



## Hillwood Commons II

### **NEW CONSTRUCTION CLASS A OFFICE**

*Delivering 1st Quarter 2023*

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Tarrant County

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# Hillwood Commons II

Hillwood Commons II offers premier location amidst the 900-acre Alliance Town Center with direct access to walkable fitness, dining, hotel, and park amenities. Ideally situated, Hillwood Commons II is located within the 27,000-acre AllianceTexas master-planned community in the fastest growing large city in the United States, Fort Worth, Texas.

Tailored for the worker of tomorrow, the thoughtfully-designed healthy building offers floor to ceiling windows, ample outdoor meeting space, and centralized common areas allowing for flexible space plan layouts. Anticipated to deliver in first quarter of 2023, the building will be presented ready for build out of your ideal work place. With expansion opportunities available up to 270,000 SF, this is a flexible opportunity to make AllianceTexas your company's home.







High-Finish Atrium Lobby

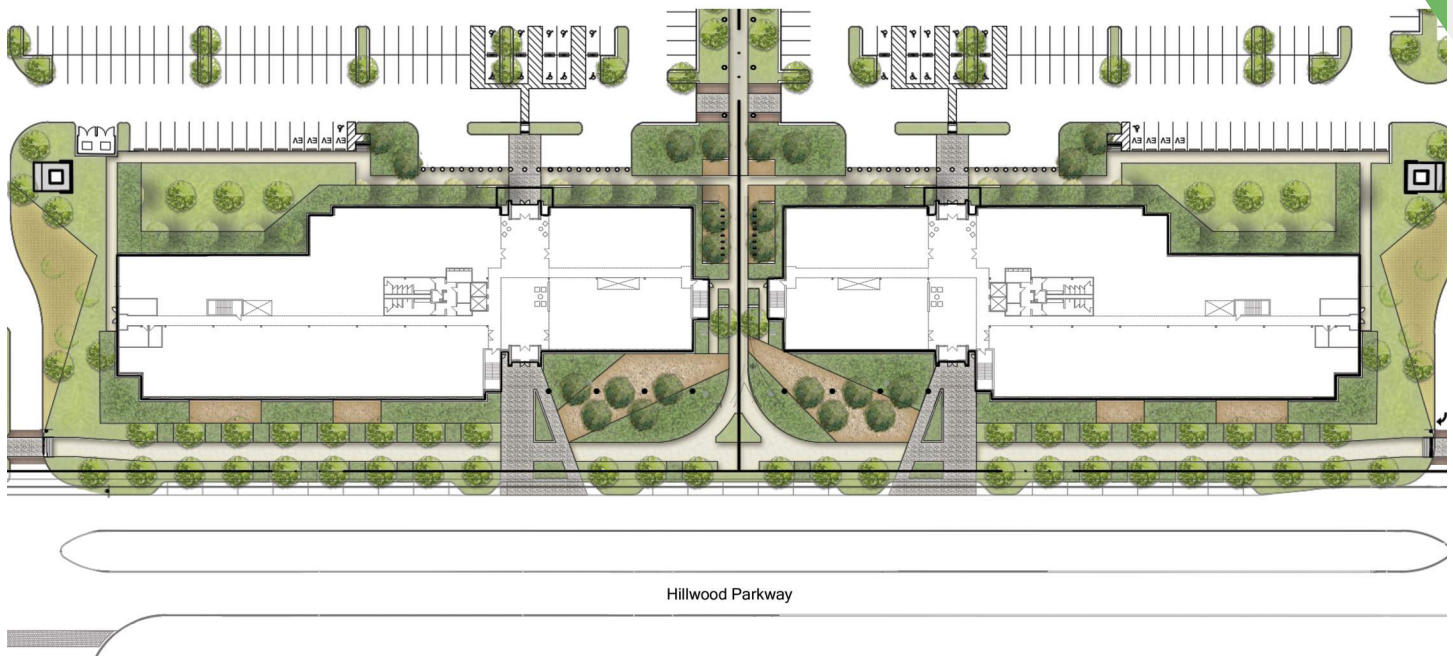
## BUILDING FEATURES

# Overview

Estimated Delivery: 1st Quarter 2023

- 135,000 SF, 4-story (Class A)
- Designed to expand to 270,000 SF+
- 34,000 SF floor flexible and efficient plates
- 4/1,000 SF parking ratio (expandable)
- High finish atrium lobby with wood and stone
- Floor-to-ceiling glass
- Increased air filtration, touchless doors, and elevator controls
- Oversized Demarc room with abundant telecommunications conduit & dedicated circuits in place
- Sustainable LEED design features
- Security system with keyless entry & after-hours card access
- Ample walkable amenities, to parks, hotels, restaurants, fitness, etc.
- Directly connected to Bluestem Park and miles of amenitized trails and outdoor recreation area.
- Direct access and visibility from Interstate 35W
- Shaded outdoor seating and activity areas
- Immersed in integrated mixed-use master plan
- On-site fueling service with Booster Fuels
- 25 minutes to DFW Airport
- Bike share program

# Expandable Design



## Expansion Opportunities

Hillwood Commons II has been designed to seamlessly expand to 270,000 SF with mirror image buildings. Fully designed, the two buildings could be simultaneously constructed or phased to provide maximum flexibility for expanding companies.

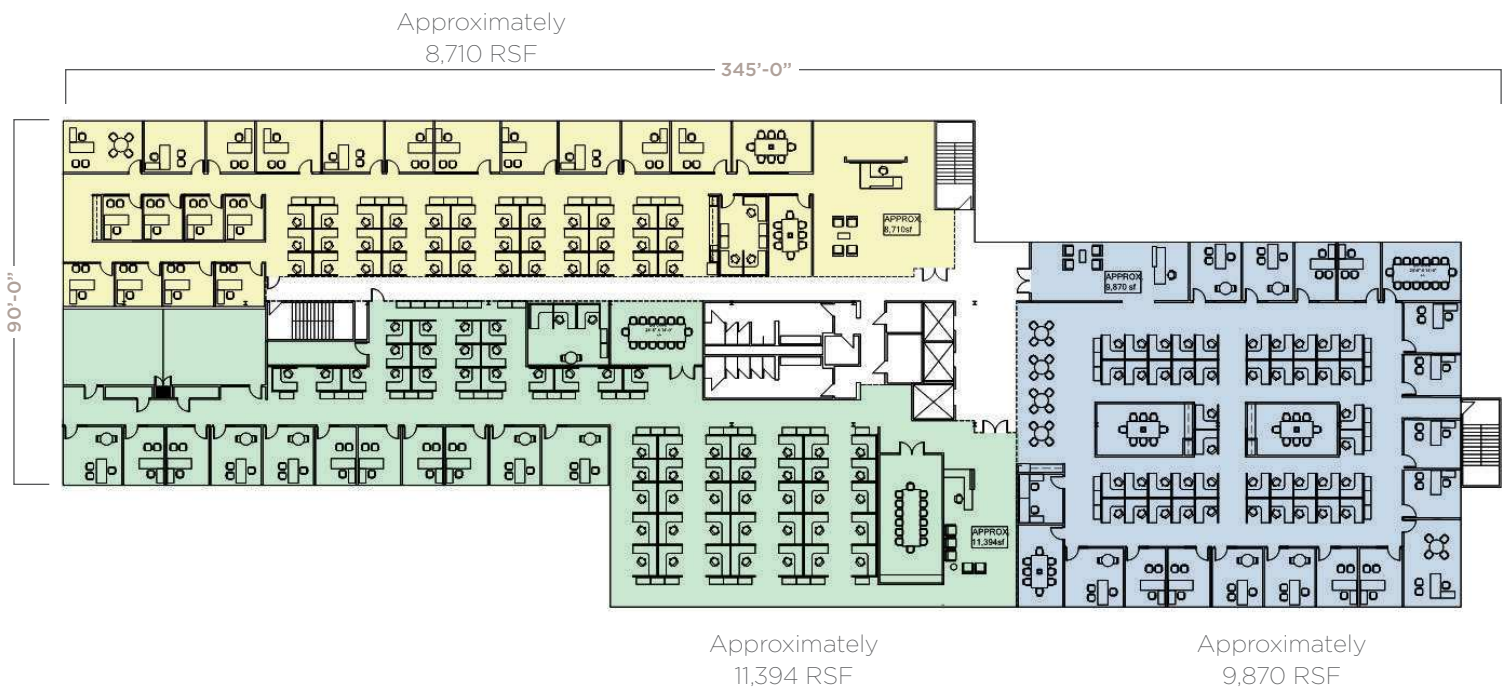
## Urban Environment

- ▶ Parallel Visitor Parking/Rideshare drop-off & pick-up
- ▶ Wide Sidewalks
- ▶ Bike Share Programs
- ▶ Shaded Outdoor Seating + Activity Areas

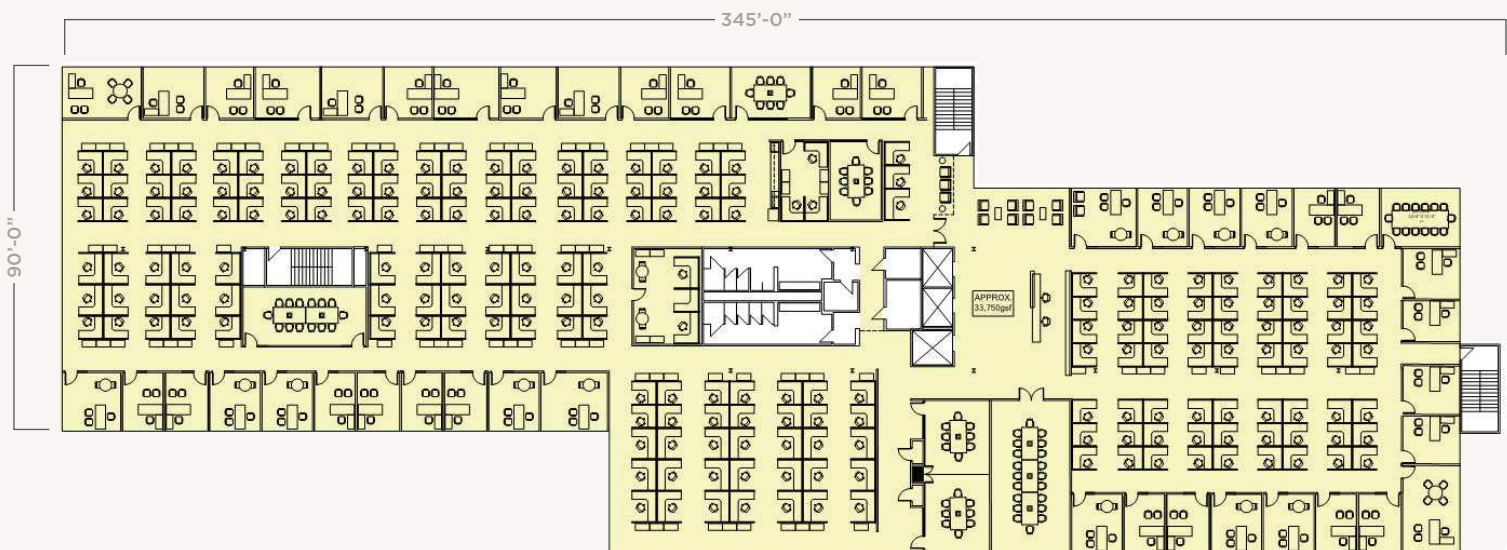


## SITE PLAN

# Multi-Tenant Layout Example



# Single-Tenant Layout Example







## AMENITIES

# Alliance Town Center



The master-planned Alliance Town Center development is full of activity and opportunities to engage steps away from the office.

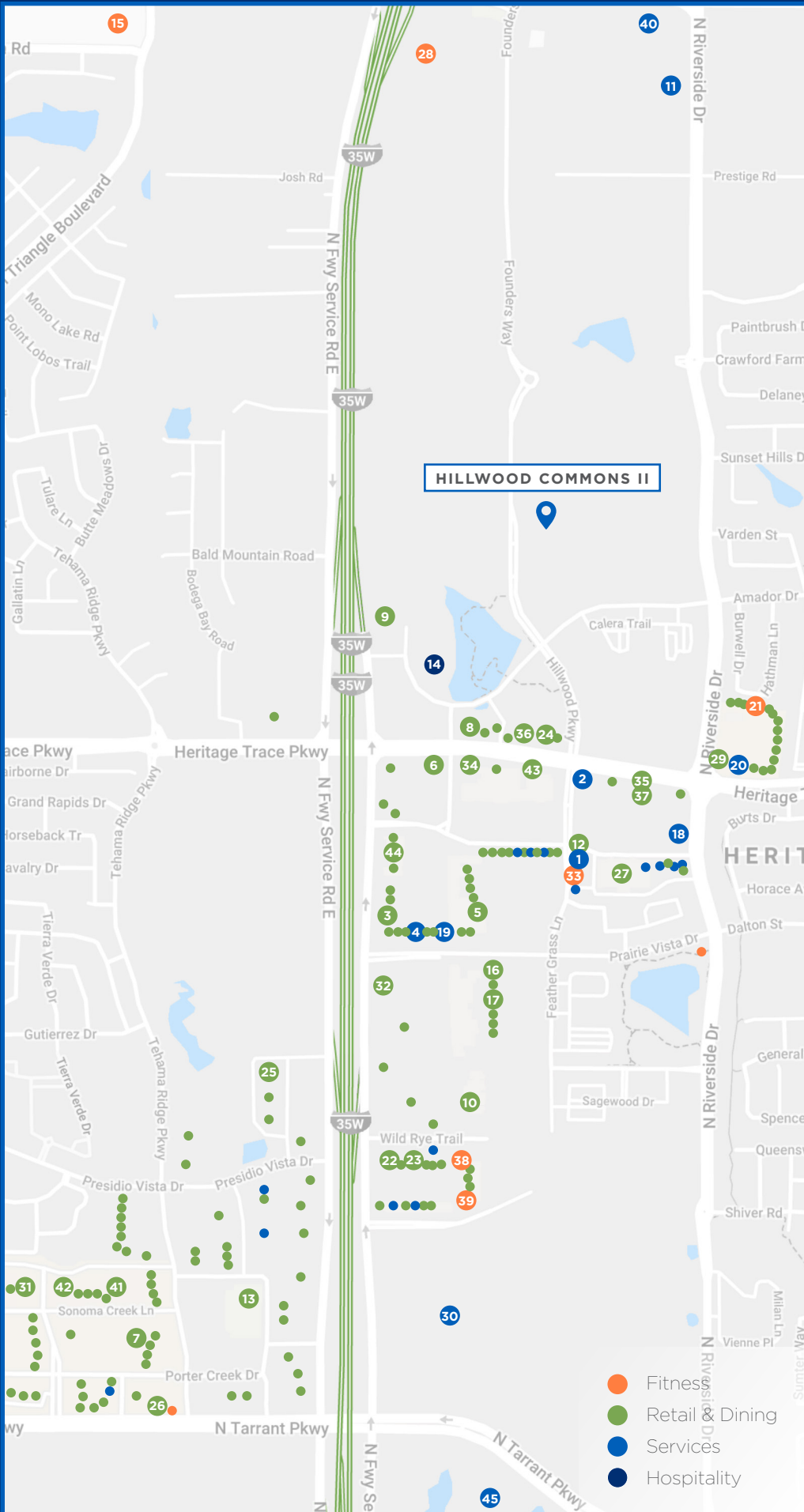


### ALLIANCE TOWN CENTER AMENITIES

- // 1.4 million square feet of retail & dining options
- // Walkable fitness, patio dining, & entertainment
- // Refuel cars on-site with Booster Fuels
- // Four state-of-the-art medical facilities with a top 100 hospital
- // Food Truck Fridays in the parks
- // Regularly-scheduled tenant events and activities
- // Excellent access to major highways
- // Abundant fiber options
- // Building signage opportunities
- // Fort Worth T bus stop throughout the project
- // 15 minutes to downtown Fort Worth CBD
- // 35 minutes to Dallas CBD
- // 20 minutes to Dallas-Fort Worth International Airport

## LOCATION

# Amenities



- 1 Aveda Salon
- 2 Bank of Texas
- 3 BJ's Restaurant
- 4 Boardroom Salon
- 5 Belk
- 6 Chick-Fil-A
- 7 Chicken Salad Chick
- 8 Chipotle
- 9 Chuy's
- 10 Cinemark
- 11 Cook Children's Urgent Care
- 12 Costa Vida
- 13 Costco
- 14 Courtyard Marriott
- 15 CrossFit 817
- 16 Dick's Sporting Goods
- 17 DSW
- 18 EECU Credit Union
- 19 Envy Nails Spa
- 20 FedEx Office Print & Ship
- 21 Fitness 2000
- 22 Five Guys
- 23 Fuzzy's Taco Shop
- 24 Grub Kitchen + Bar
- 25 Hobby Lobby
- 26 In-n-Out Burger
- 27 Kroger Marketplace
- 28 Lifetime Athletic
- 29 McAlister's Deli
- 30 Medical City Alliance
- 31 Old Navy
- 32 Olive Garden
- 33 Orangetheory
- 34 PetSmart
- 35 Piada Italian
- 36 Shell Shack
- 37 Starbucks
- 38 SunstoneFit
- 39 Texas Family Fitness
- 40 Texas Health Harris Methodist
- 41 Target
- 42 TJMaxx / Home Goods
- 43 Total Wine & More
- 44 Ulta
- 45 Wise Health Surgical Hospital



## LOCATION

# Health & Wellness



Food Truck Friday at Prairie Vista Park



Bluestem Park

### PRAIRIE VISTA PARK

This 17-acre park hosts a wide variety of events, including live music, festivals, and outdoor activities for families. Special events such as Holiday at the Park, Food Truck Fridays, Easter Begg Hunt for dogs, and Run in the Dark provide a hub for surrounding communities

### BLUESTEM PARK

Bluestem Park sits on a 14-acre site that has been transformed back to its original blackland prairie state. Developed in collaboration with the Lady Bird Johnson Wildflower Center, the park features ample open space for corporate events such as group yoga, bootcamp fitness, and more.



Lifetime Fitness



Texas Health Harris Methodist Hospital

### FITNESS

The Alliance Town Center masterplan is built around a vision of healthy living and features a wide variety of fitness options including Lifetime Fitness, OrangeTheory Fitness, Sunstone Yoga, Texas Family Fitness, and others.

### HEALTHCARE

Within Alliance Town Center, there are numerous healthcare facilities including surgery centers, doctor offices, chiropractors, etc. in addition to 4 state-of-the-art hospitals including one Top 100 Hospital (Texas Health Alliance).

## LOCATION

# Living in AllianceTexas

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## MULTIFAMILY

Alliance Town Center currently features six distinct Hillwood-developed multifamily communities with future projects planned and others in close proximity. Our latest project, Tacara Village, features 1, 2, and 3 bedroom apartments and townhomes with modern features and ample amenities.



## NEIGHBORHOODS

Within the AllianceTexas region, there are numerous developments by Hillwood and others with access to some of the preeminent school districts in the region, such as Northwest ISD, Keller ISD, Argyle ISD, Westlake Academy, etc. Additionally, there is an abundance of affordable housing options with 87.6% of homes within a 15-minute drive of Alliance Town Center valued at less than \$450,000 and hundreds of new homes at various price points under construction.



## MARKET OVERVIEW

The Dallas-Fort Worth metroplex boasts a strong economy and growing population.



#1 market in the country  
by ULI Emerging Trends



3.24% expansion of  
employment base in 2018



Access to workforce of  
over 4 million in DFW  
(2 million within 30-mile  
radius)



#1 market for number of  
jobs added

## MAJOR EMPLOYERS WITHIN 10 MILES:

AllianceTexas is home to a range of global enterprises and growing businesses.

 American Specialty Health

**BNSF**  
RAILWAY

*charles* SCHWAB

**Deloitte.**

**DynCorp**  
INTERNATIONAL

**facebook**

 **Fidelity**  
INVESTMENTS



 GALDERMA

 **leidos**

**MCKESSON**

Mercedes-Benz  
Financial Services



## HILLWOOD COMMONS II

Thoughtfully-designed office  
located within a vibrant mixed-use  
environment.

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