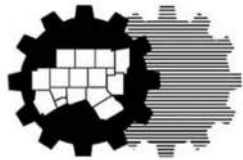


## PRESENTED TO:



North Central Texas  
Council of Governments

## PRESENTED BY:

GARY MANN, SENIOR VICE PRESIDENT

TrammellCrowCompany

DECEMBER 2, 2014



# TRAMMELL CROW COMPANY OVERVIEW

TrammellCrowCompany

HIGH STREET  
RESIDENTIAL



- Founded in Dallas, TX in 1948
- Independent subsidiary of CBRE (NYSE:CBG)
- Offices in 16 U.S. cities
- Develop, invest in, and operate all commercial product types
- Over \$60 B developed for over 540 M square feet
- As of September 30, 2014:

	<b>TCC</b>	<b>Texas</b>	<b>DFW</b>
Developments In Process	\$4.5 B	\$2.1 B	\$532 M
Pipeline	\$2.1 B	\$803 M	\$490 M

- Past winner of the Greater Dallas Business Ethics Award as well as the National American Business Ethics Award

R I S E

RESPECT/INTEGRITY/SERVICE/EXCELLENCE



## 5TH STREET CROSSING

Development Type.....Transit-Oriented  
Product Type.....3-Story Wood Frame  
Land Area (Acres).....3.40  
Number of Units.....188  
Density (Units/Acre).....55.29  
Total Square Footage.....156,265  
Average Unit Size (RSF).....831  
Date of Completion.....2009  
Sold.....2011  
Location.....Garland, TX

### Parking:

- 378 garage spaces
  - 226 for residents (1.0/bdrm; 1.55/unit)
  - 152 (1st & 2nd level of garage) for City of Garland employees, public parking, and retail parking
- 66 surface spaces surrounding property





# 5TH STREET CROSSING

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HIGH STREET  
RESIDENTIAL





# 5TH STREET CROSSING

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5TH STREET

DART

WALNUT STREET

GRANVILLE ART CENTER

CITY OF GARLAND

GARLAND LIBRARY

AUSTIN STREET



# 5TH STREET CROSSING

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HIGH STREET  
RESIDENTIAL





# 5TH STREET CROSSING

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HIGH STREET  
RESIDENTIAL





# 5TH STREET CROSSING

TrammellCrowCompany

HIGH STREET  
RESIDENTIAL





## DESOTO TOWN CENTER

Development Type.....	Mixed-Use
Product Type.....	3-Story Wood Frame
Land Area (Acres).....	1.95
Number of Units.....	151
Density (Units/Acre).....	77.38
Total Square Footage.....	125,184
Average Unit Size (RSF).....	829
Date of Completion.....	2009
Sold.....	2013
Location.....	DeSoto, TX

### Parking:

- 379 garage spaces
  - 179 for residents (1.0/bdrm; 1.18/unit)
  - 200 (1st & 2nd level of garage) for City of DeSoto employees, public parking, and retail parking
- 31 surface spaces surrounding property





# DESOTO TOWN CENTER

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HIGH STREET  
RESIDENTIAL





# DESOTO TOWN CENTER

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RESIDENTIAL





# DeSoto Town Center

Trammell Crow Company

HIGH STREET  
RESIDENTIAL





# DESOTO TOWN CENTER

Trammell Crow Company

HIGH STREET  
RESIDENTIAL





## UNION AT CARROLLTON SQUARE

Development Type.....Transit-Oriented  
Product Type.....4-Story Wood Frame  
Land Area (Acres).....4.80  
Number of Units.....311  
Density (Units/Acre).....64.79  
Total Square Footage.....235,414  
Average Unit Size (RSF).....757  
Date of Completion.....2013; 2014  
Sold.....Dec-2014  
Location.....Carrollton, TX  
Parking:

- 585 total spaces (1.88 spaces/unit)
  - 464 garage spaces
    - 339 for residents
    - 125 public access spaces
  - 102 surface spaces surrounding property
  - 19 breezeway garage spaces





# UNION AT CARROLLTON SQUARE

TrammellCrowCompany

HIGH STREET  
RESIDENTIAL





# UNION AT CARROLLTON SQUARE

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