TRINITY MILLS URBAN VILLAGE
1441 Trinity Mills Road. Carrollton, TX 75006
TRANSIT-ORIENTED DEVELOPMENT (TOD)

PHASE I
98,000 SF
4 Floors

PHASE II
300,000 SF
11 Floors

PHASE III
220,000 SF
9 Floors

OFFICE PROPERTIES FOR LEASE
PRE-LEASING: 98,000 SF AVAILABLE

SE QUADRANT OF PRES. GEORGE BUSH TURNPIKE AND I-35E
Trinity Mills Urban Village is a walkable and urban mixed-use development that leverages the economic potential and pedestrian activity of the adjacent Trinity Mills Station (serving as the hub between the DTA’s A Line and DART’s Green Line). This combined with the 25.58-acre site’s location at the intersection of I-35E and President George Bush Turnpike, make it a highly visible and desirable destination. It is poised for redevelopment around a diversified collection of housing, office space, hospitality, retail and entertainment space combined with vibrant public plazas and promenades, creating a new Carrollton neighborhood and sense of place.
OFFICE PROPERTIES FOR LEASE
TRANSIT-ORIENTED DEVELOPMENT (TOD)

FOR ADDITIONAL INFORMATION CONTACT:

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469-802-0092

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New Cotton Belt Rail Line, a 26-mile line will operate by December 2022, when it will link Plano, Richardson, Addison, Carrollton and Dallas North Lake area to the DFW International Airport.
Central location in the DFW Metroplex with direct access to I-35E, President George Bush Turnpike, SH 121, I-635 and Dallas North Tollway

DART light rail stations and city-wide bus service

25 minutes from both DFW International Airport and Dallas Love Field Airport

25 minutes from Downtown Dallas
DEMOGRAPHICS & EMPLOYMENT

<table>
<thead>
<tr>
<th>DEMOGRAPHICS</th>
<th>1 MILE</th>
<th>3 MILES</th>
<th>5 MILES</th>
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<tbody>
<tr>
<td>Population</td>
<td>8,209</td>
<td>106,635</td>
<td>323,450</td>
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<tr>
<td>2019 Total Population:</td>
<td></td>
<td></td>
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<tr>
<td>Pop Growth 2019-2023:</td>
<td>9.89%</td>
<td>11.59%</td>
<td>11.53%</td>
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<tr>
<td>Household</td>
<td>$93,433</td>
<td>$74,942</td>
<td>$70,924</td>
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<td>Median Household Income:</td>
<td></td>
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AMENITIES:

- **25.58 ACRES**
  - MIXED-USE URBAN VILLAGE
- **130,000 SF**
  - RESTAURANT/RETAIL
  - UP TO
  - **200**
    - HOTEL ROOMS
- **1,200**
  - LUXURY UNITS
- **30,000 SF**
  - CINEMA/ENTERTAINMENT
- **3 ACRES**
  - GREEN SPACE

MAJOR AREA EMPLOYERS

- Halliburton
- Lennox Industries
- PPG Industries
- Securus Technologies
- Fairway Mortgage Company
- Thomson Reuters
- Mary Kay Cosmetics
- C&D Courier
- G6 Hospitality
- Hilton Worldwide
- Chase Bank
- Rexel International
- Schneider Electric
- Reservation Service
- Novolex
- Baylor Scott & White
- Cyrus One Inc.
ABOUT THE DEVELOPERS

MASTER DEVELOPER

The Integral Group LLC ("Integral"), based in Atlanta, is a Real Estate Development, Investment, Construction Management, and Property Management Company. Since 1993, Integral has been committed to its mission to “create values in cities and (re)build the fabric of communities.” Pursuit of that mission has made the company a premier global provider of real estate facility and infrastructure solutions. Integral has over $5 billion of development experience in urban master-planned communities, transit oriented development and urban mixed-use projects nationwide.

Integral and its principals have led investments in major urban master planned communities and urban mixed-use projects. Key products include multifamily, senior housing and student housing, transit oriented developments as well as retail, office, hospitality, parking and infrastructure projects. Integral is committed to creating and/or repurposing real estate to create environmentally, socially and economically sustainable projects and communities for today and well into the future. We strive to do meaningful work which embodies cutting-edge urban planning principles, supports responsible and impactful economic growth and improves the quality of people’s lives.

Integral prides itself on being a creator of progressive and enhanced urban communities. It firmly believes in transit oriented development as a key driver of investment economics and quality of life in an urban environment.

OFFICE / HEALTH CARE DEVELOPER

Koa Partners (Koa) is a commercial real estate development and acquisitions firm based in Dallas, Texas. Koa specializes in the capitalization, development, asset management, and disposition of urban mixed-use office and healthcare assets located primarily in Texas, California, and Hawaii. Over the last four years, Koa and its capital partners have managed roughly $900,000,000 in development and capital transactions on complicated real estate projects.

Koa Partners is driven by a calling to serve our clients and the communities in which we operate. Our vision fosters a progressive attitude, squarely championing projects that are innovative, sustainable, and socially responsible. The partners at Koa have extensive experience at large institutional firms and enjoy working on an entrepreneurial platform with our proven partners to deliver the very best custom, value-driven, solutions to the clients we serve. The team at Koa is known for their commitment to delivering state-of-the-art real estate solutions to our clients which include firms like, Healthcare Corporation of America, Texas Health Resources, Castle & Cooke, Crow Holdings, USAA, Allstate, and others.
KOA Brokerage

Information About Brokerage Services

Texas law requires all real estate licensees 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 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 listing 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 broker will pay a price greater than the price submitted in a written offer; and
  - any coincidental 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.

Koa Brokerage, LLC

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License Broker/Broker Firm Name or License No. Email Phone
Primary Assumed Business Name

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License No. Email Phone
Designated Broker of Firm

576984  ssyed@koapartners.com  (469) 250-2638
License No. Email Phone
Licensed Supervisor of Sales Agent/ Association

Sales Agent/Associate's Name

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

KOA Brokerage, 4144 NCX Suite 510 Dallas, TX 75204

General Sales: 866-827-0084

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Information About Brokerage Services

11/2/2015

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1441 Trinity Mills Road. Carrollton, TX 75006