

# LAKE HIGHLANDS VILLAGE

A MIXED-USE URBAN DEVELOPMENT OPPORTUNITY

DALLAS, TEXAS

NOVEMBER 2022

**JAH**  
REALTY

OMNIPLAN



# JAH REALTY SEEKING TOWNHOME PARTNER

**JAH Realty is a fully integrated commercial real estate operating company that has owned and managed shopping centers for over 50 years.**

## **Integrated Operation**

- *Acquisitions & Development*
- *Leasing & Management*
- *Design & Construction*

## **Company History**

- *JAH & Company, Ltd. founded in Oklahoma in 1973 by John Henry, III*
- *Developed first shopping center in 1973*
- *JAH Realty, L.P. formed in 2003 in Texas under the stewardship of Jay Henry*

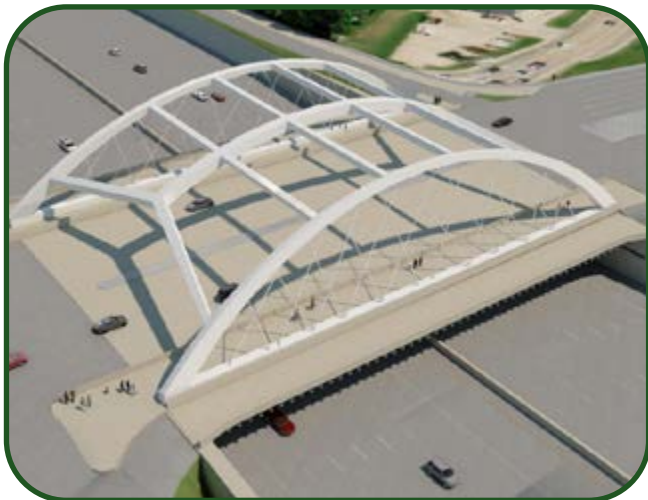
## **Principal Orientation**

- *Philosophy of investing in real estate for the long-term*
- *Wholly-owned portfolio of 2.6 million square feet (no outside equity partners)*
- *JAH manages another 1.2 million square feet for its affiliate, TriGate Capital*

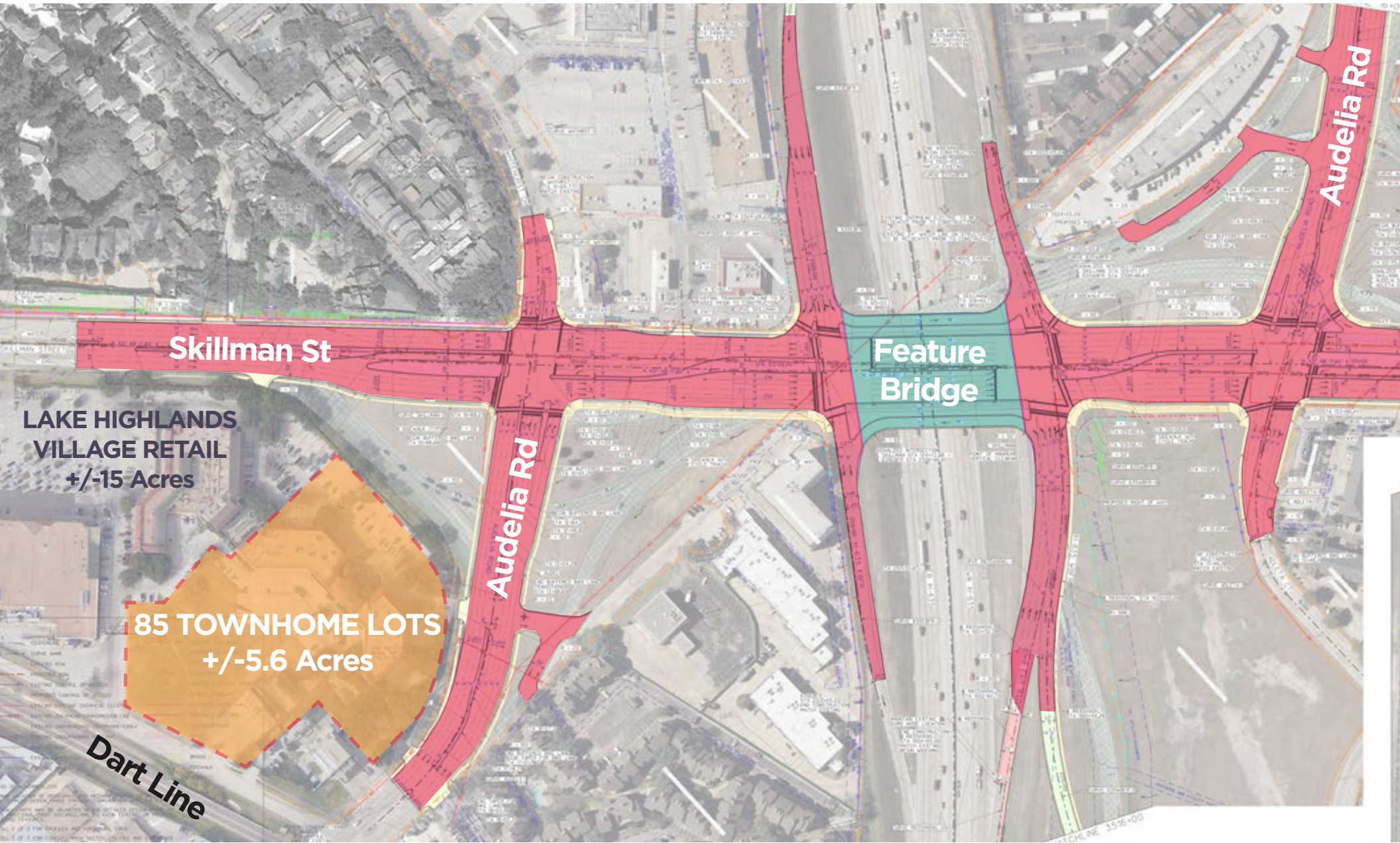


## **JAH SEEKING TOWNHOME PARTNER IN LAKE HIGHLANDS, DALLAS**

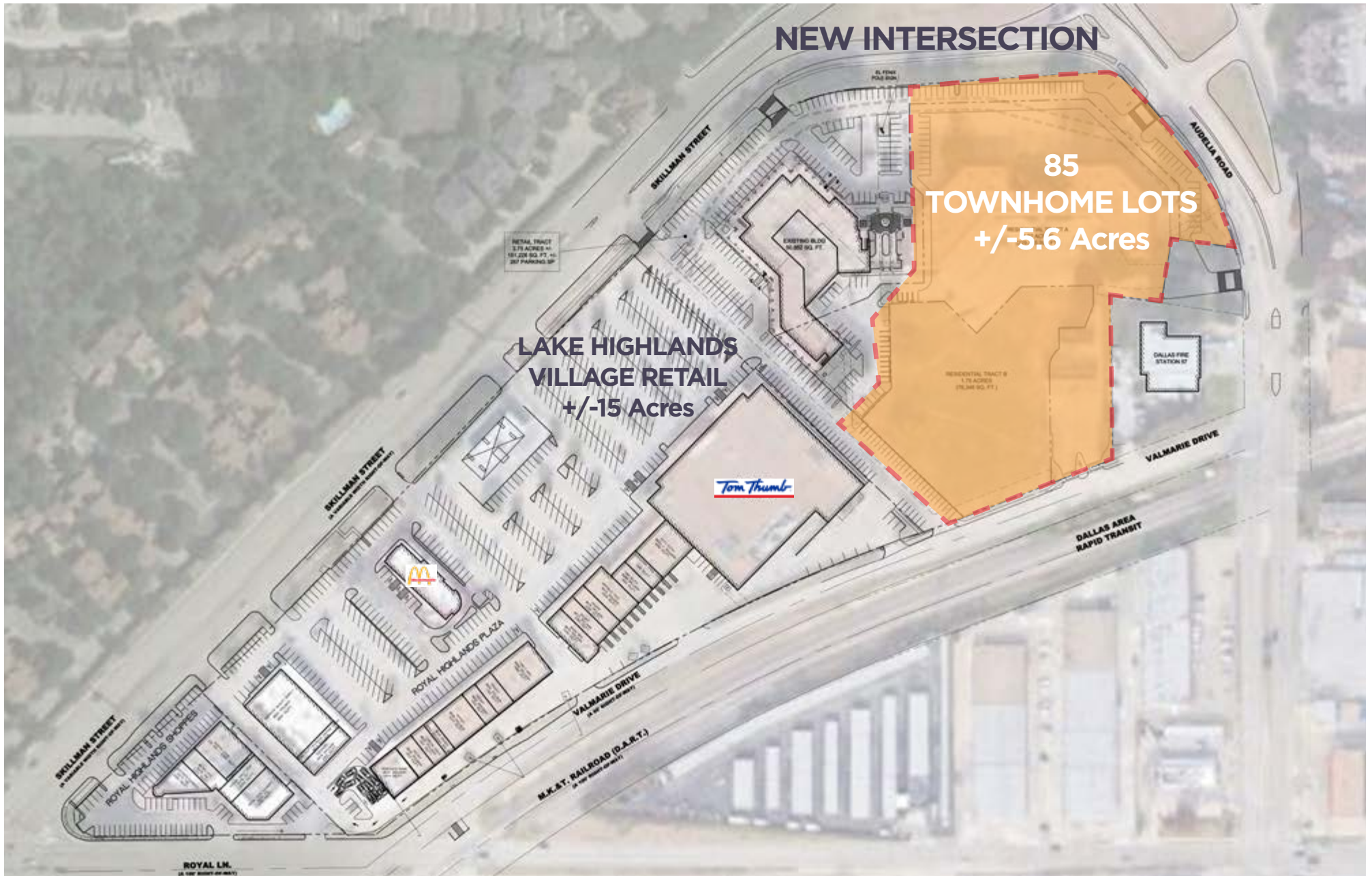
- JAH Realty, LP (“JAH”) is seeking a vertical townhome development partner for an urban mixed-use project known as Lake Highlands Village (“LHV”) located along Skillman Street between Royal Lane and Audelia Road, in the highly desirable Lake Highlands neighborhood of Dallas.
- JAH received zoning entitlements in 2021 for 85 townhome lots on approximately 5.6 acres of land. City of Dallas horizontal permits to be available by year-end 2022.
- Attractive walkable amenities for townhome occupants including 200,000 square feet of shopping, dining and services with a thoughtful approach to cross-access and pedestrian walkability, a walking trail around the townhome community, a common area park with a turf lawn and pergola with seating, and a dog park.
- Located in the Richardson school system which includes Northlake Elementary and Lake Highlands Junior & High Schools.
- Lake Highlands is a convenient community to quickly navigate the entire metroplex given its central location within Dallas and easy access to Central Expressway and I-635. The site benefits from the \$1.74B TXDOT project along I-635 from US 75 to I-30 with a projected completion date in 2024, which includes a new Skillman Bridge at I-635 and a Skillman St. & Audelia Rd. intersection reconfiguration in front of Lake Highlands Village.
- Paper lot or finished lot prices available upon request.




# AERIAL VIEW OF NEW SKILLMAN INTERCHANGE AT COMPLETION



# LAKE HIGHLANDS VILLAGE SITE PLAN



Scale: 1"=200' 

# LAKE HIGHLANDS VILLAGE SCHOOLS



# PROPOSED PEDESTRIAN AND VEHICLE NEIGHBORHOOD ACCESS



RESIDENT ACCESS TO THE SHOPS OF LAKE HIGHLANDS VILLAGE



PEDESTRIAN ACCESS TO THE SURROUNDING NEIGHBORHOOD



OPEN PERIMETER FENCE ALLOWS FOR VISUAL CONNECTIONS



.5 MILES (10 MINUTE WALK) TO THE LBJ/SKILLMAN DART STATION

# PROPOSED NEIGHBORHOOD AMENITIES



FOUNTAIN



PROPOSED ART WALL



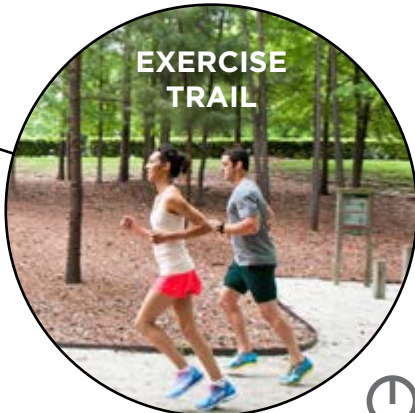
DOG PARK



GATED ENTRY



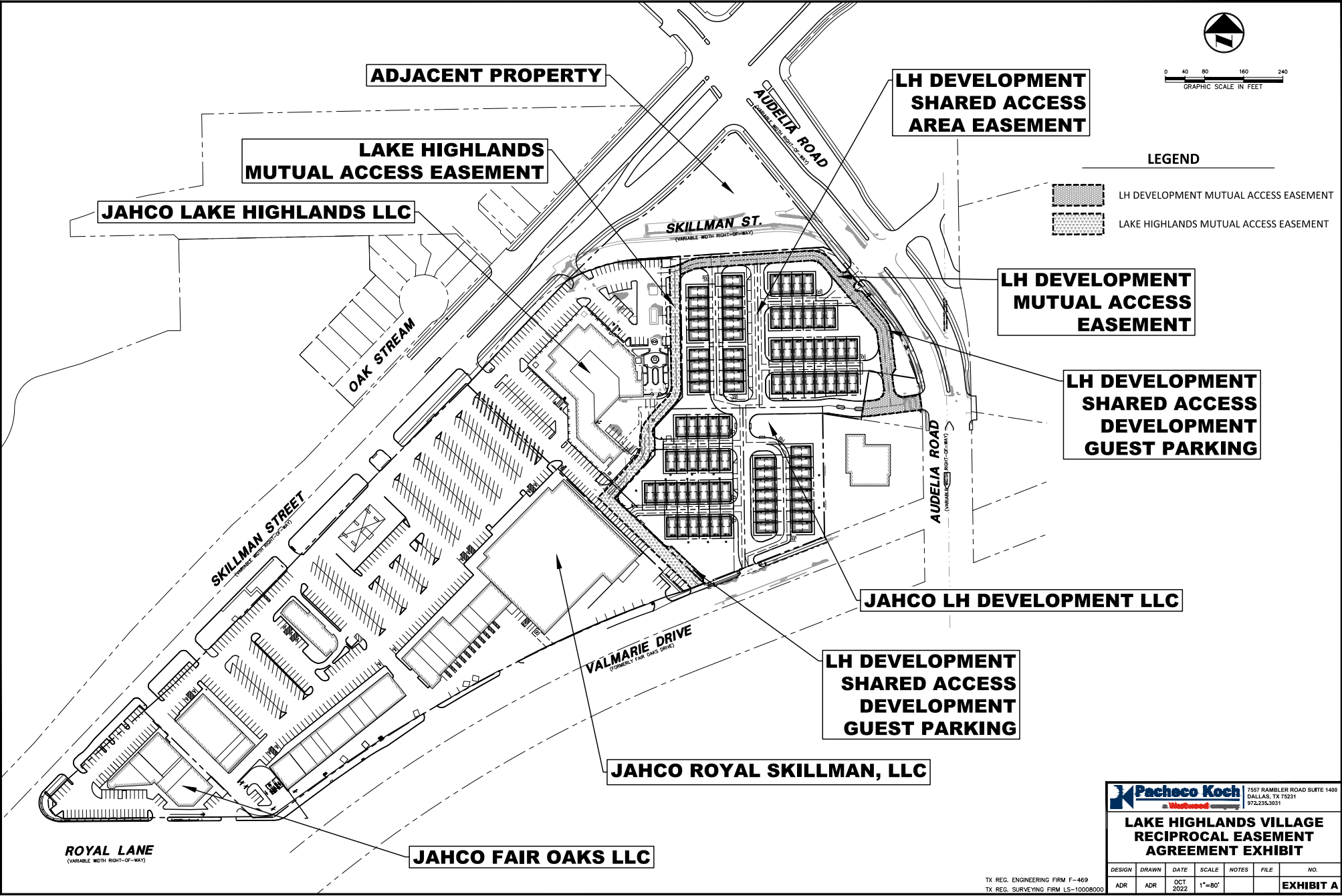
OPEN GREEN SPACE



EXERCISE TRAIL



# CIVIL LOT PLAN / REA EXHIBIT



0 40 80 160 240  
GRAPHIC SCALE IN FEET

**LEGEND**

- LH DEVELOPMENT MUTUAL ACCESS EASEMENT
- LAKE HIGHLANDS MUTUAL ACCESS EASEMENT

10/17/2022 9:16 AM  
 P:\06-21\1728-25-485\DWG\1728-25-485\LAKE\_HIGHLANDS\_VILLAGE\_AREAS\_FINAL.dwg

		7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 972.235.3031	
<b>LAKE HIGHLANDS VILLAGE RECIPROCAL EASEMENT AGREEMENT EXHIBIT</b>			
DESIGN	DRAWN	DATE	SCALE
ADR	ADR	OCT 2022	1"=80'
NOTES	FILE	NO.	
			<b>EXHIBIT A</b>

TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10008000



# INITIAL CONCEPT - AERIAL RENDERING



# INITIAL CONCEPT - AERIAL RENDERING



# ALTERNATIVE CONCEPT - AERIAL RENDERING



# ALTERNATIVE CONCEPT - AERIAL RENDERING



# INITIAL CONCEPT - STREET VIEW RENDERING



# INITIAL CONCEPT - STREET VIEW RENDERING



# ALTERNATIVE CONCEPT - STREET VIEW RENDERING





# ALTERNATIVE CONCEPT - STREET VIEW RENDERING



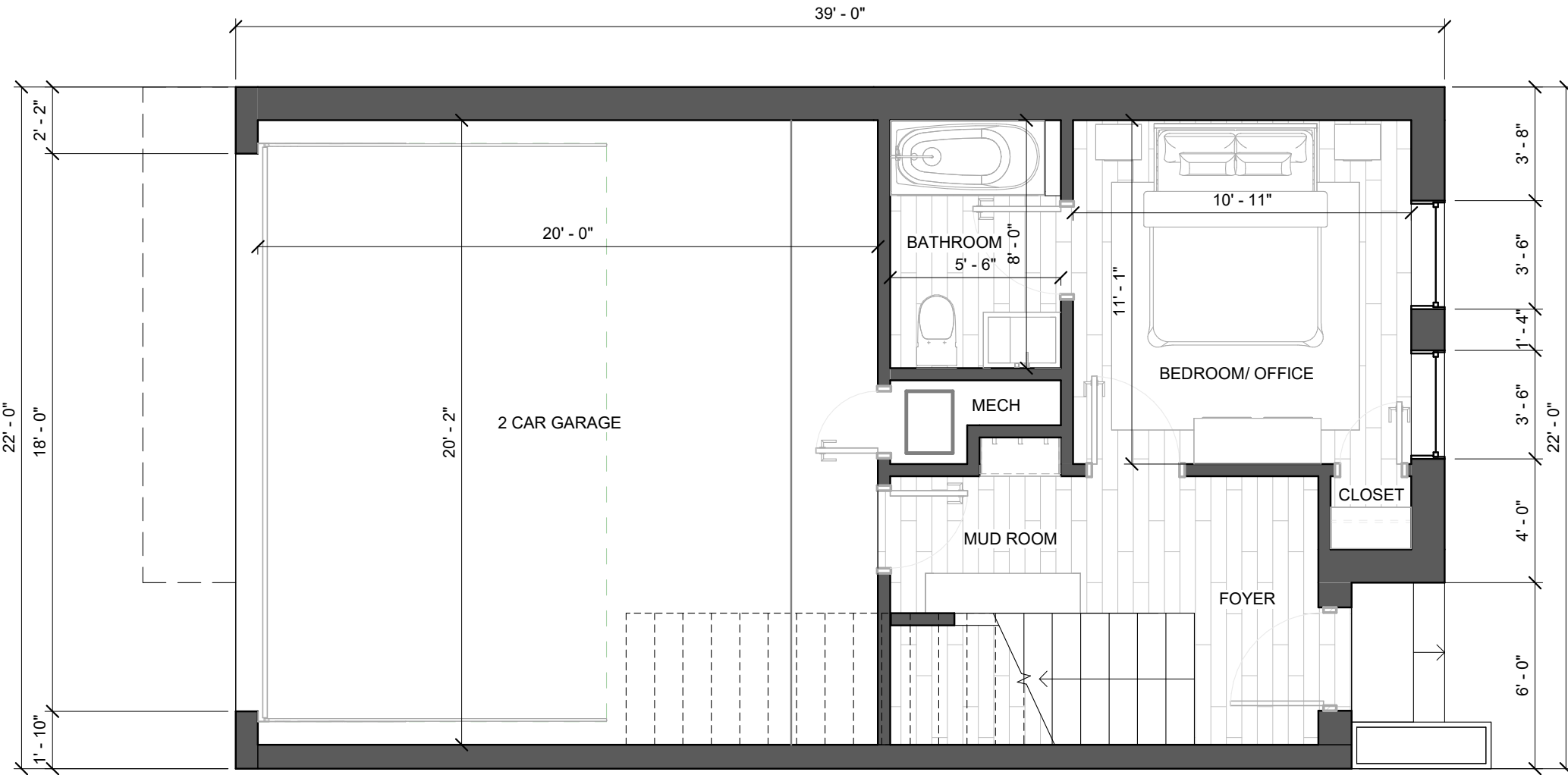
# ALTERNATIVE CONCEPT - STREET VIEW RENDERING



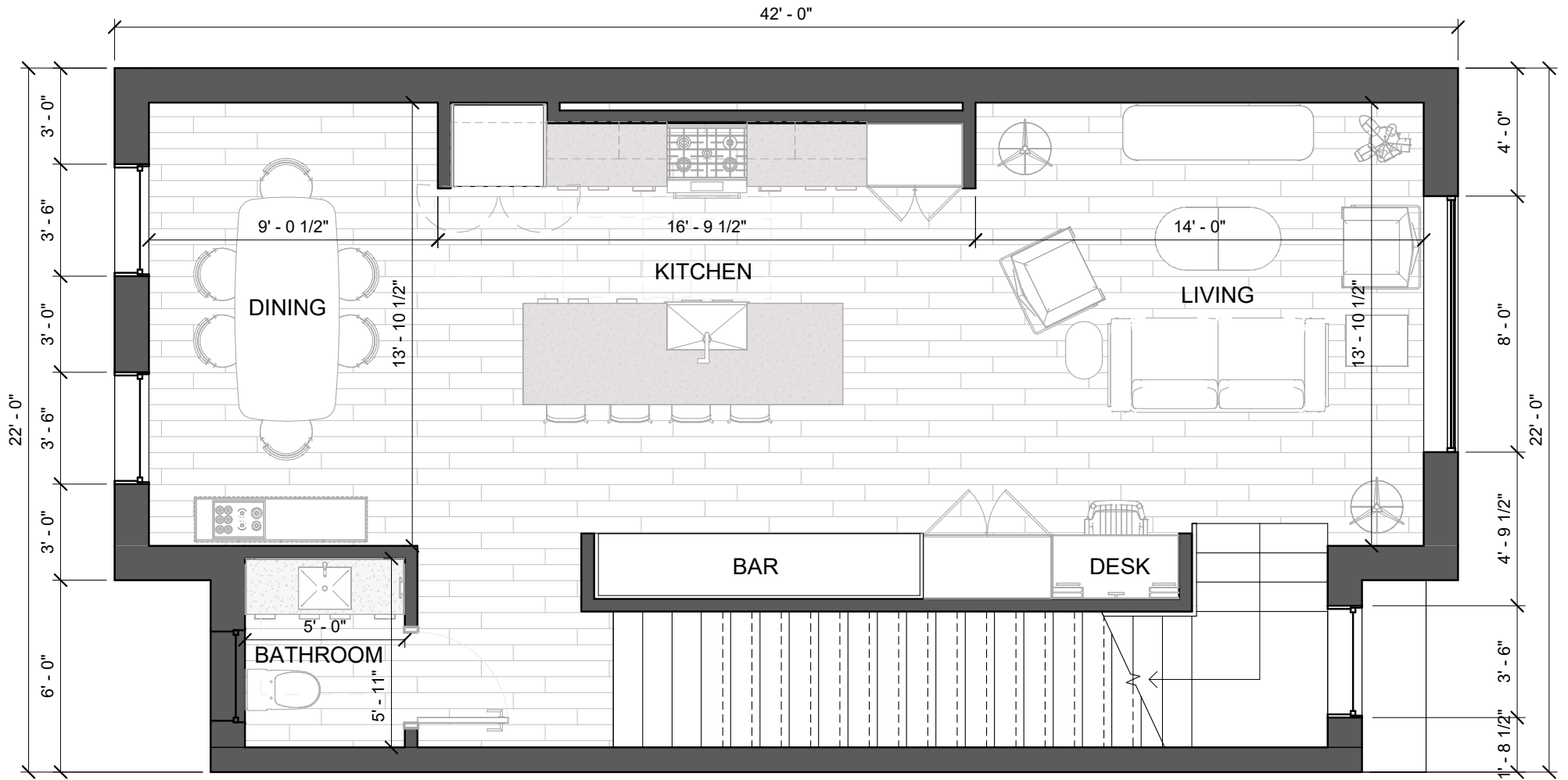
# ALTERNATIVE CONCEPT - STREET VIEW RENDERING



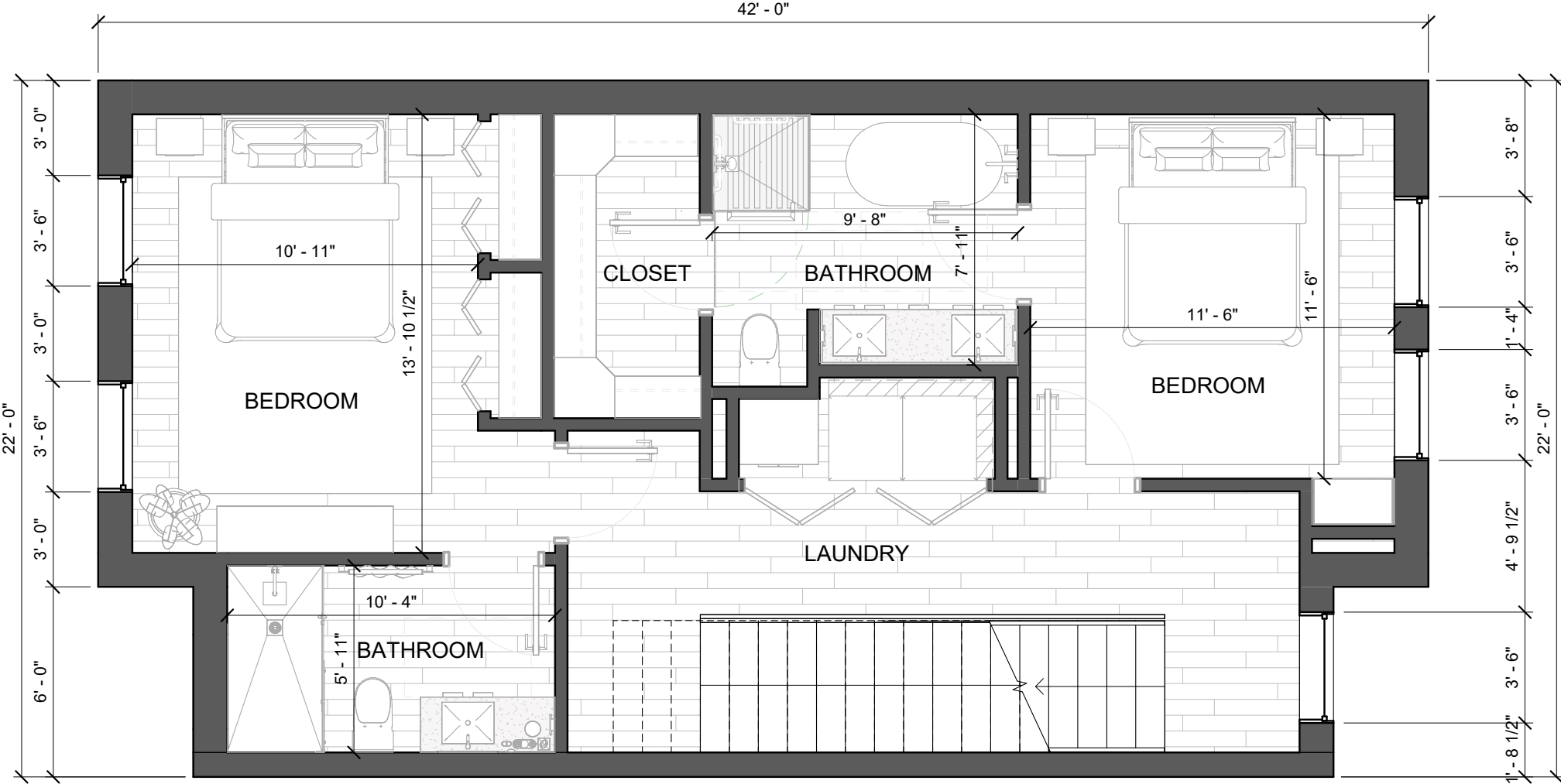
# CONCEPTUAL TOWNHOME GROUND LEVEL PLAN



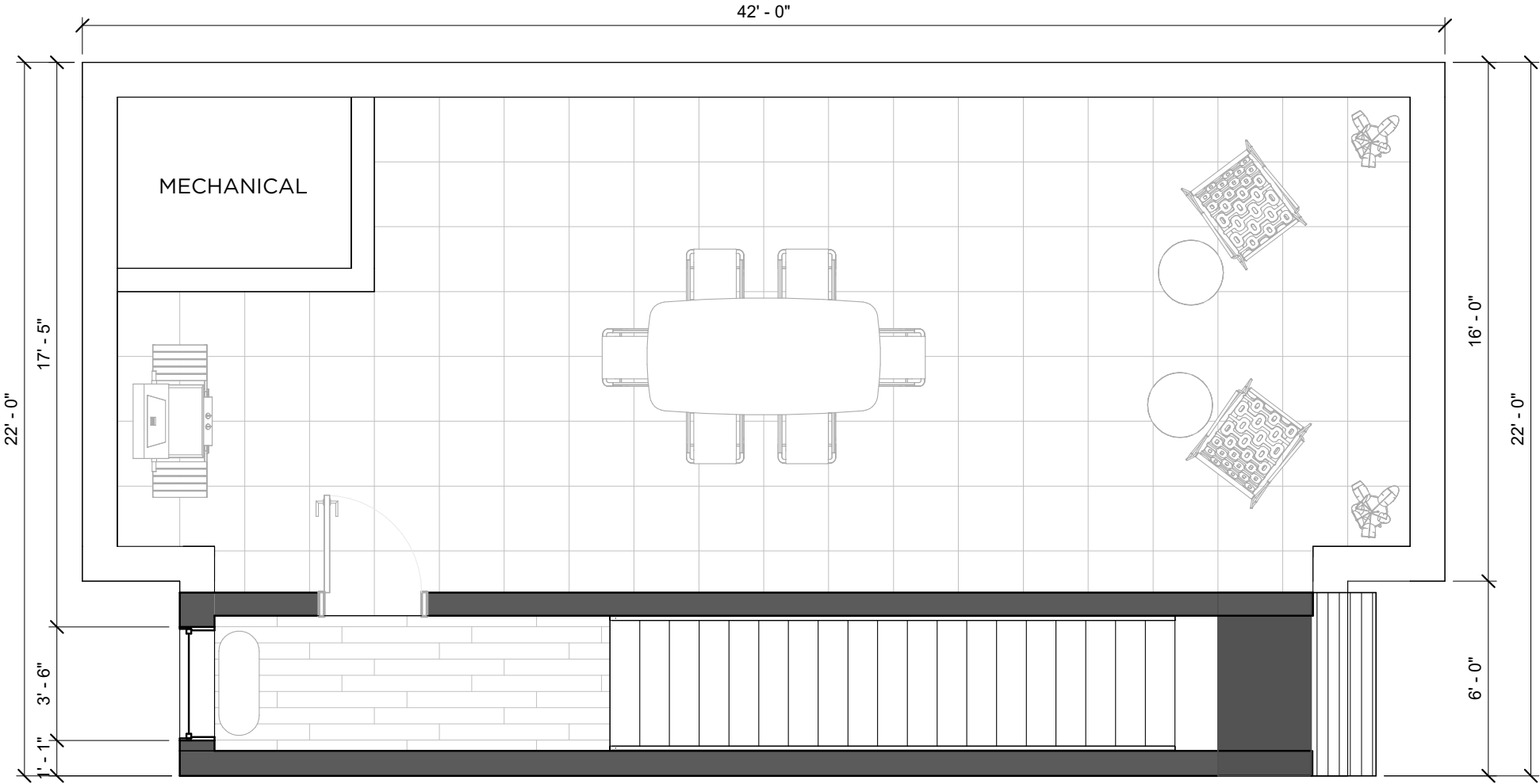
# CONCEPTUAL TOWNHOME SECOND LEVEL PLAN



# CONCEPTUAL TOWNHOME THIRD LEVEL PLAN



# CONCEPTUAL TOWNHOME ROOFTOP PATIO LEVEL PLAN



FOR MORE INFORMATION  
CONTACT

**GRAHAM IRVINE**

graham.irvine@jahco.net  
214.220.2275

**JAH**  
REALTY

**DISCLOSURE**

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