

The Alliance Office Advantage

Alliance★Texas®

A DEVELOPMENT OF HILLWOOD
A PEROT COMPANY™



OFFICE PRODUCT AVAILABLE

Corporate campus

Office complex

Tech / Data center

Headquarters and distribution

INDUSTRY BASE

- 240+ corporate residents
- Approximately 50 companies listed in the Fortune 500, Global 500 or Forbes' List of Top Private Companies
- Diversified industry clusters including telecommunications, pharmaceutical/life sciences, financial services, aerospace, aviation, automotive and logistics

CORPORATE SERVICES

- Unmatched speed-to-market
- Build-to-suit; In-house construction services team
- Property management services 24/7/365
- Employee recruitment and out placement services - complimentary for AllianceTexas corporate residents
- Employee training courses from Tarrant County College
- Professional networking groups

SKILLED WORKFORCE DEVELOPMENT

- 3 million qualified workers in DFW (source: NCTCOG)
- 18 colleges and universities
- Highly acclaimed Northwest ISD and Keller ISD K-12 programs

AMENITIES

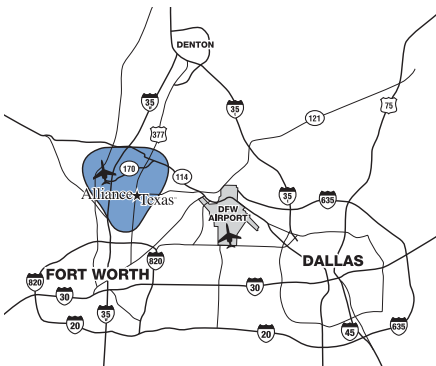
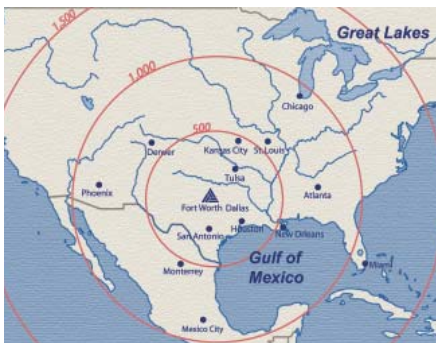
- AllianceTown Center shopping and dining options
- Historical downtown Roanoke - "Unique Dining Capital of Texas"
- Marriott Hotel and Golf Club - four star hotel with championship golf course and conference rooms
- Texas Motor Speedway - 2 NASCAR race weekends and IRL
- The Speedway Club - private club with restaurant, exercise facilities and conference rooms
- Special Events: Fort Worth Alliance Air Show, AllianceTexas Corporate Challenge
- AllianceTexas Community Newsletter

CUSTOMER SATISFACTION



“Our relationship with Hillwood is remarkable. We have taken this project from simply a concept to a reality in a matter of only ten months, whereas a project of this magnitude would normally take much longer.”

Dianne Walker, Vice President
DynCorp International



LIVING

- Monterra Village – Luxury apartment community
 - 100% smoke free community
 - Lagoon pool, fire pit, business center and more
- More than 7,300 single family homes built within Hillwood-developed communities in AllianceTexas
- Active residential communities:
 - Heritage, Saratoga and Creekwood
- Vaquero by Discovery Land Company – estate homes surrounded by exclusive, private equity golf course; Ranked #1 DFW golf course by *Dallas Morning News*.
- Cost of Living Index shows that Fort Worth is 8.9% below the national average (Source: ACCRA April 2010).
- NE Tarrant County median home sale price is \$161,800 (Source: Texas A&M Real Estate Center April 2010)

LOCATION

- 20 minutes north of Fort Worth CBD
- 20 minutes south of Denton
- 10 to 15 minutes northwest of DFW International Airport
- 45 minutes northwest of Dallas CBD
- 4 hours by air from all major cities in the US, Canada and Mexico

DEVELOPMENT STATISTICS

- 17,000-acre master-planned, mixed-use development
- \$36.4 billion economic impact to North Texas
- 31.2 million square feet developed
- 4.4 million square feet of office product developed
- 1.6 million square feet of office product constructed by Hillwood

QUALITY INVESTMENT

- 36,527 trees planted in AllianceTexas
- Parks, lakes and trails; highly landscaped
- Strongly enforced covenants, codes and restrictions for building development, signage and landscaping

DEVELOPER - HILLWOOD

- Largest private developer in DFW Metroplex
- Developer of American Airlines Center and Victory Park in Dallas
- Financially strong with long-term commitment

Hillwood
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AllianceTexas.com

Alliance★Texas® is a 17,000-acre master-planned community, including three distinctive developments — Alliance®, Circle T Ranch® and HeritageSM. Together, they offer world-class aviation, office, industrial, retail, educational, residential and recreational opportunities. For more information about other commercial real estate opportunities, please contact us today at 817.224.6000. © Copyright 2010 Hillwood Development Company, LLC.