

FORMER PARKLAND MEMORIAL HOSPITAL CAMPUS

DALLAS, TX

WEST LOVE - MEDICAL DISTRICT | UNPRECEDENTED REDEVELOPMENT OPPORTUNITY

FIVE CONTIGUOUS SITES | ±38.3 ACRES



PREMIER REDEVELOPMENT OPPORTUNITY

CBRE, as exclusive advisor, is pleased to present a truly unprecedented opportunity to acquire the **Former Parkland Memorial Hospital Campus** (the Property), with an irreplaceable location at the epicenter of the premier Dallas Medical District.

Spanning five contiguous sites totaling ±38.3 acres, the Former Parkland Memorial Hospital Campus features a high-profile location at the intersection of Harry Hines Boulevard and Medical District Drive, which together offer tremendous visibility to ±65,000 vehicles daily. The Property's flexible zoning permits the highest density in the Medical District and the tallest structures outside of downtown Dallas. Given the area's transformational, ongoing development cycle exceeding \$3 billion, the Former Parkland Memorial Hospital Campus represents the most substantial redevelopment opportunity in Dallas/Fort Worth – the nation's top market for growth.

Offers encompassing one or any combination of the sites will be considered. Note that the boundaries are proposed and subject to negotiation.



The Former Parkland Memorial Hospital Campus presents a generational opportunity to acquire a substantial stake in the ongoing renaissance of Dallas' premier emerging marketplace.

Asset Profile

Location:	Harry Hines Boulevard and Medical District Drive Dallas, TX 75235
Size of Improvements:	±1,438,222 SF ^[1]
Number of Stories:	1 – 9
Years Built:	1950 – 1992
Parking Detail:	Two Parking Garages (±2,546 Spaces) Surface Parking Lots (±550 Spaces)
Site Size:	±38.3 Acres (Five Sites)

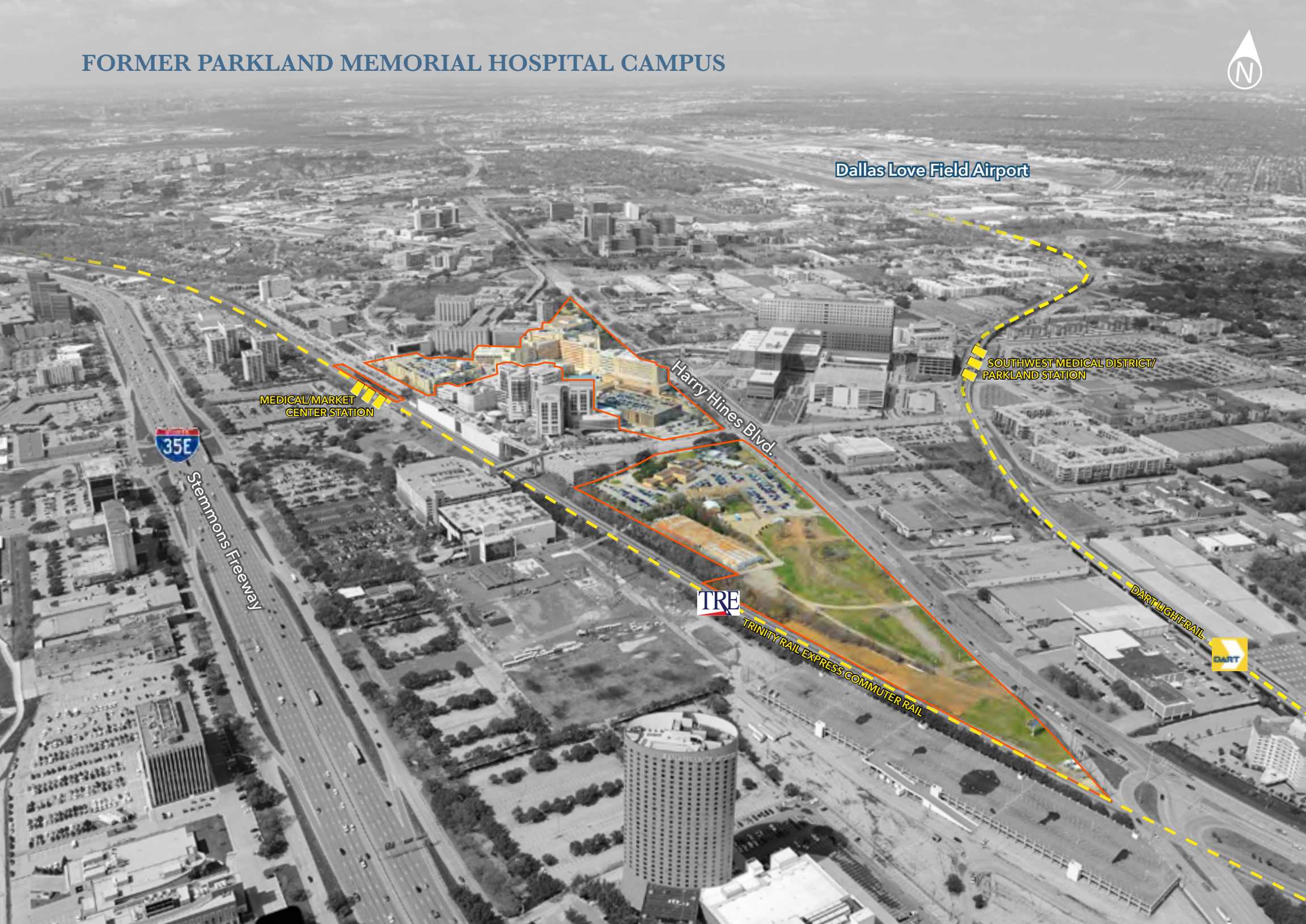
[1] 969,073 SF attributable to Old Parkland Hospital

Zoning Information

Zoning:	Mixed-Use District 3 (MU-3)
Permitted Uses Included:	High-Density Retail, Office, Hotel, and Multifamily
Front Yard Minimum:	15 Feet
Side Yard Minimum:	0 Feet
Rear Yard Minimum:	0 Feet
Maximum Lot Coverage:	80%
Maximum Density:	4.0 FAR
Maximum Building Height:	270 Feet or 20 Stories ^[2]
Parking:	Varies with Use

[2] MU-3 zoning is generally considered to permit the tallest structures outside the Dallas CBD.

FORMER PARKLAND MEMORIAL HOSPITAL CAMPUS



Dallas Love Field Airport

SOUTHWEST MEDICAL DISTRICT/
PARKLAND STATION

MEDICAL/MARKET
CENTER STATION



Stemmons Freeway

Harry Hines Blvd.



TRINITY RAIL EXPRESS COMMUTER RAIL

DART LIGHT RAIL



Investment Highlights

Summary of the Assets - Snapshot

Note that the boundaries are proposed and subject to negotiation.

Site	Improvements	Year(s) Built	Approximate Sizes	Stories	Site Size (Acres)	Interest
1 PMH North	Old Parkland Hospital Building G	1986-1988	95,137 SF	9	7.3	Fee Simple
	Old Parkland Hospital Building H	1986-1988	213,459 SF	9		
	Old Parkland Hospital - North	1950-1954	649,279 SF ^[1]	15		
2 PMH South	Meadows Diagnostic Imaging Center	1990-1992	18,648 SF	2	8.8	Fee Simple, Leased Fee
	Support Building B	1951-1954	48,894 SF	4		
	Zale Lipshy / Sprague Ground Leases ^[2]	1989	2.3 Acres	8		
	Motor Street Parking Garage	1971-1972	1,000 Spaces	5		
	Old Parkland Hospital - South	1950-1954	319,794 SF ^[1]	15		
3 Amelia North	Amelia Court Building	1960	29,604 SF	3	6.5	Fee Simple
	Prescription Refill Center	1960	8,872 SF	1		
	Support Building C	1960	15,261 SF	1		
4 Amelia South	Quonset Hut ^[3]	1950	N/A	1	9.9	Fee Simple
	Cell Tower	--	N/A	N/A		
	Billboard	--	N/A	N/A		
5 ER Garage	Materiel Service Warehouse	1990-1992	39,274 SF	2	5.8	Fee Simple
	ER Parking Garage	1990-1992	1,546 Spaces	6		
	Hotel Parking Lot	--	140 Spaces	N/A		
Totals			1,438,222 SF^[4]		38.3	
			2,546 Garage Spaces			
			550 Surface Spaces^[5]			

NOTES:

[1] Old Parkland Hospital improvements total 969,073 SF. "North" is estimated to include 2/3 of the improvements, and "South" is estimated to include 1/3 of the improvements.

[2] Zale Lipshy Hospital occupies 1.8 acres fronting Harry Hines Boulevard. The adjacent Charles Cameron Sprague Clinical Science Building occupies 0.5 acre.

[3] Quonset Hut demolished by Dallas County in 2017.

[4] Excluding Old Parkland Hospital, improvements total 469,149 SF.

[5] Includes ±410 surface parking spaces within Amelia North and Amelia South not separately detailed. Amelia North includes marked spaces among the medical office buildings; Amelia South does not include any defined parking spaces.

—1— PMH North	7.3 Acres	Old Parkland Hospital Building G Old Parkland Hospital Building H Old Parkland Hospital - North	—3— Amelia North	6.5 Acres	Amelia Court Building Prescription Refill Center Support Building C
—2— PMH South	8.8 Acres	Meadows Diagnostic Imaging Center Support Building B Zale Lipshy/Sprague Ground Leases Motor Street Parking Garage Old Parkland Hospital - South	—4— Amelia South	9.9 Acres	Quonset Hut Cell Tower Billboard
			—5— ER Garage	5.8 Acres	Material Service Warehouse ER Parking Garage Hotel Parking Lot
			----- Future Connector Road (Optional)		



Note that the boundaries are proposed and subject to negotiation.



History of the Site

Parkland Memorial Hospital was originally founded in 1894 and was located nearby at Oak Lawn and Maple avenues. The hospital opened its new location – what is now the "Former Parkland Memorial Hospital Campus" – between 1951 and 1954.

As Dallas County's public hospital, the facility subsequently become outdated and overcrowded, prompting the construction of a new 2.8 million-square-foot facility. Located across Harry Hines Boulevard from the Former Parkland Memorial Hospital Campus, the new facility was completed during the summer of 2015.

Outstanding, Transit-Oriented Property Attributes

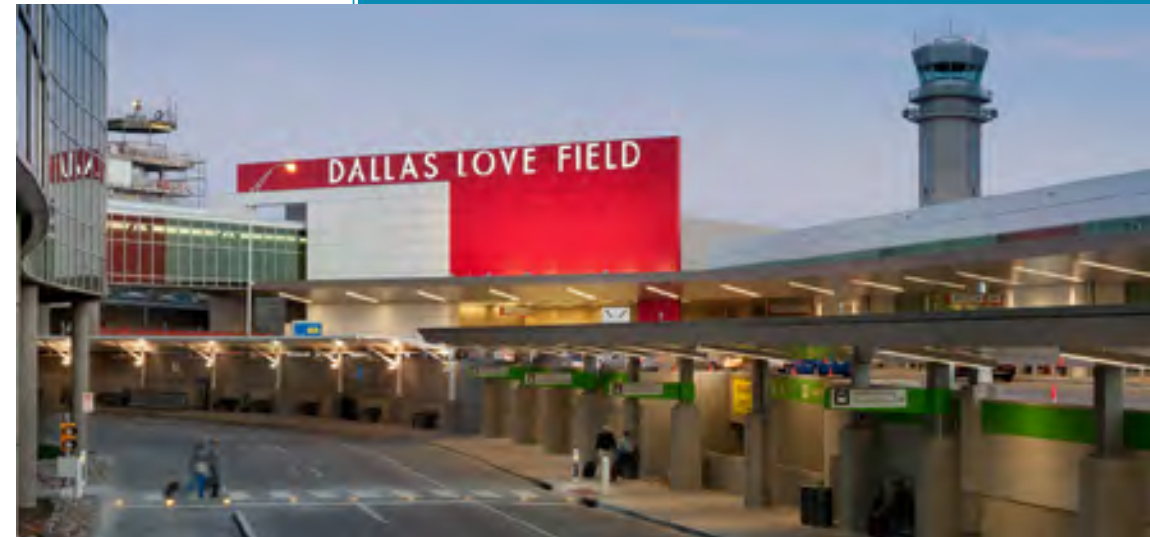
- High-profile property totaling ±38.3 acres, uniquely positioned at the epicenter of one of the nation's largest and most renowned medical districts.
- Nearly 4,000 feet of frontage along Harry Hines Boulevard and Medical District Drive with visibility to a combined ±65,000 vehicles daily.
- Also visible from North Stemmons Freeway (I-35E), located one block away and traversed by more than 250,000 vehicles daily.
- Features one on-site commuter rail station (Trinity Railway Express) and a light-rail station (Dallas Area Rapid Transit) just one block away.
- Views of downtown Dallas, Victory Park and Uptown, the Park Cities, the Design District, and the Margaret Hunt Hill Bridge.

Zoning Permits Significant Flexibility

- Mixed-Use District 3 zoning provides investors with tremendous flexibility with respect to their ultimate selection of the future use or uses of the Property.
- Permits high-density development and the tallest structures outside the Dallas Central Business District (CBD).
- Redevelopment of the Property (separately or in compatible combinations) allows for the following uses.
 - o Retail
 - o Office
 - o Hotel
 - o Multifamily
 - o Trade Center

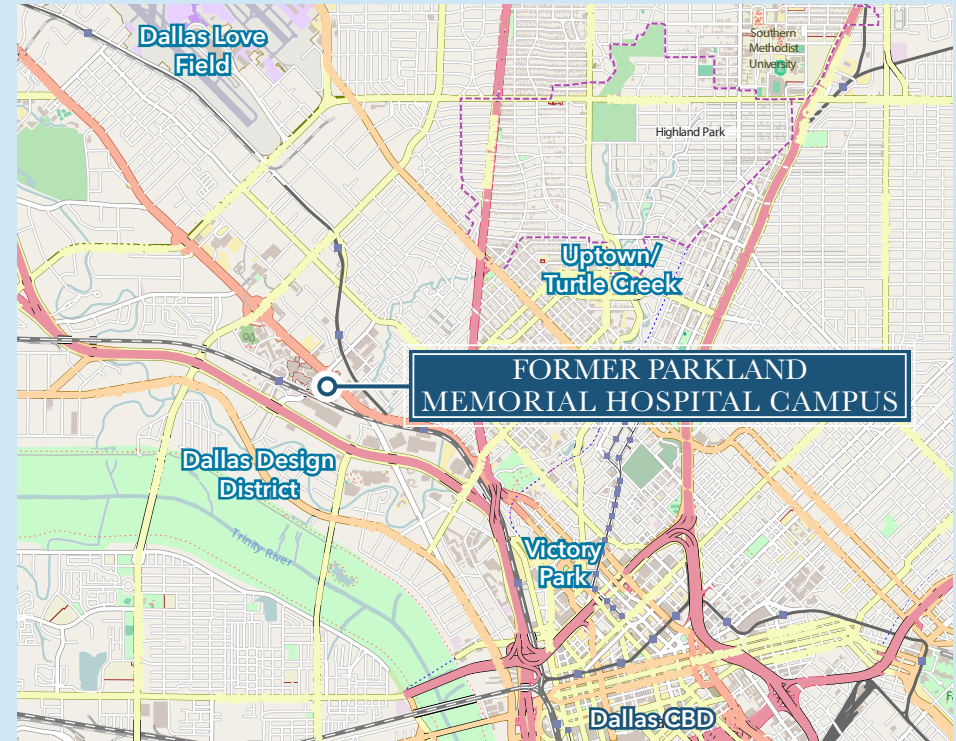
Tremendous Upside and Growth

- Well-timed opportunity and ideally positioned to capitalize upon the Property's zoning and existing market demand within the emerging West Love-Medical District.
- Largest available contiguous site within the Dallas Medical District, which is anchored by the new Parkland Memorial Hospital, UT Southwestern Medical Center, and Children's Health Medical Center.
- Capable of supporting high-density development including Class A, urban residential, hotel, retail, multifamily, and office space in an area that is presently under served.
- Strong gentrification trends already well underway with $\pm 3,265$ residential units completed since 2012 (33% of existing inventory, 92% occupied) and another $\pm 2,400$ units currently under construction or in the planning stages.
- Captures existing and anticipated future demand from multiple economic drivers.
 - Dallas Medical District: Approximately 30,000 employees, more than three million annual patients and visitors, along with expansion projects exceeding \$2.4 billion.
 - Dallas Love Field: The nation's premier close-in airport and a catalyst for much of the recent development following the late 2014 expiration of the Wright Amendment, which resulted in a nearly 50% increase in passenger traffic.
 - Southwest Airlines Headquarters: Houses more than 4,500 corporate employees following the recent completion of its \$100-million HQ campus expansion. A \$150-million facilities expansion at Love Field commenced in 2016.
 - Stemmons Corridor Business District: Over 5,000 businesses with $\pm 170,000$ employees that support 20% of Dallas' tax base.
 - Design District: Adjacent upscale, urban enclave spanning 160 acres between Stemmons Freeway and the Trinity River that is undergoing its own renaissance and will further drive demand within the West Love-Medical District.



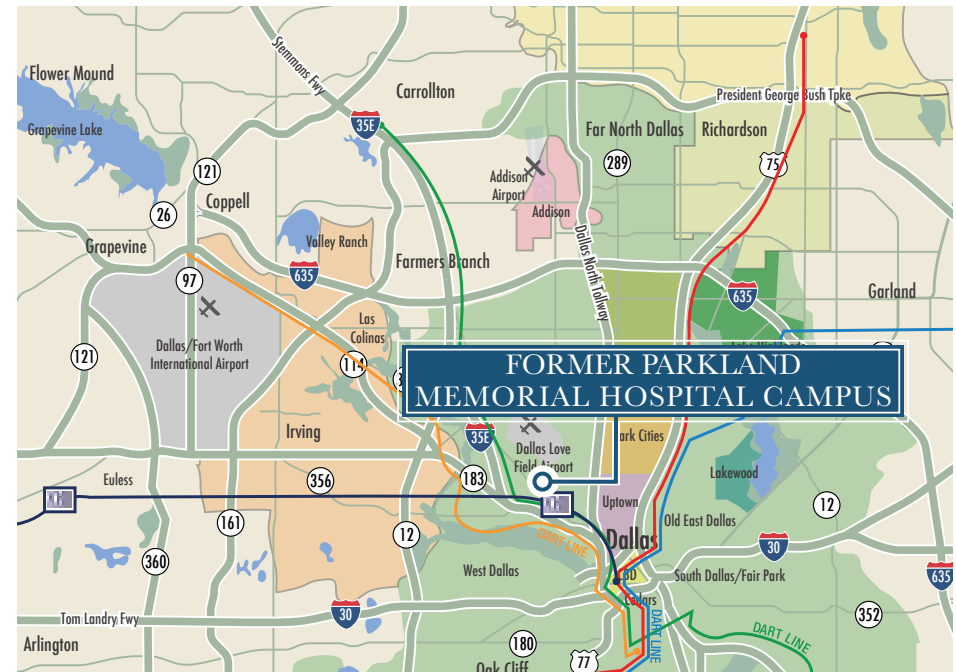
Strategic Infill Location

- Key, urban infill location undergoing a dramatic transformation, spurred by the area's key demand drivers – Dallas Love Field, the Medical District and the superior profile and demographics of surrounding neighborhoods.
 - The Park Cities – Dallas' most prestigious residential neighborhoods and among the wealthiest in the U.S. Also adjacent to the affluent Bluffview and Devonshire residential communities.
 - Uptown/Turtle Creek Submarket – Dallas' most exclusive address that consistently leads the local market in occupancy and rents for all product types.
 - Design District – Another rapidly emerging marketplace, positioned between Stemmons Freeway and the Trinity River with a decidedly upscale, urban vibe.
- Situated among a recently completed, ongoing development cycle exceeding \$3 billion that continues to grow.
 - Recently completed hospital construction totals more than \$2.4 billion.
 - More than 3,250 multifamily residential units completed since 2012 and another 2,400 units currently under construction or in the planning stages.
 - Most notable project underway is the \$200 million, mixed-use West Love development, offering Class A, urban-style office, residential, retail, and hotel space.



Immediate Access to DFW's Rail & Primary Thoroughfares

- On-site Medical District/Market Center station of the Trinity Railway Express commuter rail, which connects downtown Dallas to Fort Worth.
- Just a short walk from DART's Southwest Medical/Parkland light-rail station, which provides connectivity among downtown Dallas, Dallas Love Field, Las Colinas, and DFW International Airport.
- One block east of Interstate 35E, a primary north/south thoroughfare in Dallas/Fort Worth and the U.S.
- Just a few blocks west of the Dallas North Tollway – Dallas' premier corporate thoroughfare.
- Within five to 10 minutes of Airport Freeway (SH 183), Woodall Rodgers Freeway, North Central Expressway (US-75), and Northwest Highway (Loop 12).
- Located 3.5 miles north of the Dallas CBD, three miles south of Dallas Love Field and 15 miles southeast of Dallas/Fort Worth International Airport.





Central U.S. Location
World's Third-Busiest Airport



One of the Most Diverse Economies
Office-Using Sectors Comprise 42%



Pro-Business Environment
Low Costs of Living & Doing Business



Second-Fastest Growing Metro
±400 New Residents Each Day



Top Annual Job Growth
3.4% – #2 Among the Largest U.S. Metros



Highest Projected Job Growth
#1 Office-Using Employment Growth (2017-2019)

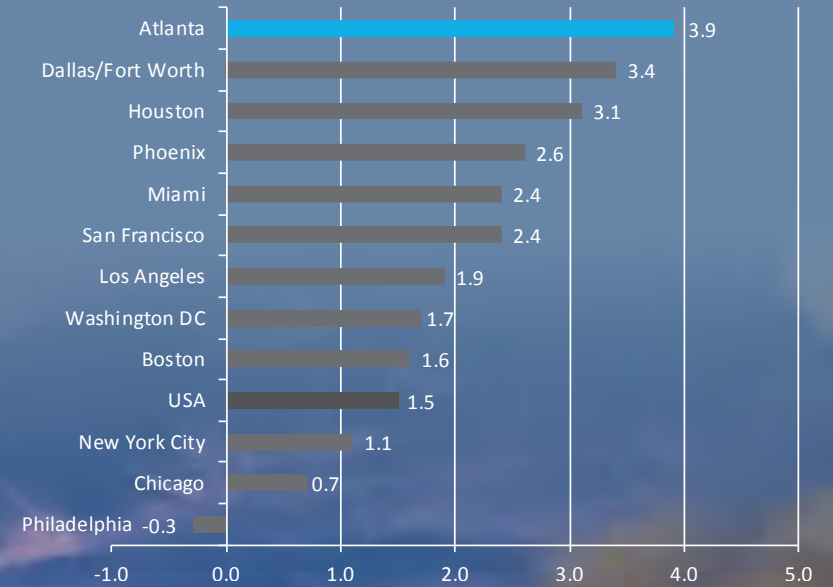


Very Low Unemployment
3.5% Compared to National Average of 4.1%
(Seasonally Adjusted)



Nation-Leading Absorption
±13 Million SF Since 2015

Top Employment Growth Rate | Largest Metros



Sources: Bureau of Labor Statistics, Moody's Analytics
Note: Annual % change through February 2018, total non-farm employment (seasonally adjusted)

Investors surveyed by CBRE ranked DFW the second-hottest property market in the nation, trailing only Los Angeles and edging out New York City, San Francisco and Seattle.

Offering Guidelines

The sale of the property will require a public bidding process in accordance with Texas Local Government Code Section 272.001: Notice of Sale or Exchange of Land by Political Subdivision; Exceptions. The District will post two separate notices offering the property for sale to the general public in a newspaper of general circulation. The District not sell the property until after the fourteenth day after the date of the second publication. The District will review all offers submitted in response to the notice; however, the District is not required to accept any bid or offer or to complete the sale. While a winning bidder may be selected from the bid process, a purchase and sale agreement will not be executed until after the Dallas County Hospital District Board of Managers and The Dallas County Commissioners Court have approved the transaction.

Required Bid Package

All bidders are required to download and review the document “INVITATION FOR SEALED BIDS.pdf” that has been made available on the Virtual Deal Room of the Property website at www.cbre-parklandcampus.com. Access to this document will require execution of the online Confidentiality Agreement.





From left to right: Zale Lipshy Hospital, Charles Cameron Sprague Clinical Science Building, and Old Parkland Hospital

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www.cbre.com

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