



# FRONT<sup>44</sup>

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 lead 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

|  |           |
|--|-----------|
| <b>2018 Population</b>                   | 1,160,410 |
| <b>Average Household Income</b>          | \$116,889 |
| <b>Population of Incomes &gt; \$100K</b> | 476,233   |
| <b>% of Households &gt; \$100K</b>       | 41.9%     |
| <b>Daytime Population</b>                | 742,262   |
| <b>College Degree</b>                    | 41%       |



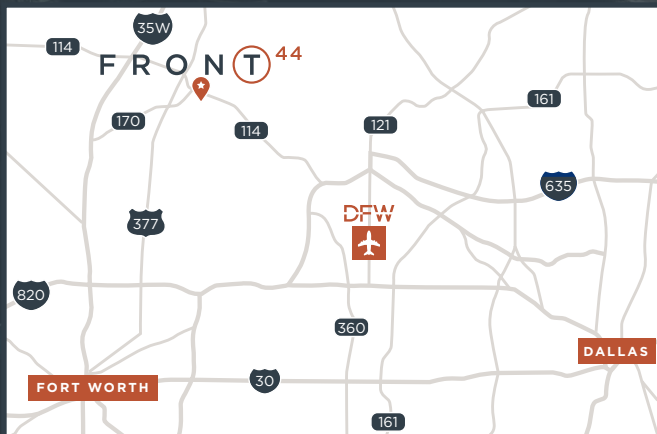
# Embrace Texas hospitality on the front porch of Circle T Ranch

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          |



FRONT<sup>44</sup>



TX-170

TX-114

## 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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