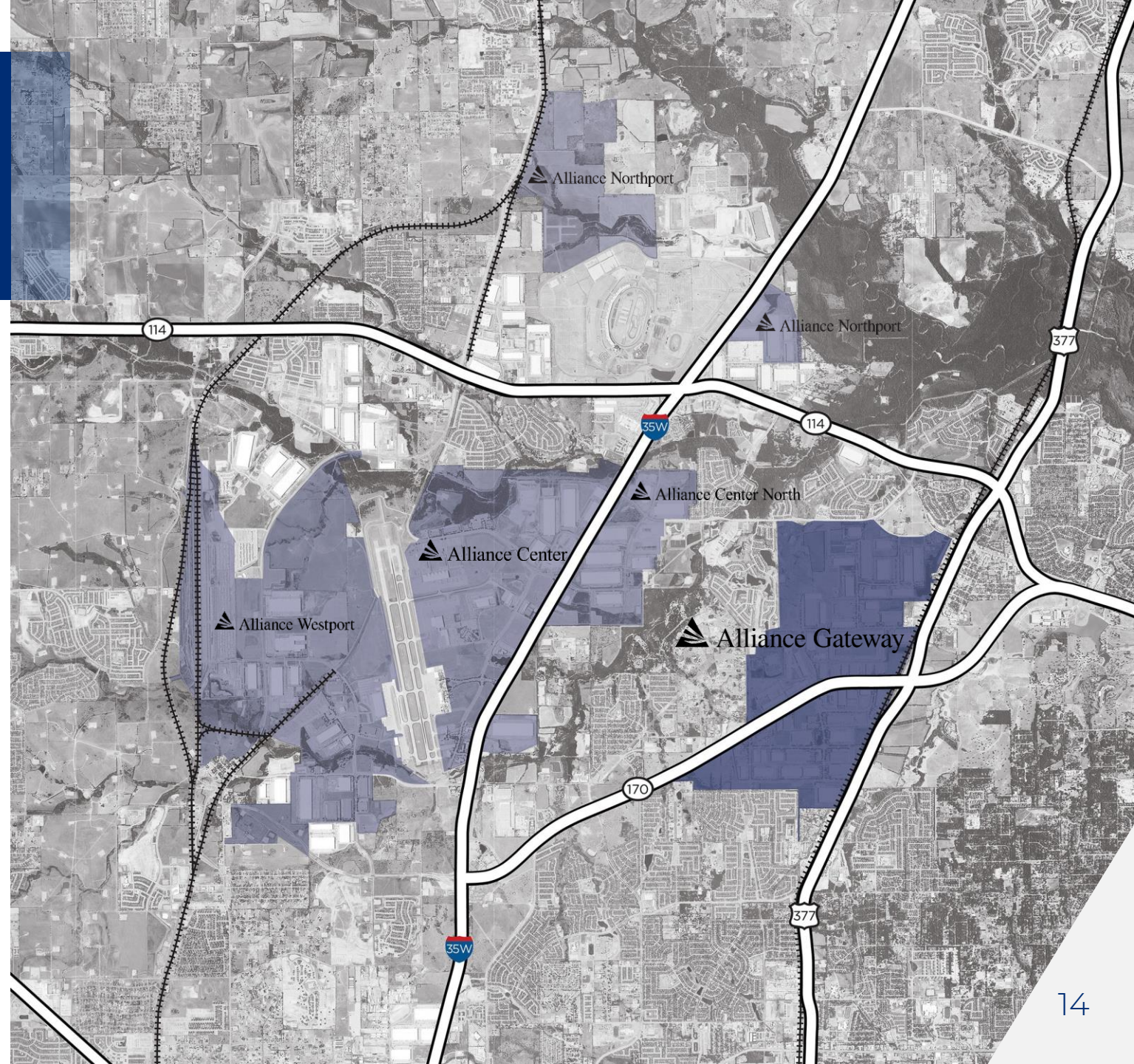
# AllianceTexas Industrial

Home to some of the most advanced logistics, supply chain, and e-commerce companies in the world, AllianceTexas is a true global logistics hub.





# Alliance Gateway





## Alliance Gateway

Where easy access to the east side of the metroplex and robust infrastructure help businesses thrive

- 19M+ SF developed
- Additional 4M SF of future build-out
- Frontage on SH-170 and US-377
- 400-acre dedicated data center campus
- Ability to deliver 400 megawatts at full build-out





McMaster-Carr &  
Independence Parkway  
Construction Update  
Projected Completion - 2Q2025



INDEPENDENCE  
PARKWAY  
(U/C)

McMASTER-CARR®

LITSEY ROAD

November 2024



# GENERAL LANDSCAPE





Aircraft Spruce  
Complete - ±73,967 SF

Roanoke Police  
Department



September 2024





Schluter Systems  
Construction Update  
Projected Completion 4Q2025

Schluter<sup>®</sup>  
Systems



# Schluter Systems

Construction Update  
Projected Completion 4Q2025





MP Materials

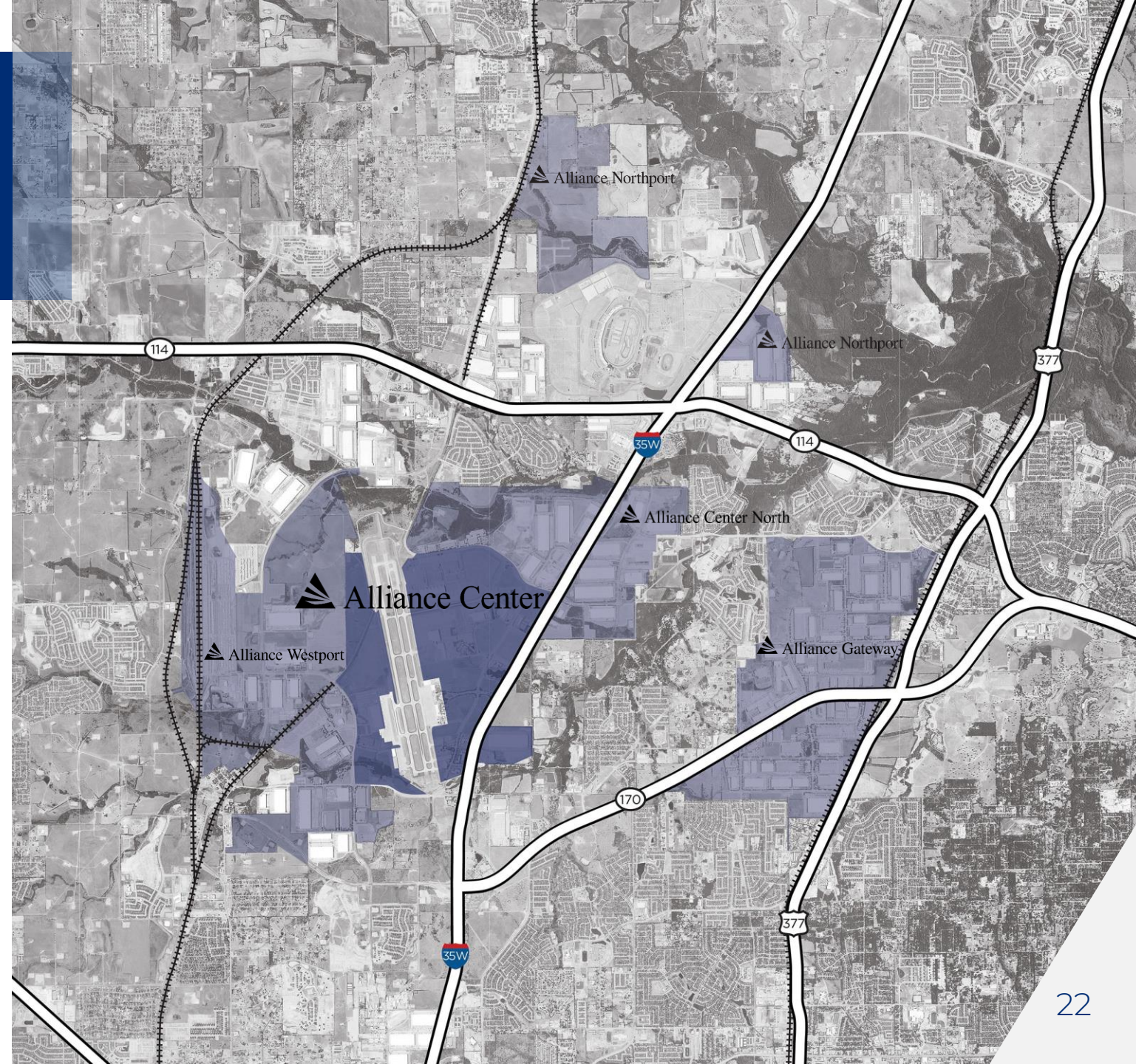
Construction Complete  
±201,500 SF



May 2024



# Alliance Center





# Alliance Center

Fee simple ownership of land with direct access to Alliance Airport

- 5M+ SF developed
- Immediate proximity to Perot Field Fort Worth Alliance Airport, #19 U.S cargo operations
- Frontage on I-35W
- Adjacent to 75,000 SF of dining options and minutes from Alliance Town Center





# Alliance Center East 2 & 3

Construction Complete

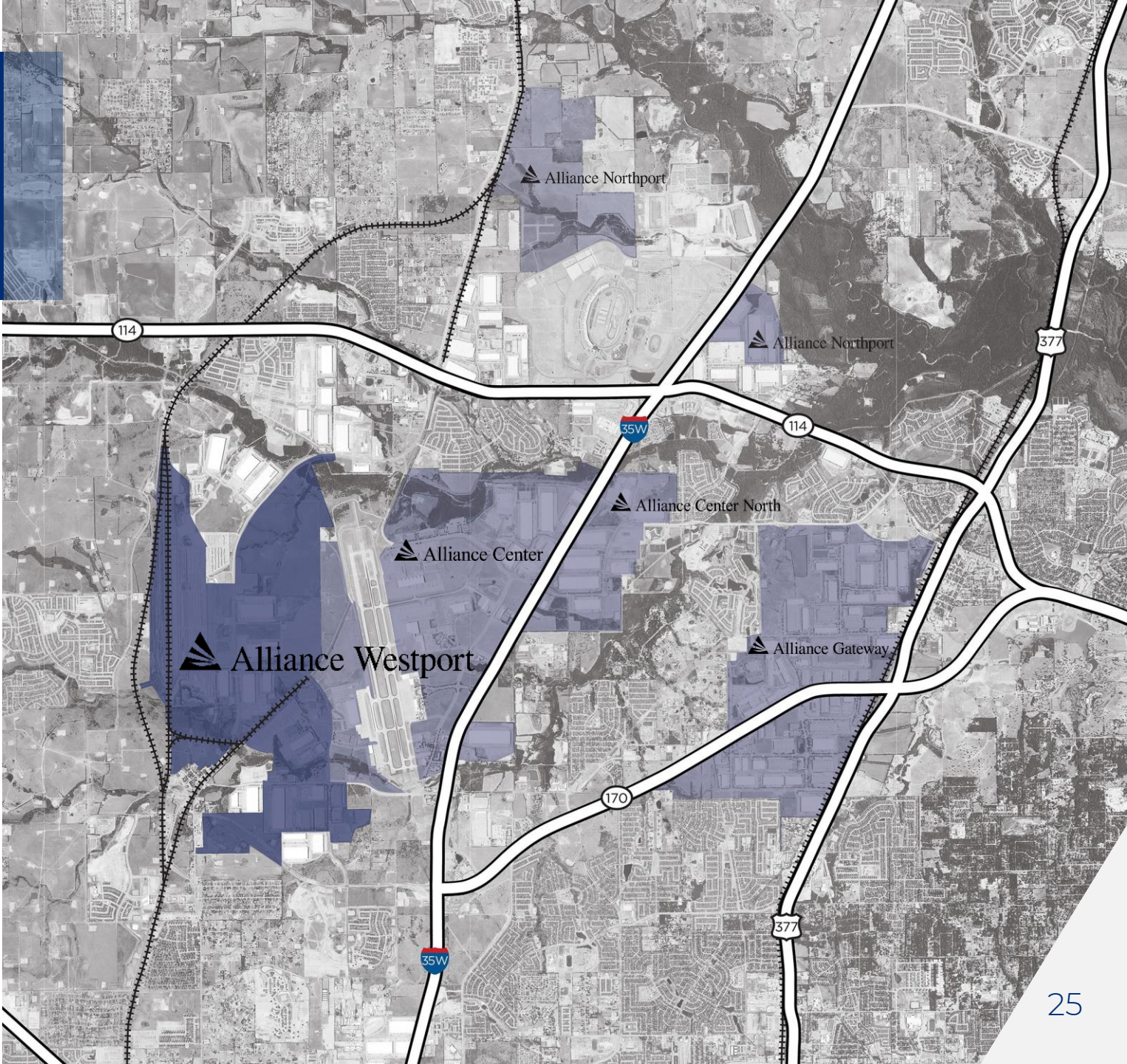
±224,616 SF (each)



September 2024



# Alliance Westport





# Alliance Westport

Bridge between intermodal and the Alliance Airport, granting global access

- 8M SF developed
- Additional 17M SF of future build-out
- Home to BNSF Alliance Intermodal Facility
- Direct access to Fort Worth Alliance Airport, I-35W and TX-156





Westport 25  
Southwire  
Complete - ±1,180,550 SF



Grand Opening  
August 21, 2024

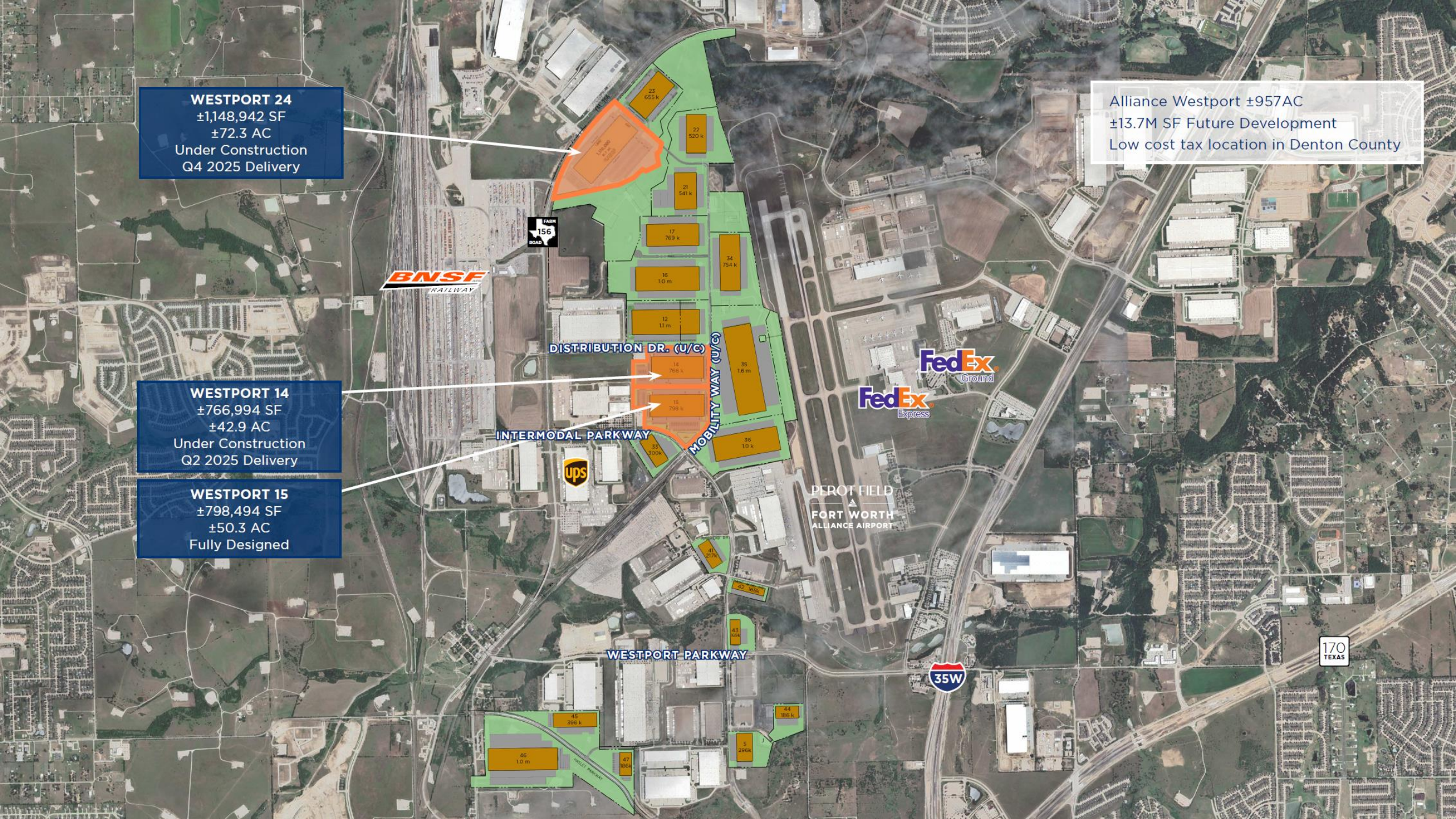


**WESTPORT 24**  
±1,148,942 SF  
±72.3 AC  
Under Construction  
Q4 2025 Delivery

**WESTPORT 14**  
±766,994 SF  
±42.9 AC  
Under Construction  
Q2 2025 Delivery

**WESTPORT 15**  
±798,494 SF  
±50.3 AC  
Fully Designed

Alliance Westport ±957AC  
±13.7M SF Future Development  
Low cost tax location in Denton County





**WESTPORT 14**  
±766,994 SF  
±42.9 AC  
Under Construction  
Q2 2025 Delivery

**WESTPORT 15**  
±798,494 SF  
±50.3 AC  
Fully Designed

**WESTPORT 24**  
±1,148,942 SF  
±72.3 AC  
Under Construction  
Q4 2025 Delivery



170  
TEXAS



**FedEx**  
Ground

**FedEx**  
Express

PEROT FIELD  
FORT WORTH  
ALLIANCE AIRPORT

MOBILITY WAY (U/C)

INTERMODAL PKWY



J.C. Penney

Future Depot Site  
DISTRIBUTION DRIVE (U/C)

Walmart

FUTURE MOBILITY WAY

MOBILITY WAY

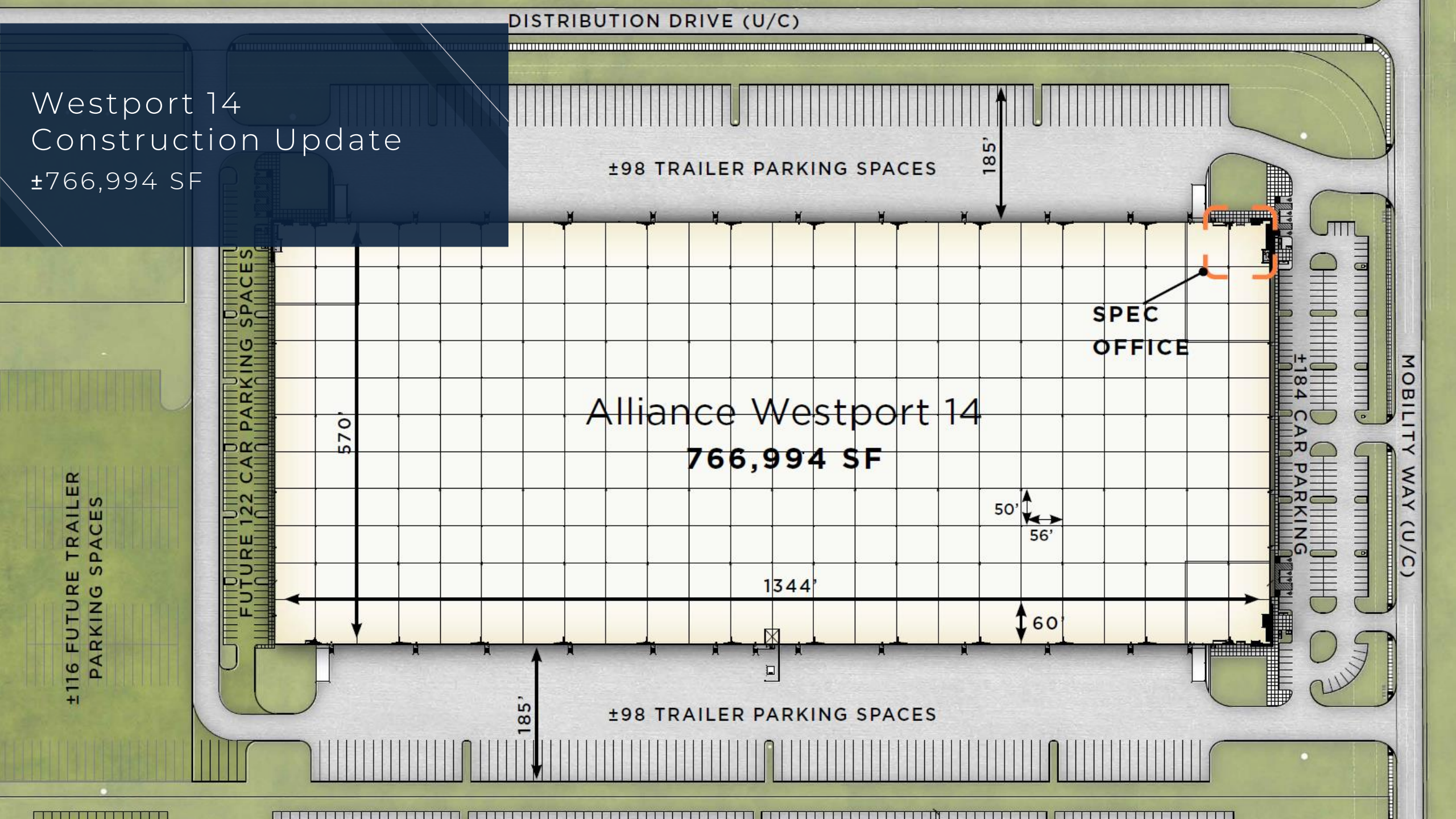


Future Private Bridge  
Direct Connection to BNSF Intermodal  
3-Lane Undivided Roadway

**BNSF**  
RAILWAY



Westport 14  
Construction Update  
±766,994 SF





# Westport 14 Construction Update

±766,994 SF

PROPOSED  
FORT WORTH  
ALLIANCE AIRPORT



November 2024



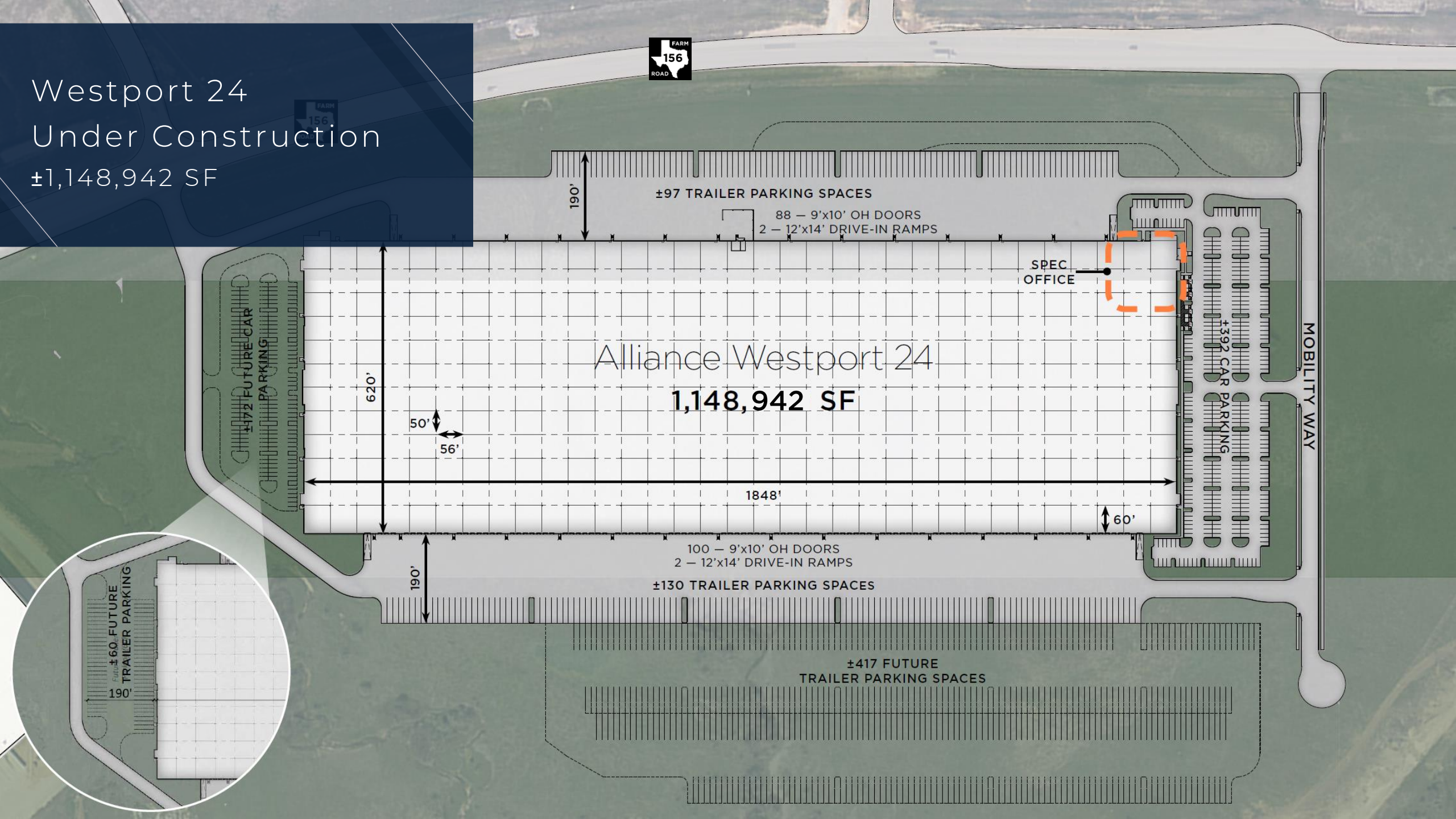
Westport 14  
Construction Update  
±766,994 SF



November 2024



Westport 24  
Under Construction  
±1,148,942 SF



Alliance Westport 24  
1,148,942 SF

±97 TRAILER PARKING SPACES

88 - 9'x10' OH DOORS  
2 - 12'x14' DRIVE-IN RAMPS

SPEC  
OFFICE

±392 CAR PARKING

MOBILITY WAY

100 - 9'x10' OH DOORS  
2 - 12'x14' DRIVE-IN RAMPS  
±130 TRAILER PARKING SPACES

±417 FUTURE  
TRAILER PARKING SPACES

±172 FUTURE CAR  
PARKING

±60 FUTURE  
TRAILER PARKING  
190'



Westport 24  
Under Construction  
±1,148,942 SF



Photo Date: November 18, 2024



# JB Hunt Under Construction

PEROT FIELD  
FORT WORTH  
ALLIANCE AIRPORT





# Alliance Center North

Walmart.com

amazon

GRAINGER  
FOR THE ONES WHO GET IT DONE

LG Electronics

Callaway

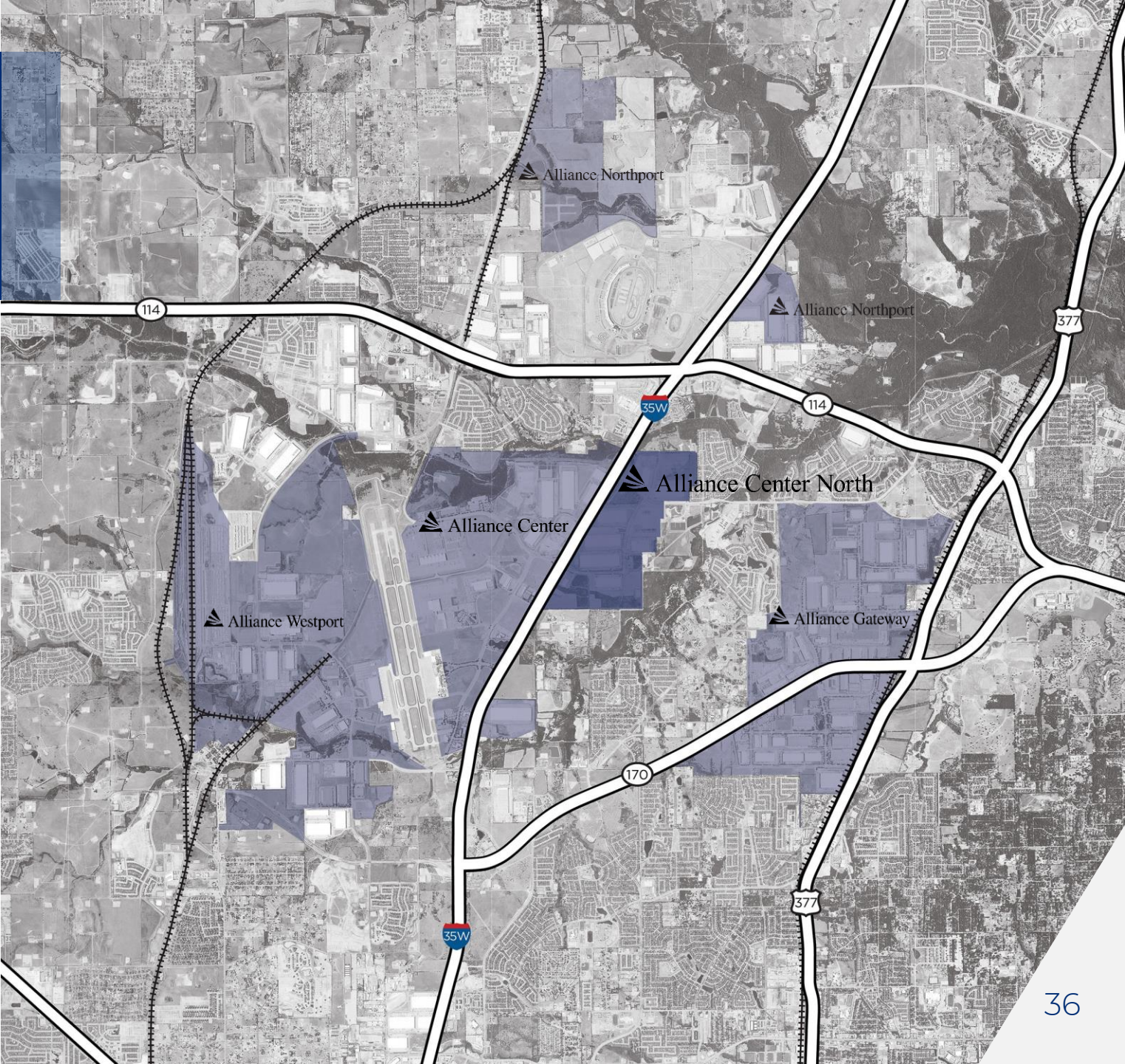
HENRY SCHEIN®

enovis™

smart  
warehousing™

CAROLINA  
BEVERAGE GROUP, LLC

ALLIANCE  
TEXAS





# Alliance Center North

New development opportunities with interstate frontage in the center of future growth

- 7M SF developed
- Additional 4M SF of future build-out
- New building options ranging from 162,500 to over 1M SF
- Frontage on I-35W
- Adjacent to 154-acre Alliance Park





# Alliance Northport

StanleyBlack&Decker

CROWN  
lift trucks

Läderach  
chocolatier suisse

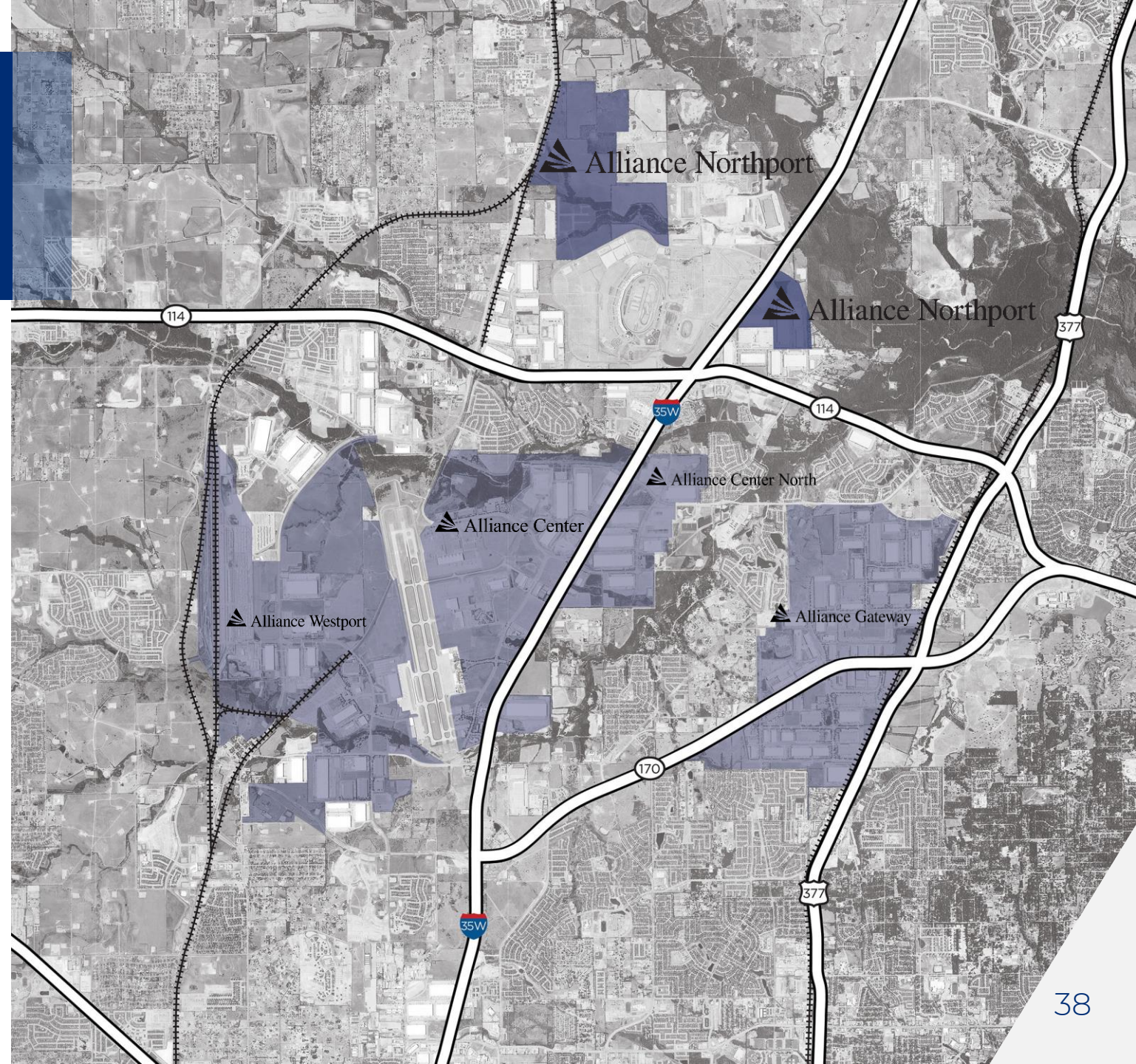
SW smart  
warehousing™

Schluter  
Systems

MAINFREIGHT

Walgreens

ALLIANCE  
TEXAS





# Alliance Northport

Significant economic benefits at the crossroads of two major thoroughfares

- 2M+ SF developed
- 260-acre sector
- One of the lowest combined tax rates in DFW
- Industrial, retail, R&D/office planned
- Interstate frontage on I-35W with direct access to SH-114





# Alliance Northport

The second phase of Alliance Northport industrial development

- 10M+ SF of future development
- 844 acres
- One of the lowest combined tax rates in DFW
- Frontage on FM-156 and direct access to I-35W



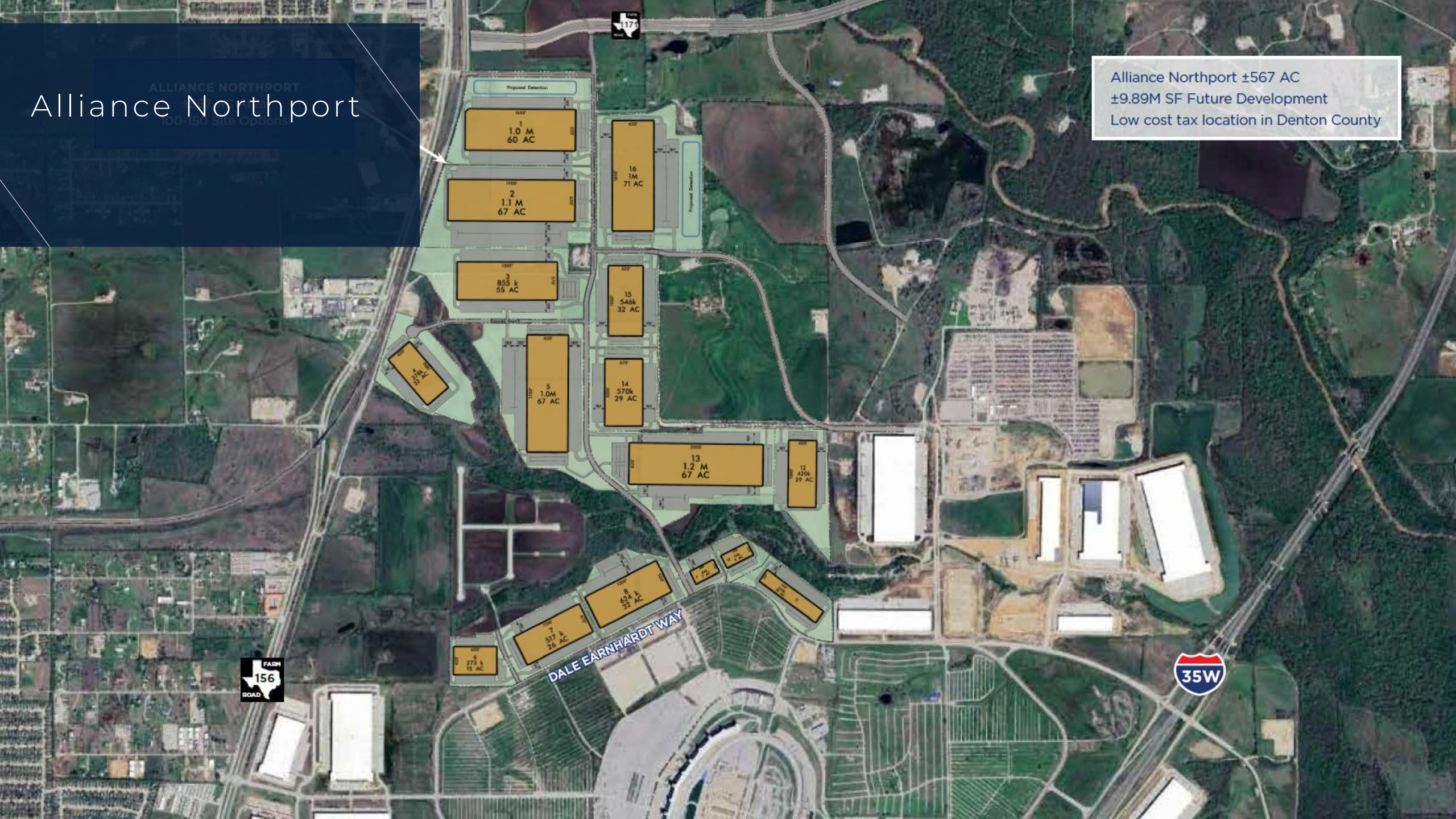


# Alliance Northport

ALLIANCE NORTHPORT

100-150 Site Options

Alliance Northport ±567 AC  
±9.89M SF Future Development  
Low cost tax location in Denton County



DALE EARNHARDT WAY





# Alliance Northport

100-150 Site Options



FUTURE 1171

HARMON RD  
UNDER CONSTRUCTION

DALE EARNHARDT WAY

TEXAS MOTOR  
SPEEDWAY





# CIRCLE RANCH

A 2,500-acre unique combination of ranchland, parkland and architecture combined with all that North Texas has to offer makes it one of the most premier addresses in the nation.





# Circle T Ranch

**Deloitte.**



**Kiewit**





# CIRCLE T RANCH

Located in Westlake at the intersection of HWY-114 and TX-170, just minutes from DFW International Airport

- Over 2,500 acres
- 230-acre parkland integrated with corporate campuses, residential, mixed-use, and ranchland
- 4M SF developed
- 10 million SF of future office & retail development





# Corporate Campus

## Deloitte University

- 750,000 SF on 225 acres
- 800 rooms
- 75,000+ trainees annually
- \$300M expansion to 1.5M SF
  - 500-600 additional rooms
  - Complete in late-2025

## Fidelity Investments

- 1.2 million SF
- Southwest Regional Headquarters
- Over 7,500 employees





# Deloitte Expansion Under Construction





# Corporate Campus

## Charles Schwab

- Corporate Headquarters
- 1.19 million square feet
- 70-acre campus
- Over 7,000 employees

## 2050 Roanoke Road

- Kiewit Infrastructure District Office
- 78,000 SF available, move-in ready







## The Campuses **AT CIRCLE T RANCH**

- Future corporate campuses along the west side of the ranch
- Fully integrated with the land, including a 230-acre parkland
- Panoramic views with flexible indoor-outdoor work configurations
- DFW metro ranked #2 in finance jobs, surpassing Chicago & L.A. with more than 380,000 in the industry





# Retail at Circle T

Highly-crafted, mixed-use options located along the attractive corridor of HWY-114 & TX-170, adjacent to the new corporate headquarters for Charles Schwab. These dedicated hubs will be the amenity center for existing workforce, featuring retail, dining, boutique hotel and Class A office.





# Pinstack Under Construction







## ALLIANCE TOWN CENTER<sup>SM</sup>

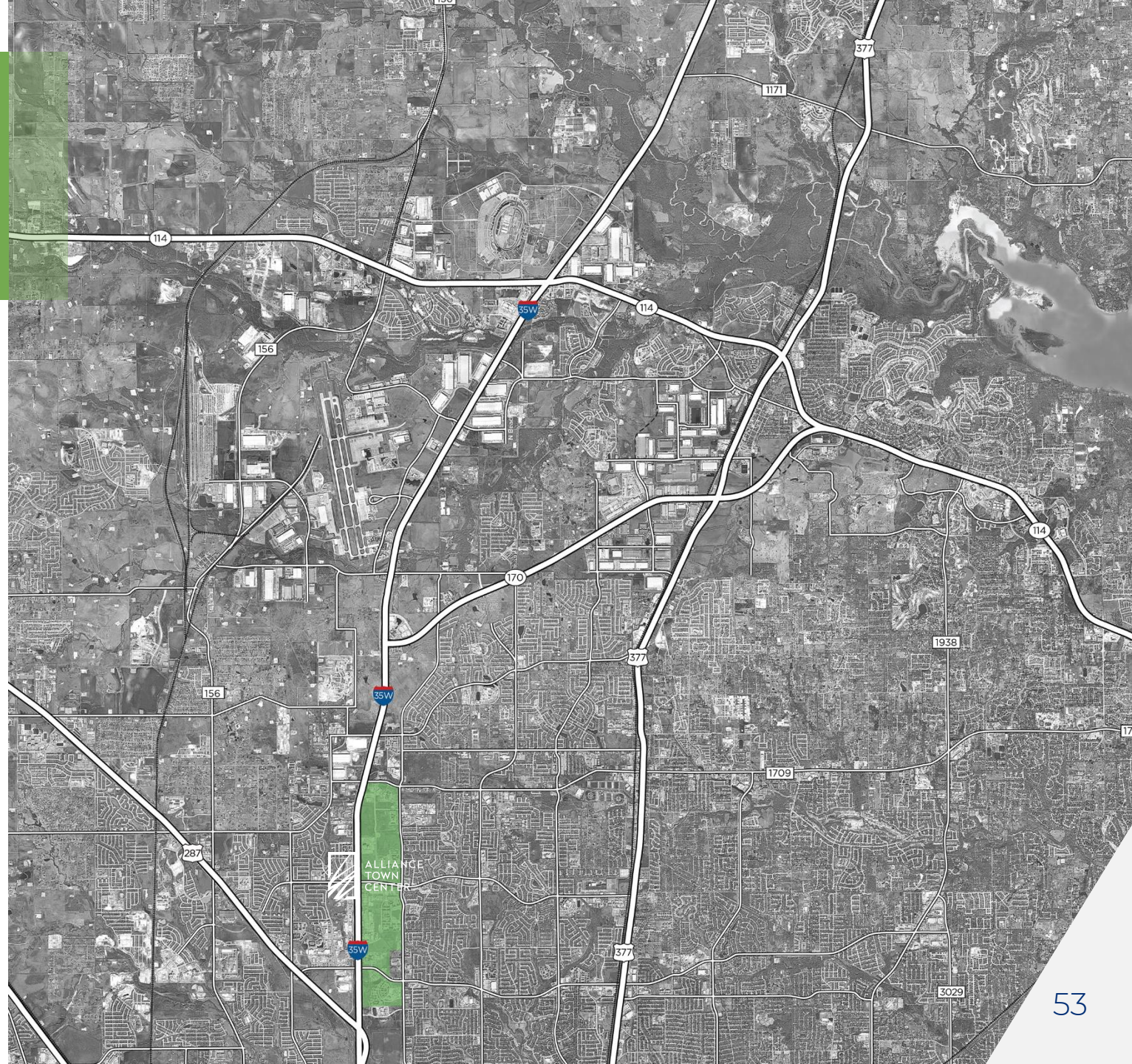
Beautifully designed and seamlessly integrated, over 900 acres devoted to shopping, dining and entertainment along the vibrant I-35W corridor.



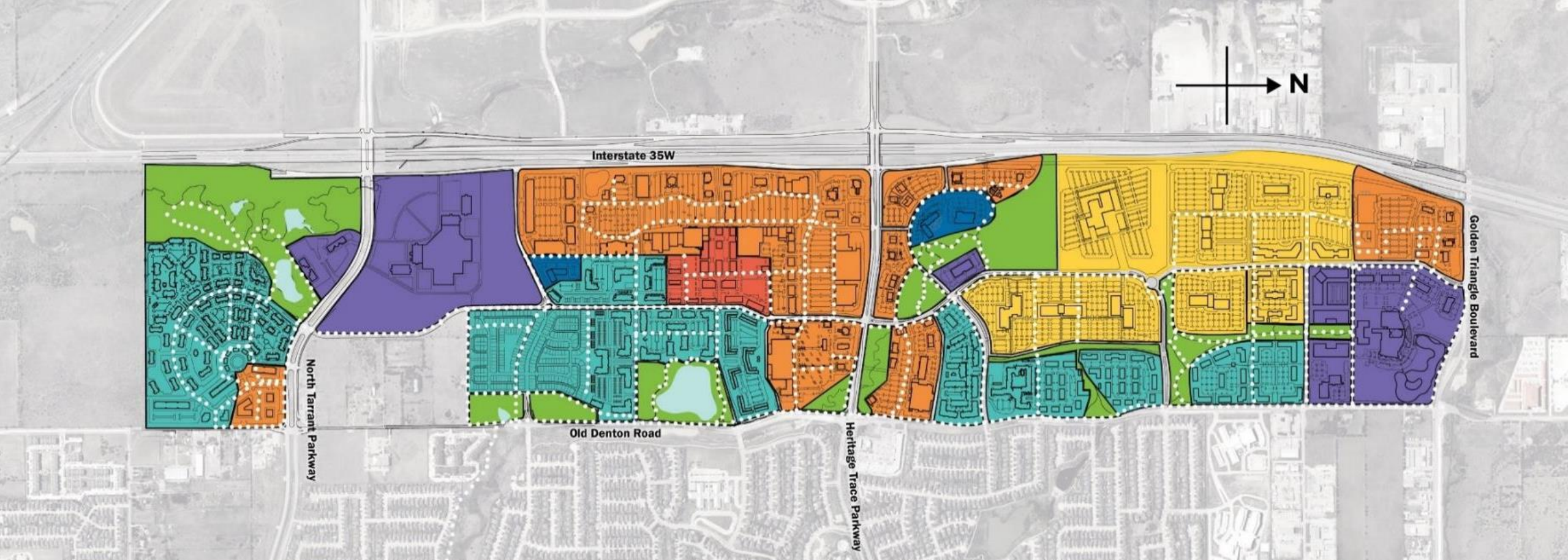


# Alliance Town Center

- 900 acres
- 4.1M SF developed
- Retail, dining, entertainment, hospitality, and Class A office
- 2,775 walkable multifamily units
- Health & wellness campuses and medical offices
- 30 acres of parks, trails and outdoor space
- 258 total on-site hotels rooms with 5,200 SF of event space







- HIKE & BIKE TRAILS
- HEALTH & WELLNESS
- RETAIL
- MAIN STREET
- OFFICE CAMPUS
- LIVING
- PARKS
- HOSPITALITY

# The Master Plan



# SHOPPING



# DINING



# ENTERTAINMENT/SERVICES



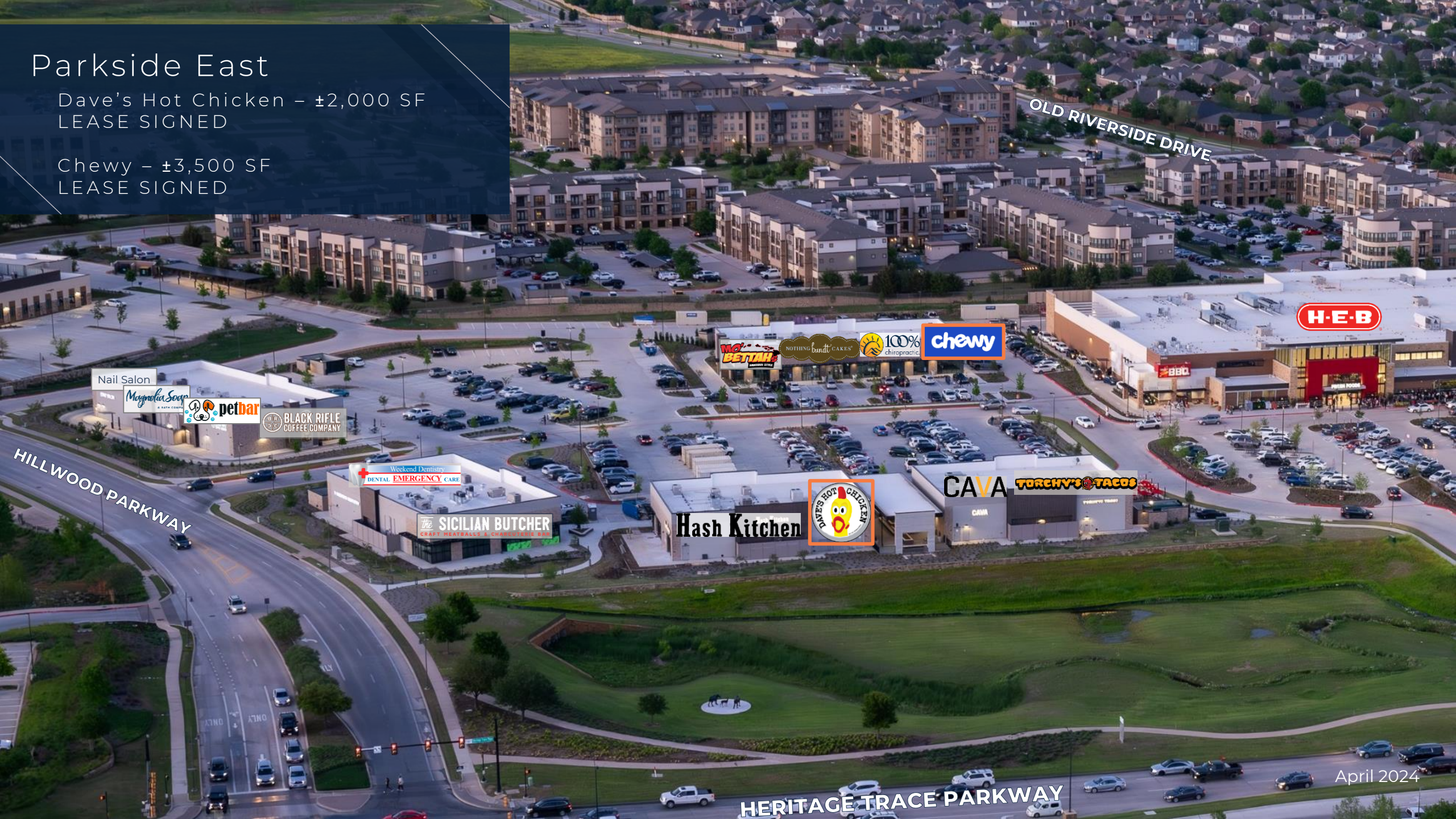
RETAIL



# Parkside East

Dave's Hot Chicken – ±2,000 SF  
LEASE SIGNED

Chewy – ±3,500 SF  
LEASE SIGNED



OLD RIVERSIDE DRIVE

H-E-B

chewy

100%  
chiropractic

NOTHING  
bundt  
CAKES

Mei  
PETBAR  
pet bar

BLACK RIFLE  
COFFEE COMPANY

petbar

Magnolia Soap

Nail Salon

Weekend Dentistry  
DENTAL EMERGENCY CARE

The SICILIAN BUTCHER  
CRAFT MEATBALLS & CHARLTON'S BBQ

Hash Kitchen

DAVE'S HOT CHICKEN

CAVA

TORCHY'S TACOS

HILLWOOD PARKWAY

HERITAGE TRACE PARKWAY

April 2024



# ATC North

Whiskey Cake – ±9,335 SF  
Original Chop Shop – ±2,830 SF  
Son of A Butcher – ±2,245 SF  
OPEN



HERITAGE TRACE PARKWAY

October 2024



# Golden Triangle & I35W

Frost Bank – 1.7 AC Land Sale

Alliance Branch Groundbreaking  
September 26, 2024



GOLDEN TRIANGLE BLVD

FOUNDERS WAY

Hummel  
Medical  
Office Park

Buildings 7, 8, & 9  
Under Construction

November 2024



# Workforce Development & Education Initiatives

## Alliance Workforce Center

- Complimentary career placement service center for AllianceTexas companies
- Career connection and HR events

## AllianceTexas Student Influencers

- 30 juniors from Keller, Northwest, and Eagle Mountain-Saginaw ISDs
- Company tours and real-world business experiences

## Higher-Education Partners

- Tarrant County College, University of North Texas, North Central Texas College and others
- Credentialing, upskilling and customized training

 Alliance Workforce Center







Thank you

