# FRONT 44 ATCIRCLET



## **Primed for Business**

Located at the intersection of Highway 114 and Highway 170, Front 44 is just a short drive away from both Dallas and Fort Worth. In close proximity to many airports (DFW International - 12 miles, Fort Worth Alliance - 6 miles, Dallas Love Field - 27 miles, Fort Worth Meacham - 15 miles), travel by air is both easy and convenient.

| 15 MILE RADIUS DEMOGRAPHICS    |           |  |
|--------------------------------|-----------|--|
| 2018 Population                | 1,152,742 |  |
| Average Household Income       | \$114,889 |  |
| Population of Incomes > \$100K | 474,930   |  |
| % of Households > \$100K       | 41.2%     |  |
| Daytime Population             | 738,776   |  |
| College Degree                 | 40.4%     |  |













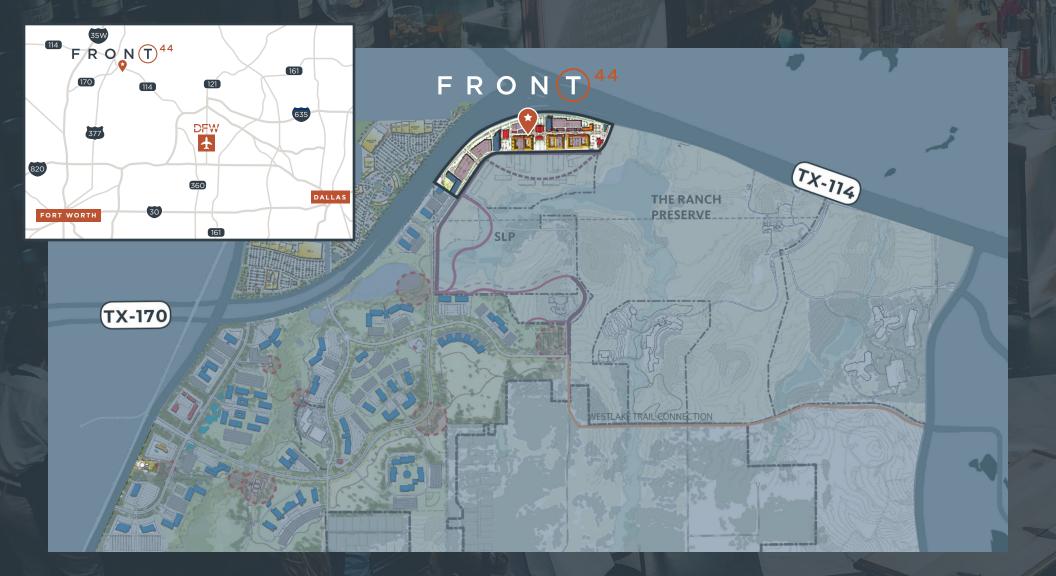
# Embrace Texas hospitality on the front porch of Circle T Ranch

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              |



### 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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