



FRONT 44
AT CIRCLE T



Primed for Business

Located at the intersection of Highway 114 and Highway 170, Front 44 is located between both DFW International and Fort Worth Alliance airports. This unique location has contributed to the location of many corporate partners like Fidelity, Deloitte, and Charles Schwab next door. This has led to some of the best housing in the area with residents having incomes over \$150,000 in the area.



295,000 SF
Retail + F&B +
Entertainment



275
Urban Living
Residential Units



225,000 SF
Office



160-Key
Hotel



6,000
Charles Schwab
Employees by 2021

15 MILE RADIUS DEMOGRAPHICS

2018 Population	1,160,410
Average Household Income	\$116,889
Population of Incomes > \$100K	476,233
% of Households > \$100K	41.9%
Daytime Population	742,262
College Degree	41%



Embrace Texas hospitality on the front porch of Circle T Ranch

Front 44 is designed to be a modern accent to the unique north Texas rolling-hill landscape, providing a place for friends, families, and neighbors to gather and enjoy one another's company. Circle T Ranch is renowned for its Texas hospitality, where everyone is welcome to sit back, relax, and enjoy the amenities of Front 44.

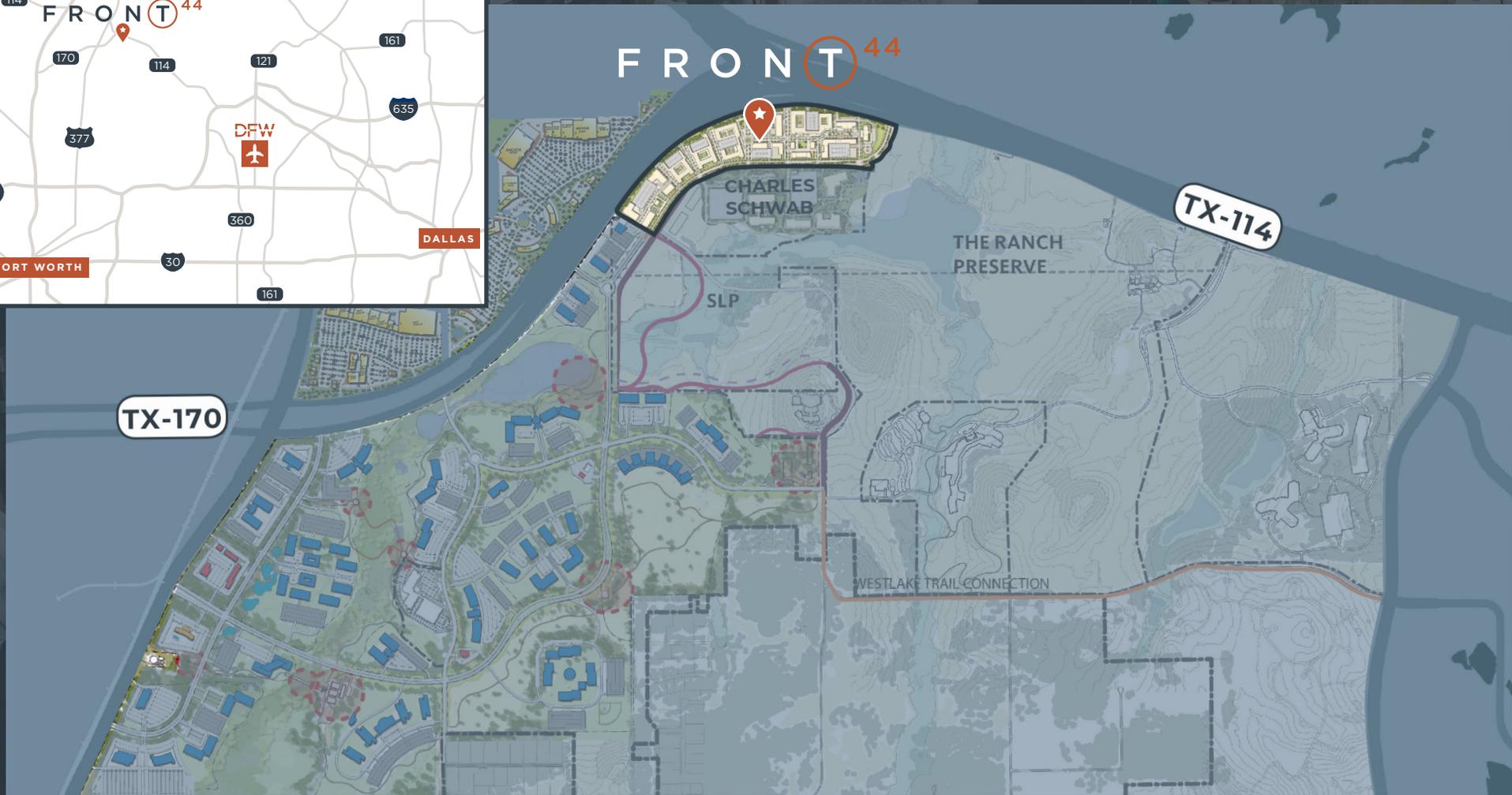


Top Employers in the Area

	EMPLOYEES	DISTANCE (miles)
1. Fidelity Investments	6,600	1.6
2. Sabre Corporation	2,736	3.0
3. Charles Schwab	5,500-6,000 (by 2021)	0.1
4. TD Ameritrade	2,000	3.3
5. Deloitte University	460 (50,000 visitors/year)	1.0
6. Alliance Gateway	15,000+	1.5-2.5



FRONT⁴⁴



A Strategic Partnership

Hillwood and Howard Hughes Corporation have partnered together to create an impressive development team, boasting extensive experience and long-term vision for Front 44. This strategic partnership represents a collaborative commitment to elevate the natural hills of Circle T Ranch and bring an engaging experience fresh to the area.



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