
VERDARA
SOUTHERN LIFESTYLE
CENTER



Verdara is a new premier southern lifestyle center designed for the way people live, work gather and unwind

Russell Glen introduces its new southern lifestyle center, situated on 45 acres. The development will feature luxury apartment homes, townhomes, live/work lofts, restaurants, retail, a neighborhood grocery store, and thoughtfully designed community amenities.

Anchored by an 18-hole putting green woven throughout the property, Verdara brings a unique sense of leisure, activity, and connection to the heart of DeSoto. Located at the gateway to Thorntree Golf Club and surrounded by some of the premier residential communities in southern Dallas County, Verdant is positioned to become a signature destination for residents, visitors, and the broader community.

LIFESTYLE GROCERY	51,000 SF	25,000 SF	164	30,000	325 UNITS
MASTER PLANNED	SHOPS RESTAURANTS	GROCERY	TOWNHOMES	OFFICE	APARTMENT HOMES

By the Numbers

84,622
POPULATION
THREE MILES

$322,975
AVERAGE HOME VALUE
ONE MILES

$114,848
AVERAGE HOME VALUE
ONE MILES

15
MINUTES
DOWNTOWN DALLAS

$127,696
AVERAGE INCOME
ONE MILES

31
MINUTES
DWF AIRPORT




THORNTREE

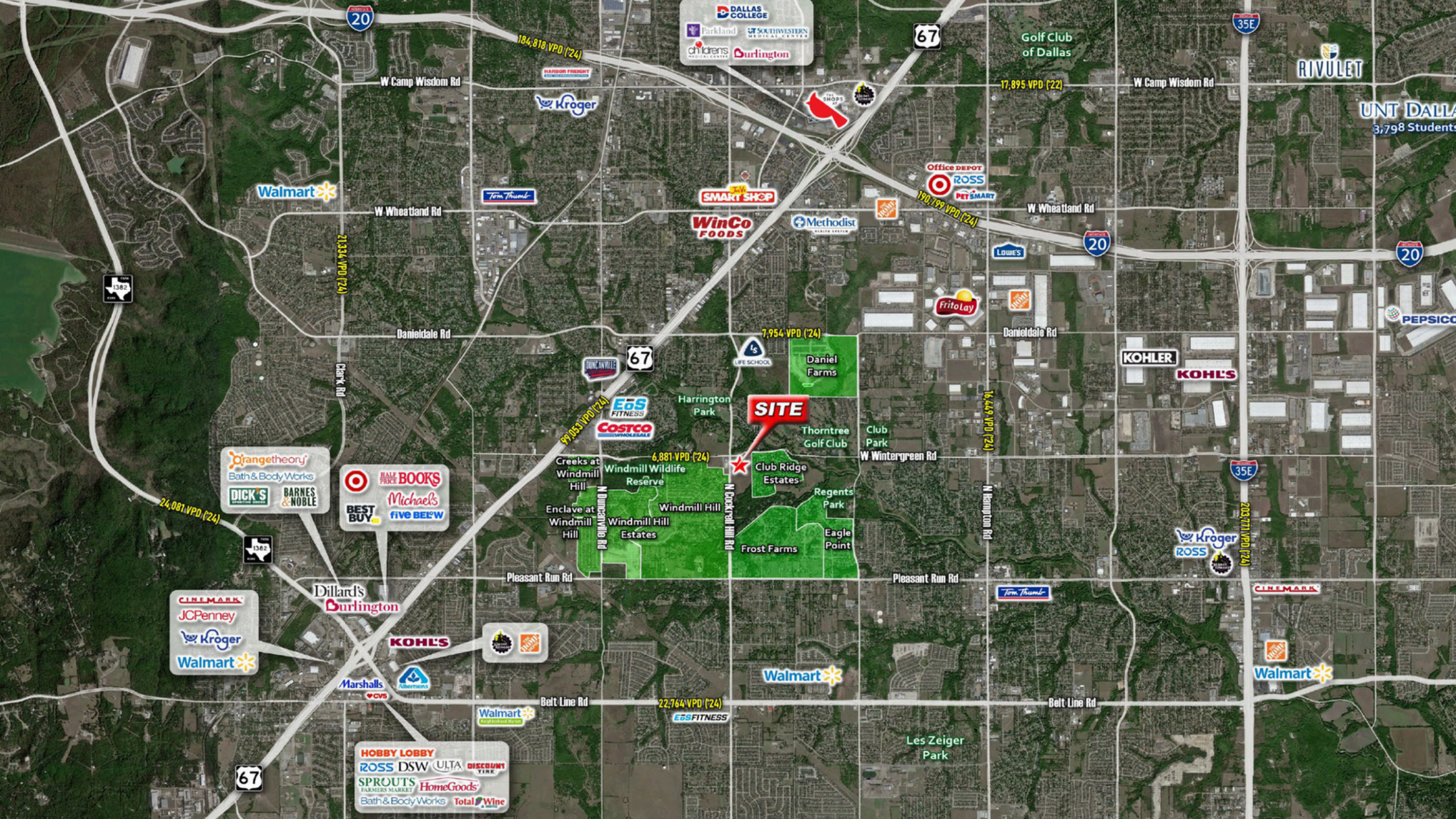

FROST FARMS

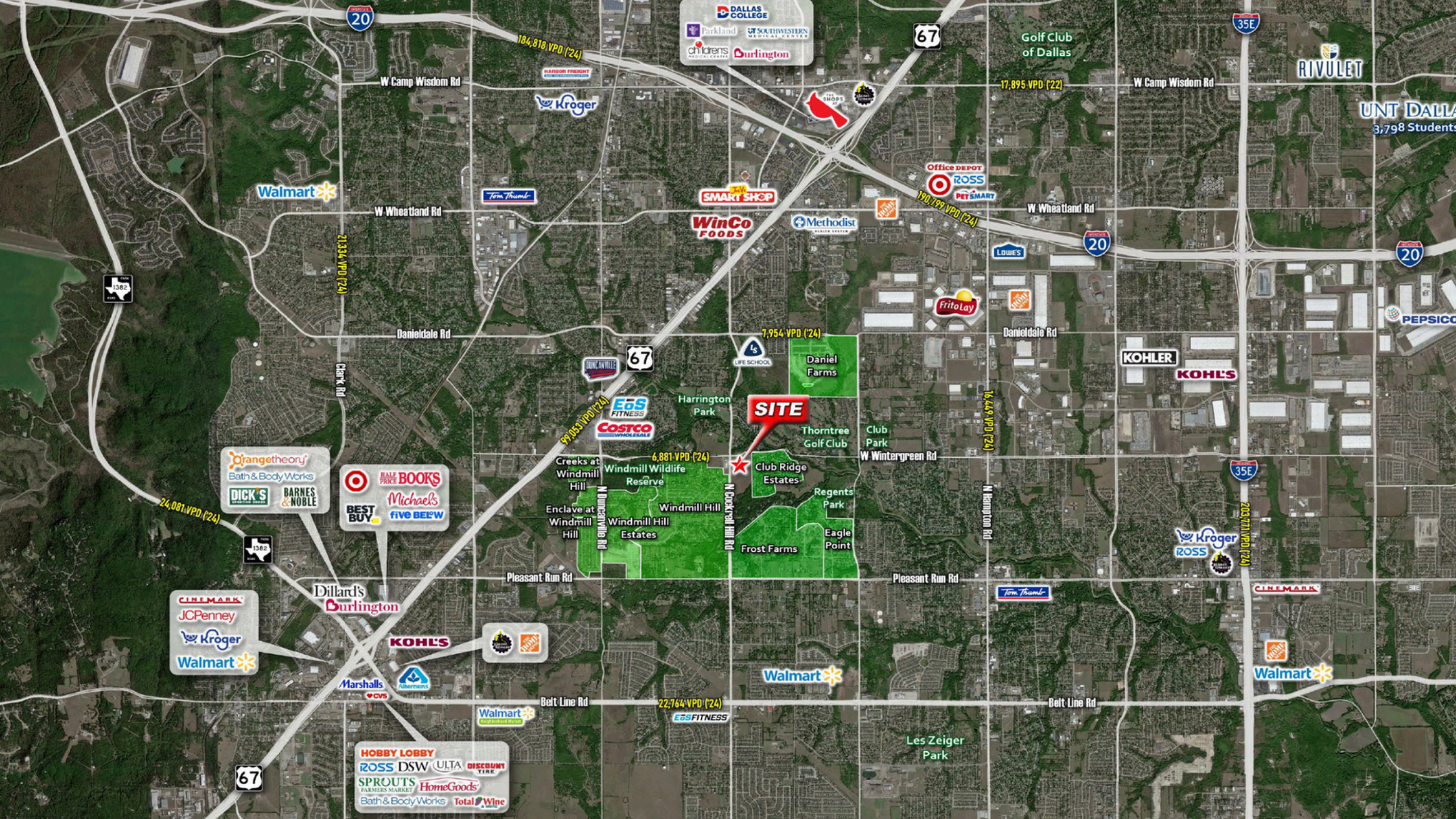

DANIEL FARMS

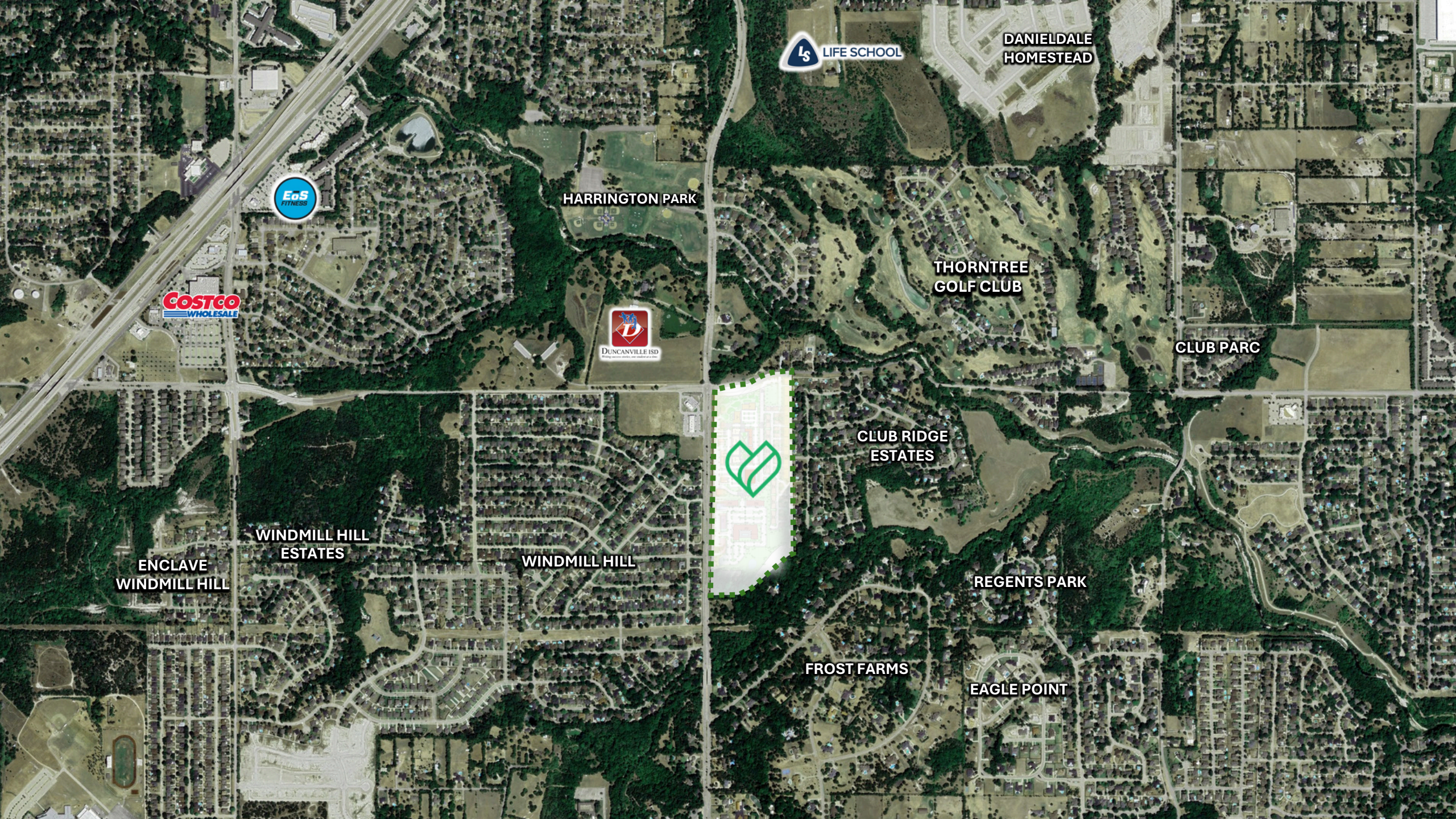

ENCLAVE WINDMILL


WINDMILL HILLS ESTATES

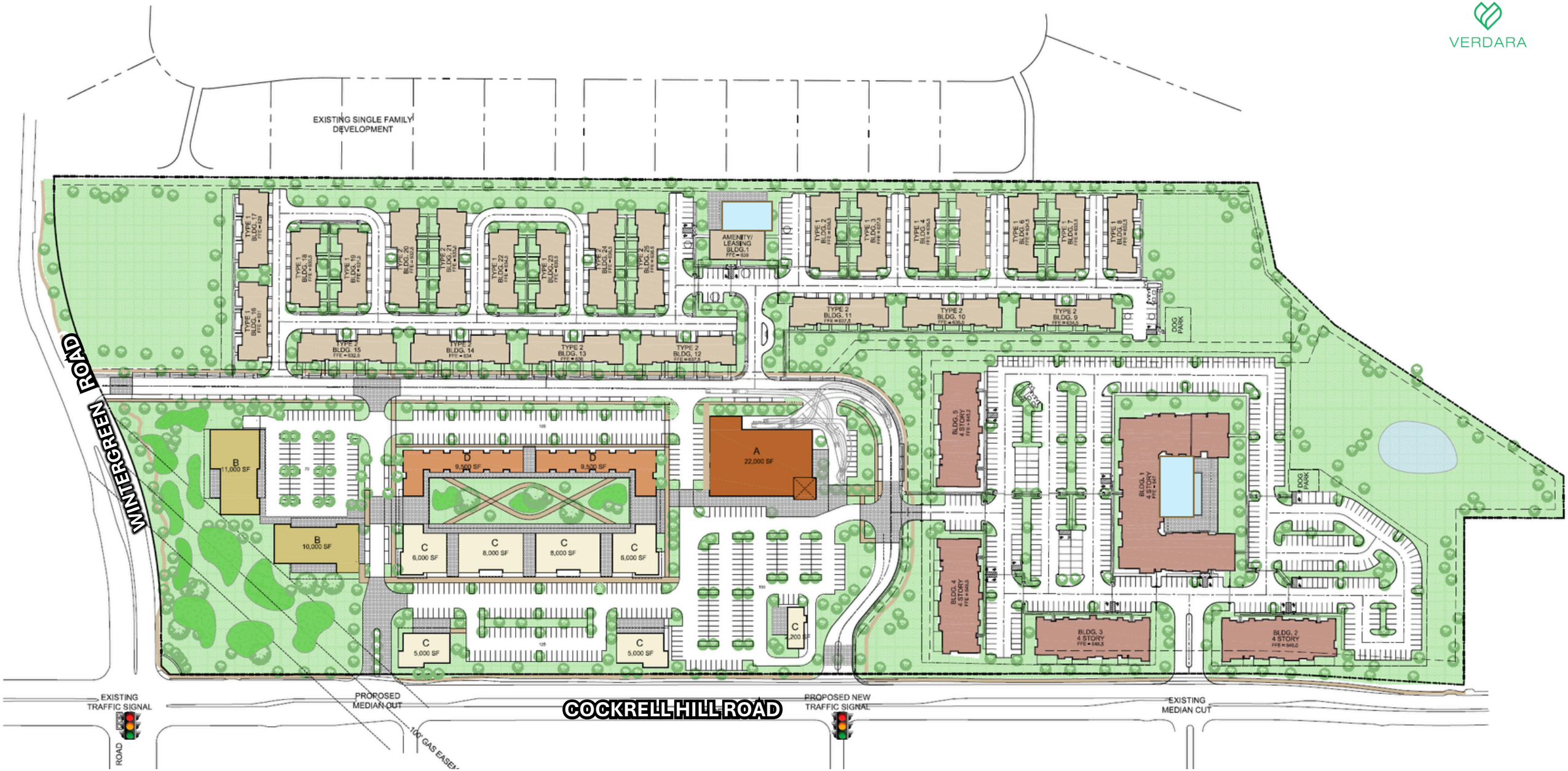

ENCLAVE AT THORNTREE


SITE
Daniel Farms
Harrington Park
Thorntree Golf Club
Club Park
Creeks at Windmill Hill
Windmill Wildlife Reserve
Club Ridge Estates
Regents Park
Enclave at Windmill Hill
Windmill Hill Estates
Windmill Hill
Frost Farms
Eagle Point
N Duncanville Rd
N Cockrell Hill Rd
N Hampton Rd
W Wintergreen Rd
Golf Club of Dallas
W Camp Wisdom Rd
W Wheatland Rd
Danieldale Rd
Pleasant Run Rd
Belt Line Rd
Clark Rd
Les Zeiger Park
UNT Dalla
3,798 Students
RIVULET
PEPSICO
Dillard's Burlington
Walmart
Kroger
Tom Thumb
Office DEPOT
ROSS
PETSMART
Lowe's
Fritolay
KOHLER
KOHL'S
Methodist
WinCo FOODS
SMART SHOP
Target
BEST BUY
HALF PRICE BOOKS
Michaels
five BELOW
orangetheory
Bath & Body Works
DICK'S
BARNES & NOBLE
CINEMARK
JCPenney
Marshalls
CVS
Albertsons
HOBBY LOBBY
DSW
ULTA
DISCOUNT TIRE
SPROUTS FARMERS MARKET
HomeGoods
Total Wine
EOS FITNESS
COSTCO WHOLESALE
DALLAS COLLEGE
Parkland
SOUTHWESTERN MEDICAL CENTER
children's MEDICAL CENTER
Burlington
HARBOR FREIGHT
LIFE SCHOOL
DUNCANVILLE
184,818 VPD ('24)
17,895 VPD ('22)
190,799 VPD ('24)
21,334 VPD ('24)
7,954 VPD ('24)
99,053 VPD ('24)
16,449 VPD ('24)
6,881 VPD ('24)
24,081 VPD ('24)
203,771 VPD ('24)
22,764 VPD ('24)
20
35E
67
1382


SITE
Daniel Farms
Harrington Park
Thorntree Golf Club
Club Park
Creeks at Windmill Hill
Windmill Wildlife Reserve
Club Ridge Estates
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LIFE SCHOOL
DANIELDALE HOMESTEAD
EoS FITNESS
HARRINGTON PARK
COSTCO WHOLESALE
DUNCANVILLE ISD
THORNTREE GOLF CLUB
CLUB PARC
CLUB RIDGE ESTATES
WINDMILL HILL ESTATES
ENCLAVE WINDMILL HILL
WINDMILL HILL
REGENTS PARK
FROST FARMS
EAGLE POINT

VERDARA


EXISTING SINGLE FAMILY DEVELOPMENT
WINTERGREEN ROAD
AMENITY/ LEASING BLDG.1
DOG PARK
A 22,000 SF
B 11,000 SF
B 10,000 SF
D 9,500 SF
D 9,500 SF
C 6,000 SF
C 8,000 SF
C 8,000 SF
C 6,000 SF
C 5,000 SF
C 5,000 SF
C 2,200 SF
BLDG. 5 4 STORY
BLDG. 4 4 STORY
BLDG. 1 4 STORY
BLDG. 3 4 STORY
BLDG. 2 4 STORY
EXISTING TRAFFIC SIGNAL
PROPOSED MEDIAN CUT
COCKRELL HILL ROAD
PROPOSED NEW TRAFFIC SIGNAL
EXISTING MEDIAN CUT
ROAD


VEDARA


STARBUCKS
Grocery
Grocery



VERDARA

The Heights

APARTMENT HOMES



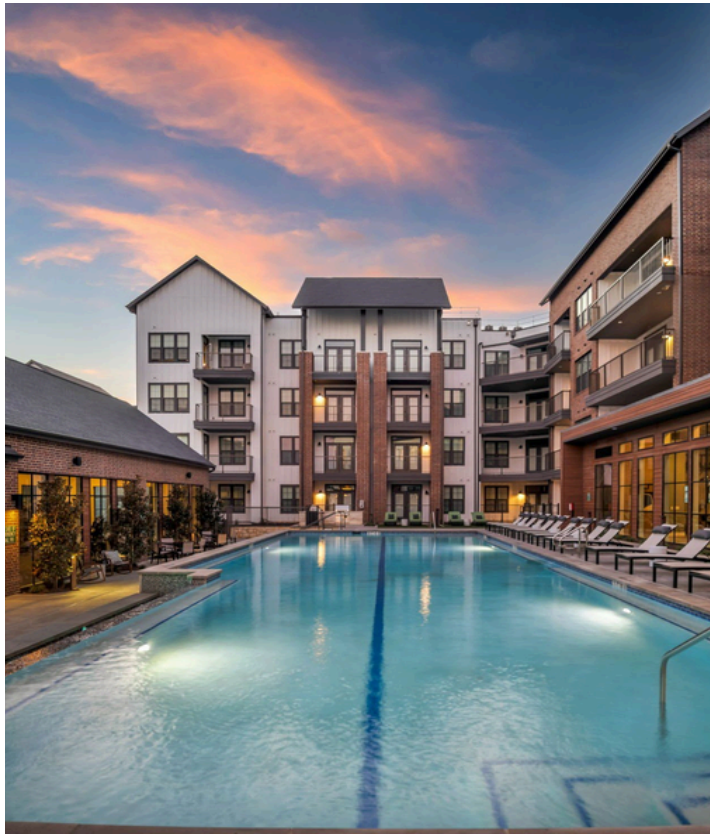


ABOUT COMMUNITY

- 7 four-level apartment home buildings
- Elevator in each building
- The majority of interior units feature private balconies
- Exterior consists of 20% stone or brick, with the remaining finish in Hardie board siding
- Minimum of 6% of units include detached garages
- Minimum of 12% of units include shaded carports
- Minimum of 5% of first-floor units include private yards
- One dedicated amenity building
- Fully amenitized community
- Resort-style swimming pool
- Fitness center and clubhouse

Interior of Apartment House

- Quartz countertops with stainless steel appliances
- Luxury vinyl tile (LVT) flooring throughout the living spaces, including the kitchen, bedrooms, and bathrooms
- Dedicated dog park
- Enhanced green spaces with walkable access to the retail district





THE HEIGHTS: RENDERING

VERDARA

SUNSET VIEW





THE HEIGHTS: BUILDING A

VERDARA

SUNSET VIEW





THE HEIGHTS: BUILDING B

VERDARA

DAYTIME VIEW

① SIDING
② BOARD AND BATTEN
③ BRICK
④ STONE
⑤ SHINGLE ROOF
⑥ CORRUGATED METAL PANEL



BUILDING B - BACK ELEVATION



BUILDING B - FRONT ELEVATION (STREET)

VERDARA

the Villas

TOWNHOMES

ABOUT COMMUNITY

- 164 gated townhomes
- One dedicated amenity building
- Fully amenitized community
- Resort-style swimming pool
- Fitness center and clubhouse
- Dedicated dog park
- Enhanced green spaces with walkable access to the retail district

ABOUT TOWNHOMES

- Two-level townhomes
- Average townhome size of 1,650 sq. ft. (subject to change based on future due diligence and market studies)
- Attached two-car garage
- Concrete driveways with additional parking for select six- and eight-unit building clusters
- Quartz countertops with stainless steel appliances
- Luxury vinyl tile (LVT) flooring throughout the kitchen, living areas, bedrooms, and bathrooms

















THE VILLAS: BUILDING TYPE I

VERDARA

SUNSET VIEW





THE VILLAS: BUILDING TYPE I

VERDARA

DAYTIME VIEW

① SIDING
② BOARD & BATTEN
③ BRICK
④ SHINGLE ROOF
⑤ METAL ROOF

NOTE: ELEVATIONS ARE NOT TO SCALE



TOWNHOME - WEST ELEVATION



TOWNHOME - SOUTH ELEVATION



TOWNHOME - EAST ELEVATION



TOWNHOME - NORTH ELEVATION



THE VILLAS: BUILDING TYPE II

VERDARA

SUNSET VIEW





THE VILLAS: BUILDING TYPE II

VERDARA

DAYTIME VIEW

① SIDING
② BOARD & BATTEN
③ BRICK
④ SHINGLE ROOF
⑤ METAL ROOF

NOTE: ELEVATIONS ARE NOT TO SCALE



TOWNHOME - WEST ELEVATION



TOWNHOME - SOUTH ELEVATION



TOWNHOME - EAST ELEVATION



TOWNHOME - NORTH ELEVATION

the Shops

RETAIL DISTRICT

- Grocery store
- Fine Dining and coffee café
- Boutique retail shops
- Entertainment venues
- Two-level office spaces
- Verdant Wellness Green — a wellness-focused outdoor gathering space
- 1.1-acre activated green space for community events, recreation, and arts programming
- Scenic walking trails throughout the community

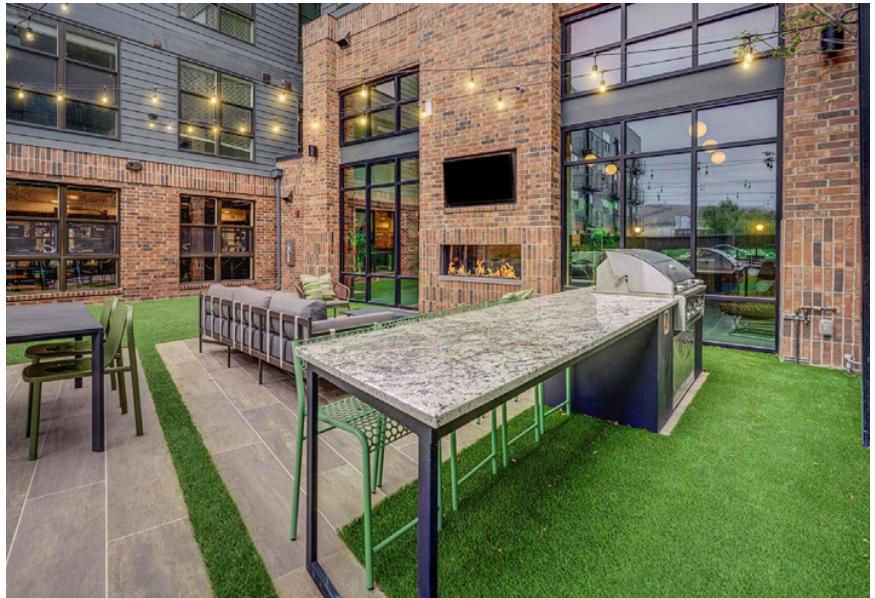
VERDARA















THE VILLAGE: SHOPS + WELLNESS SPA

VERDARA



THE VILLAGE: PROPOSED GROCERY

VERDARA





THE VILLAGE: PROPOSED STARBUCKS

VERDARA



THE VILLAGE: OFFICE

VERDARA



About Gilbane

Gilbane, Inc. is one of the largest privately held, family-owned construction and real estate development firms in the industry. As the parent company of both Gilbane Development Company and Gilbane Building Company, we strive to bring our core values, expertise and integrated client-focused team approach to each of our projects throughout North America and internationally, operating out of 44 office locations worldwide.

Unlike external shareholder pressure that many of our publicly-owned competitors face, we are one of the few remaining privately held U.S. headquartered firms with solid financial footing and long-term stable management.

Gilbane Development Company is the real estate development, investment, and property management arm of Gilbane, Inc. Gilbane Development has developed a wide range of real estate projects across multiple markets throughout the United States. We utilize our experience in finance, project management, alternative transaction structures, marketing, and project delivery methods to customize cost effective real estate solutions for our diverse, national client base and property types. We pride ourselves on listening to our clients' and partners' needs and then recommending and delivering a comprehensive real estate development and financing solution to meet their goals, and in creating value for our residents, tenants, and investors.

Founded in
1870 155 years of family-owned values

25,000+ residential units developed/underway

8.5 billion+ in total development

TOP 20 multifamily developers
Multi-Housing News

Gilbane
Gilbane Development Company

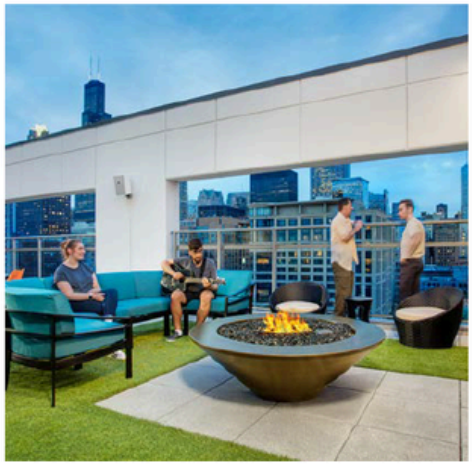
Portflio

Our multi-disciplinary team of experts has successfully executed and delivered a wide range of real estate projects—on budget and on time—while creating the greatest possible value for the investment.

We've been creating and implementing successful real estate programs for public, private and non-profit clients throughout the United States for five decades. Our experienced team members and extensive track record allow us to identify, recommend and execute the most appropriate financing, development and management solutions to meet your unique objectives.

Our experience covers a wide range of projects, including:

- Award-winning residential and multifamily communities
- Mixed-income and affordable housing
- Innovative public-private partnerships
- Student housing
- Corporate headquarters and office buildings
- Thriving mixed-use developments
- Distribution and manufacturing centers
- Schools, healthcare and other public facilities



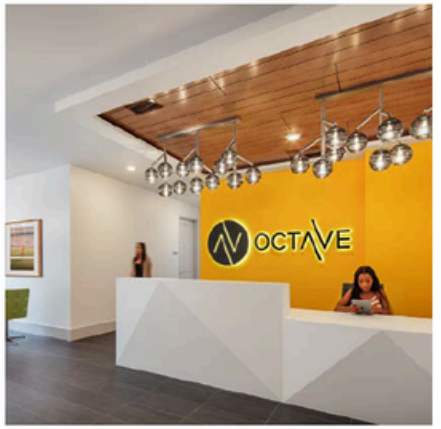


Developing Dynamic Communities

At Gilbane, we believe in developing dynamic communities through carefully planned development. Through years of experience, we have learned how to successfully craft new and vibrant destinations that become neighborhood centerpieces.

We work directly with community and institutional leaders to deliver projects that respect the community while also fulfilling a need, whether that need be student housing, mixed-income and affordable housing, market-rate apartments, or mixed-use developments.

Our executive team members average over 25 years of real estate development experience. The relationships we've built over the years with planners, designers, lenders, construction experts, and marketing/leasing partners bring value to each of our projects and thereby to the residents who live, work, learn, and play within those communities.





Gilbane

Live Work Play

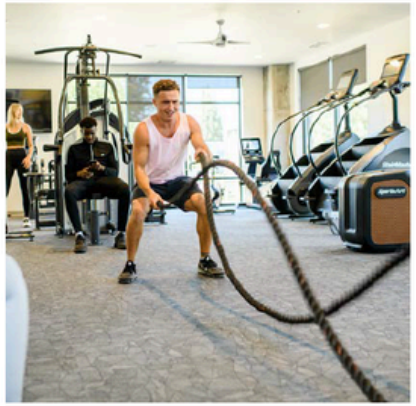
For over 50 years, Gilbane Development Company has been responsible for developing dynamic communities that enrich people's lives.

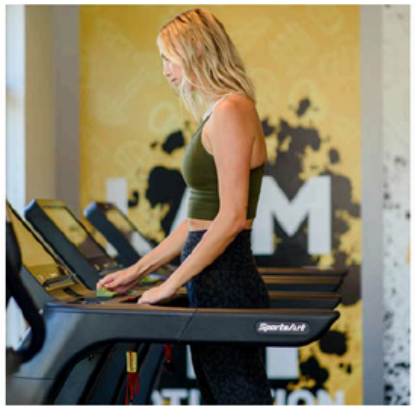
As we look ahead, we are focused on building an even better future alongside our partners, investors, employees and those who live, work, and play in the communities we develop.

We understand the importance of healthy communities. When developing new market-rate, affordable, and student housing communities, we consider proximity to transit as well as walkability; we have developed several communities which boast a Walk Score® of 90 or above ("Walker's Paradise"), including The York and Altus at Towson Row in Towson, MD; The Verge in Cincinnati, OH; 30 East in Chicago, IL; and, Octave in Champaign, IL.

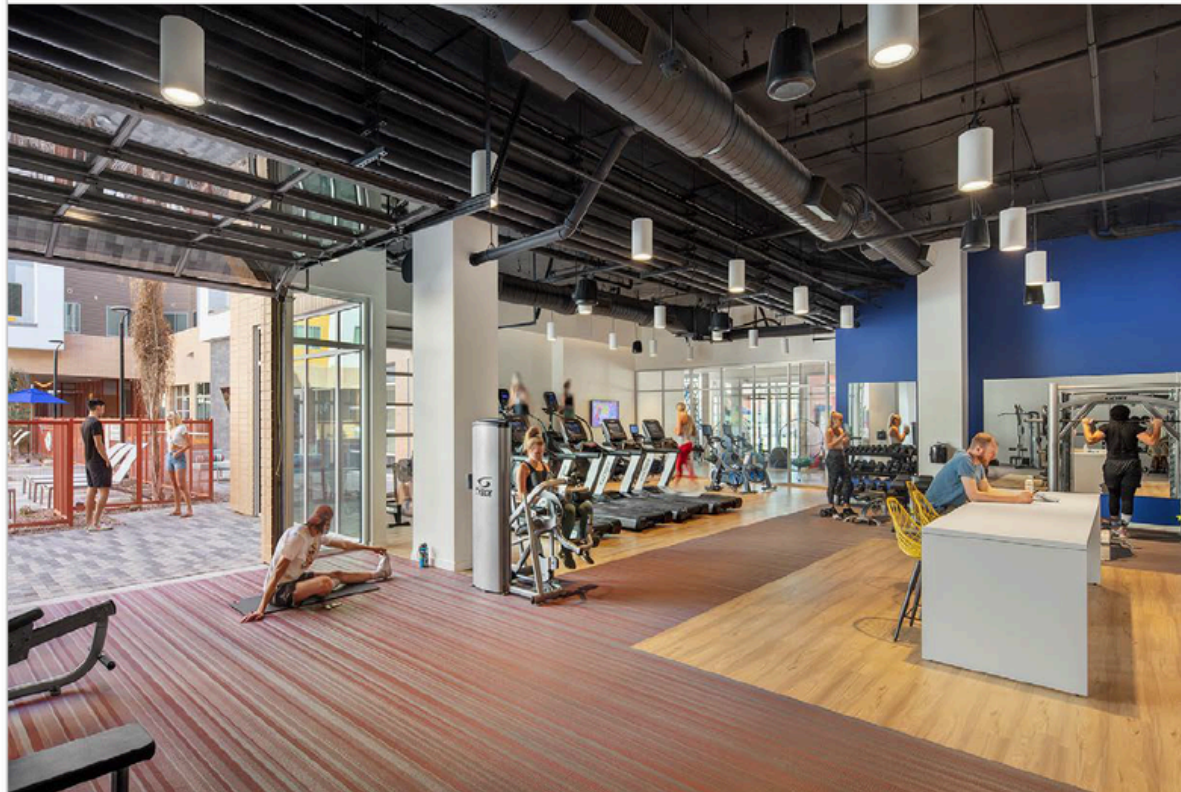
To encourage health and wellness while protecting the environment, Gilbane also incorporates bicycle storage and car charging stations at our communities.

Many of our communities incorporate wellness amenities including fitness centers, yoga studios and outdoor play space.





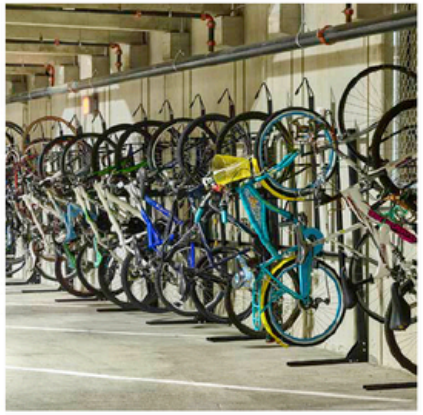








Sustainable Development & Operational Practices





Gilbane Development Company has a long history of commitment to environmental responsibility. We employ green practices in the earliest stages of design for cost savings throughout operations. Our goal is to not only create beautiful and functional places to live, work, and play, but to also leave the community better for future generations.

We are developing dynamic communities which actively embrace sustainable methods of design, construction, and long-term operations, not only for the obvious benefits to the environment, but also for the realization of greater value over the operational lifecycle of our portfolio of assets and for our clients' assets.

When determining the best approach to sustainability, we advocate for programs that promote health and wellness and reduce energy, water consumption, and overall carbon footprint while promoting resilient operations.

Affiliations include LEED (Leadership in Energy and Environmental Design), Green Globes, Passive House Institute US, Urban Land Institute, ENERGY STAR, and National Green Building Standard (NGBS), among others.

RUSSELL GLEN

TRANSFORMATIONAL DEVELOPMENT. DESIGNED TO LAST. BUILT TO MATTER.

Russell Glen is a Dallas-based real estate development firm creating lasting community and economic anchors. Our approach is intentional, calculated, and disciplined. From transformational mall redevelopments to regional mixed-use centers, we deliver enduring places designed to strengthen communities and generate long-term value

Our distinct strategy has a dual mandate that generates measurable positive social change and market-rate financial returns to our capital partners. We align with impact-minded partners like healthcare systems, grocery stores, retailers, corporations, and others to help solve societal demands through real estate. **WE DON'T JUST HOPE FOR CHANGE. WE CREATE THE CHANGE.**



RUSSELL GLEN



IMPACT

Russell Glen is an impact-centered real estate investment and development company focused on transforming overlooked assets into community-serving, income-producing places. *We specialize in complex projects that require vision, trust, alignment between the public and private sectors, institutional partnerships, and disciplined execution. Our work is designed to deliver market-rate financial returns while creating measurable community* impact.

OUR THREE LANES

Retail + Mall Redevelopment
We reposition underperforming malls, shopping centers, and retail corridors into mixed- use destinations that remain relevant for the next generation.

Grocery-Anchored Impact Investment
We use grocery access as a catalyst for neighborhood reinvestment, daily traffic, improved quality of life, and broader commercial activity.

Healthcare-Anchored Mixed-Use Communities
We partner with healthcare systems and civic stakeholders to create developments that expandaccess to care while supporting housing, retail, public space, andlong-term community growth.

450+
MILLION DOLLARS

Driven by a vision that commits more than two billion dollars to innovative developments in the next decade, we have over **FOUR HUNDRED AND FIFTY MILLION DOLLAR**S in projects that are either completed or currently underway.

20+
COMMUNITIES IMPACTED

By 2030, we will develop over **TWENTY TRANSFORMATIONAL PROJECTS t**hat will drive societal impact and enhance people's lives in historically underinvested communities.

11+
SQUARE FEET

Our team of executives has managed **OVER ELEVEN MILLION SQUARE FEET** of real estate development. We have a portfolio of over two million square feet of projects completed or underway.

Why We Are *different*

We do not simply develop real estate. **We align capital, community, institutions, and essential services to create places that perform** financially and matter socially.

Dillard's · Target · Parkland · Walmart · Hyatt · Lowe's · Marriott · Chipotle Mexican Grill · UT Southwestern Medical Center · Starbucks Coffee · Tom Thumb · Foot Locker · Albertsons · HarrisHealth System · Panera Bread · Burlington · JCPenney · Omni Hotels & Resorts · Chick-fil-A · Trader Joe's



What We *believe*

Russell Glen is founded upon our five core values and the exceptional individuals who uphold these principles. **WE ARE RELATIONAL, RESOURCEFUL, RELIABLE, RESPONSIVE, AND RESILIENT.** These values empower us to carry out our mission with extraordinary foresight.





DALLAS, TEXAS

SOUTHERN DALLAS HISTORIC REDEVELOPMENT.

3662 West Camp Wisdom Road

+ **PROJECT SIZE:** 791,261 Square Feet / 90.1 Acres
+ **STRATEGY:** MALL REDEVELOPMENT
+ **INVESTMENT:** $400M +/-
+ **ROLE:** CO-DEVELOPER/PARTNER

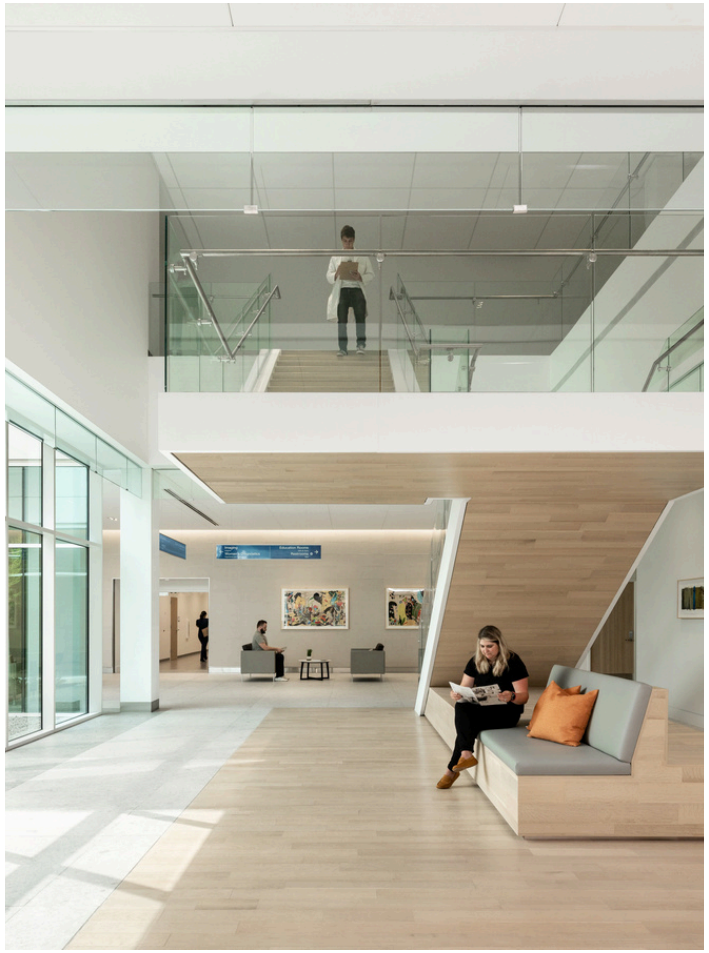
The Shops at RedBird is the transformational redevelopment of Southwest Center Mall, formerly Red Bird Mall, originally built in 1975. Located at the highly visible intersection of U.S. Highway 67 and Interstate 20, RedBird is the only regional mall in the southern sector of Dallas and has long served as a landmark for the surrounding community.

Today, RedBird is being reimagined as a dynamic 950,000 SF mixed-use destination anchored by UT Southwestern, Children's Medical Center, Dallas College, Burlington, and Parkland. What was once a traditional mall is now becoming a powerful community-centered hub for healthcare, education, retail, jobs, housing, and neighborhood-serving amenities.

The redevelopment of RedBird has taken on tremendous significance in the City of Dallas. This $400M, multi-award-winning redevelopment is more than a real estate project; it is a catalyst for the continued transformation of the Red Bird community and the broader southern Dallas area. The vision is to deliver the high-quality amenities the surrounding community both desires and deserves, including restaurants, retail, family-oriented entertainment, office space, Class A apartments, hotels, grocery, and healthcare.

CURRENT PROJECTS

As RedBird continues to evolve, it represents one of Dallas' most important examples of impact-driven redevelopment: restoring a historic community asset, attracting major institutional partners, creating new economic opportunity, and shaping a vibrant mixed-use district for the next generation.





RIVULET

DALLAS, TEXAS

OUR NEXT BIG IDEA

+ PROJECT SIZE: 90 ACRES / 545 RESIDENTIAL HOMES / 300,000 SF RETAIL + OFFICE
+ STRATEGY: MASTER PLANNED COMMUNITY
+ INVESTMENT: $200M +/-
+ ROLE: DEVELOPER / PARTNER

Rivulet is a 90-acre master-planned community in Oak Cliff that will bring a dynamic mix of residential, retail, civic, and community uses to southern Dallas. The development will include single-family homes, luxury apartment homes, retail shops, office space, an innovation center and library, community gathering spaces, trails, and other neighborhood-serving amenities.

Russell Glen is partnering with Republic Property Group to develop the residential master-planned community, with commitments from LGI Homes and D.R. Horton to deliver high-quality single-family homes for the surrounding community. Together, the project is designed to create a vibrant, connected, and inclusive neighborhood that supports long-term growth in one of Dallas' most important emerging corridors.
Rivulet is widely considered part of the "education corridor" in southern Dallas and is strategically positioned near several key educational institutions, including the University of North Texas at Dallas, Paul Quinn College, Dallas College Cedar Valley Campus, Uplift Education, and Kathlyn Joy Gilliam Collegiate Academy.

Located directly across the street, UNT Dallas is the only public, accredited four-year university in the City of Dallas. The university continues to experience significant momentum, including major investments such as its new $100 Million STEM building and the $63 Million student center that opened in 2019. As UNT Dallas continues to grow, Rivulet is uniquely positioned to support the surrounding educational ecosystem by providing housing, amenities, gathering spaces, and opportunities that serve students, faculty, families, and the broader community.



Drawing from its rich history of Oak Cliff and woven together on the stream of Rickett Branch Creek, RIVULET is one of Russell Glen's most exciting developments. RIVULET Phase I will include 6 acres of innovative nature/park design that will open up more than 80 acres of residences and neighborhood shops to bring together dynamic mixed-use development, with more than a mile of trails and natural areas.





PAST PROJECTS

CANYON IN OAK CLIFF

DALLAS, TEXAS

KEY TENANTS

RESIDENCE INN BY MARRIOTT | OLIVE GARDEN
BUFFALO WILD WINGS | STARBUCKS | CHIPOTLE
TEXAS ROADHOUSE | CHEDDARS

The Canyon in Oak Cliff is a 211-acre mix-use development at the southwest quadrant of Westmoreland Road and Interstate 30 in far North Oak Cliff. Just miles away from downtown Dallas and east of Pinnacle Park, Canyon in Oak Cliff offers retail, hotel, urban residential, medical, office, and other amenities for north Oak Cliff and surrounding communities.





ALEXAN WEST DALLAS

DALLAS, TEXAS

KEY TENANTS

344 LUXURY APRARTMENT HOMES

Alexan west is located just west of downtown Dallas between two very exciting mix-use projects, Sylvan Thirty and Trinity groves. These developments have gained notoriety for their restaurants and overall dining experiences. In addition, this site is surrounded by many new multifamily projects along Fort Worth/Commerce.

Alexan West Dallas was a joint venture development with Trammell Crow Residential. This mix-use development is comprised of luxury apartments, offices, and retail.

Russell Glen Company | 2026 Company Profile



CENTER CITY

DESOTO, TEXAS

KEY TENANTS

TOM THUMB | GROCERY DUNKIN DONUTS | LEGACY DENTAL | SMOOTHIE KING
| ALDI GROCERY

Russell Glen worked to reimagine downtown Desoto, Texas, into a more vibrant center city. The redevelopment included a former Texaco service station, the existing Tom Thumb, and the development of a new Smoothie King / ALDI Grocery at the intersection of Hampton Road and Pleasant Run Road.

The former Texaco property was redeveloped, with Dunkin Brands opening its first generation-i store in the country. Dunkin Donuts/Baskin Robbins opened with Legacy Dental. Russell Glen also partnered with the City of Desoto and Global Fund Investments to revitalize Tom Thumb Center and rebrand the intersection as Center City.

ELDORADO PLAZA

MCKINNEY, TEXAS

KEY TENANTS

BELK | TRADER JOES | BED BATH & BEYOND | STARBUCKS | SALTGRASS | CHIPOTLE | HOME2 BY HILTON | TOWN PLACE SUITES BY MARRIOTT

Eldorado Plaza is strategically positioned between the two regional malls of Stonebriar in Frisco, Texas, and Collin Creek Mall in Plano, Texas. Stonebriar Mall is eight miles west on State Highway 121, and Collin Creek is eleven miles south on U.S. 75 (Central Expressway). Eldorado Plaza is located at the northwest corner of Eldorado Parkway and US Highway 75 in McKinney, Texas. The center is anchored by Traders Joe's and Belk. This lifestyle center is at the heart of the city's shopping area.



PAST PROJECTS







SHOPS AT WATERVIEW PARK

DUNCANVILLE, TEXAS

KEY TENANTS

BELLA RUSCELLO | LA FITNESS | FROST BANK | STARBUCKS | TACO CANTU

Located at the northeast corner of Highway 67 and Main Street in Duncanville, Texas, the Shops at Waterview Park is a 61,527-square-foot mixed-use retail office development anchored by LA Fitness and Bella Ruscello luxury apartment homes. Russell Glen acquired the former Dickey's Barbecue restaurant building at the Shops at Waterview Park to redevelop it for Starbucks and Taco Cantu.







HATCHER STATION

DALLAS, TEXAS

KEY TENANTS

PARKLAND HOSPITAL | BAYLOR DENTAL

Hatcher Station is an urban mixed-use development anchored by a catalytic 44,000 square feet Parkland Health and Hospital System Outpatient Community Clinic. The Developer of Frazier Revitalization Inc. Engaged Russell Glen to provide advisory service for this signature project located four miles east of downtown Dallas, Texas. Russell Glen
also played an instrumental role in attracting Parkland to the development.



VERDARA