

# Henderson Avenue

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NAREIT Presentation  
December 9, 2025



# DFW is a Top U.S Growth Market

**#4**  
Largest metro area  
in the U.S.

**#1**  
MSA for projected  
population growth

**3k+**  
people moving to  
DFW weekly

**#1**  
Metro for  
attracting  
workforce talent

**#2**  
Largest finance  
hub in the U.S.

**4.4M**  
person workforce  
*only behind New York,  
Chicago, and Los  
Angeles*

FORBES > INDUSTRY > POLICY

# Welcome To Y'all Street: The Cities Challenging New York For Financial Supremacy

Joel Kotkin Contributor

## Dallas-Fort Worth ranks 1st in top 25 growth metros according to U-Haul

By FOX Texas Digital | Published January 6, 2025 2:34pm CST | Texas | FOX 4 | [↗](#)

## Fortress CEOs: Dallas can be the new capital of capital

Texas Stock Exchange opens doors to a new American center of investing.

By Drew McKnight and Josh Pack

## Dallas Ranked #1 City for Corporate Headquarters Relocations in the U.S.

January 9, 2025

## Dallas may soon have three stock exchanges. What does that mean for the Texas economy?

NYSE Texas launched last week, with Trump Media as its first listing.



# Urban Land Institute

#1

Top Market

## DALLAS/FT. WORTH

Business magnet of the South, DFW is No. 1 again—100 HQs since 2018, a new Texas Stock Exchange, and a perennial favorite for investment.

# Dallas' Center of Gravity is Shifting to the Knox-Henderson Corridor



Limited  
Prime Retail  
Opportunities

NORTHPARK  
\$200-\$280 PSF

HIGHLAND  
PARK VILLAGE  
\$220-\$260 PSF

KNOX DISTRICT  
\$150-\$240 PSF

HENDERSON  
AVE

3 mi

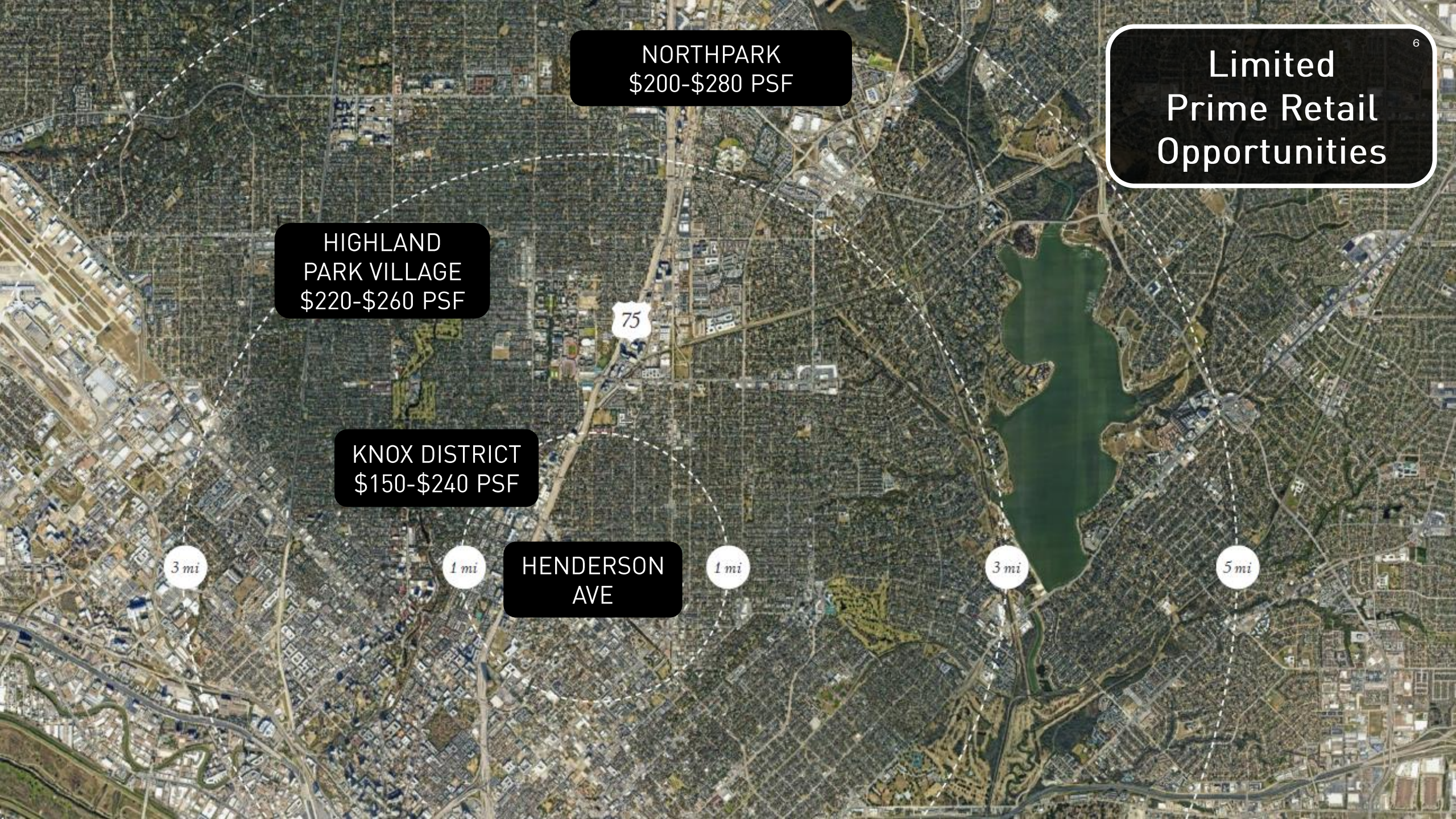
1 mi

1 mi

3 mi

5 mi

75





Lower Greenville  
 2,183 multi-family units  
 710,000+ SF of retail  
 420,000+ SF of office

**TECOVAS**  
 WARBY PARKER  
 AVAILABLE

*Beauty*  
**SALON 5014**

*ROBATA BAR*  
 AVAILABLE

*Prince St*  
 PIZZA

**SHELL SHACK**

**PLOMO** | *Highfives*  
**natuur** | BILLY REID  
 HOUNDSTOOTH | BOOGIE'S  
 SPACE AVAILABLE

**SPROUTS**  
 FARMERS MARKET

75

KNOX STREET

HENDERSON AVE

DEVELOPMENT

DEVELOPMENT

Knox Retail District  
 (NOT OWNED)

*the Skellig* | HH  
 HIDEAWAY  
**HENDY'S**

**LP** LOCAL PUBLIC EATERY  
**LIP LAB** BY BITE  
**VOW'D**  
 THE BLK TUX | GEMMA  
**TREMBLE**  
 SPACE AVAILABLE

**BARCADIA**  
**corepower** YOGA  
**BONOBOS**

S. Henderson Multi-Family  
 13,403 units (existing)  
 872 units (lease up/under const)

# Henderson Ave — Portfolio Composition

	GLA	GLA %
Existing	122,250	40%
Development	157,729	51%
Future Development	26,473	9%
<b>Total</b>	<b>306,452</b>	

# East Henderson Development Area



Existing Portfolio

Development

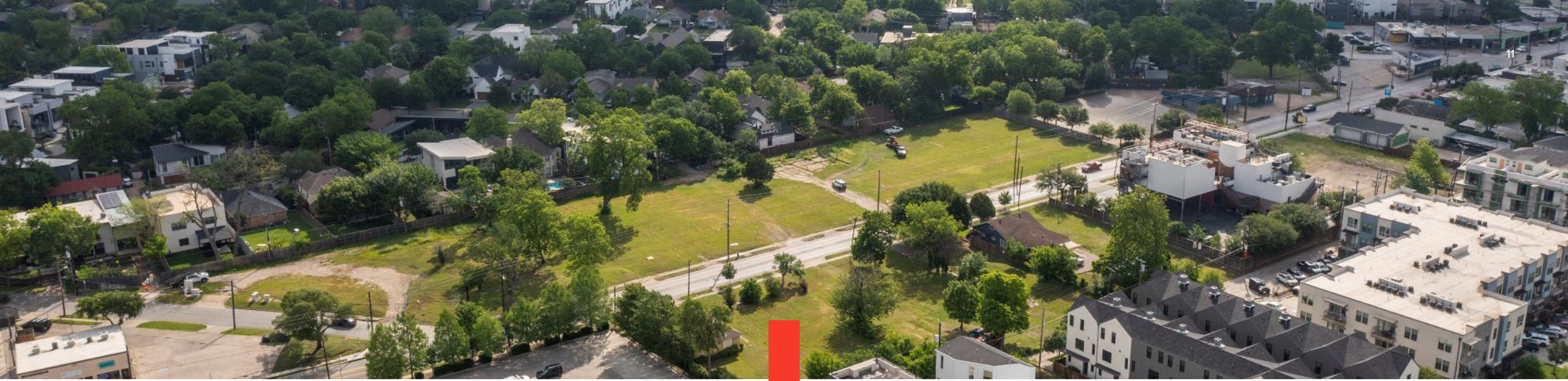
Pipeline

★ Recent Acquisition

# Mixed-Use Project

10 buildings + 500 parking spaces











SEAPoint CAPITAL

RALPH LAUREN

RALPH LAUREN

COMMUNITY CENTER

Aúpas

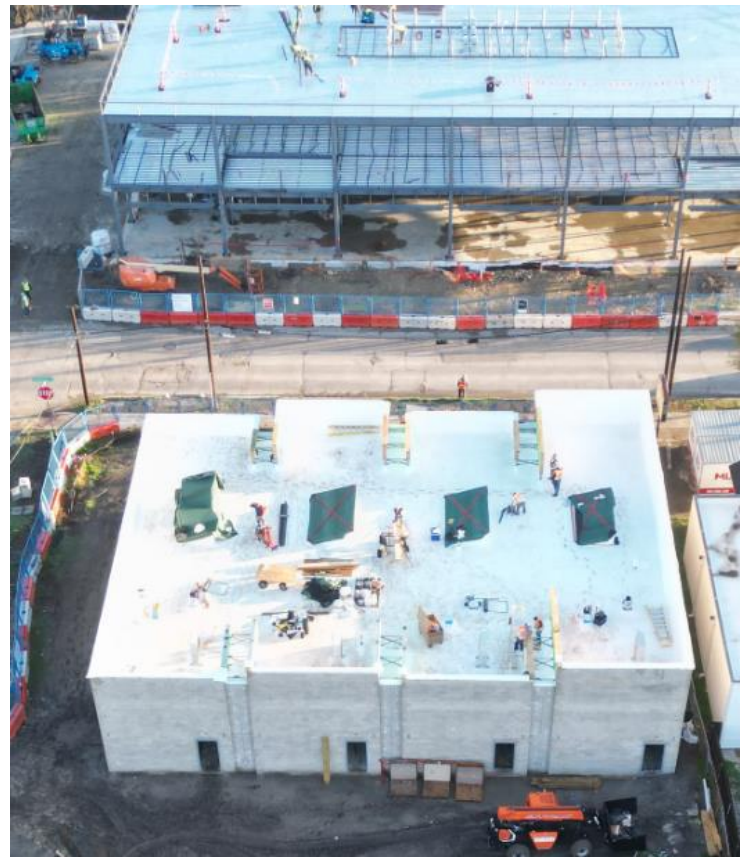
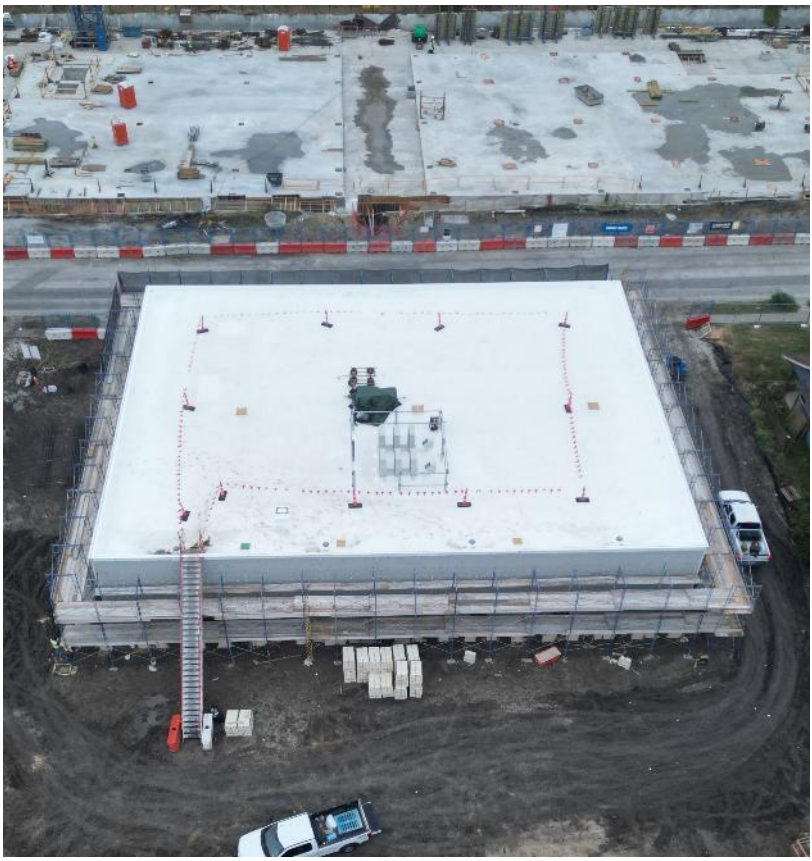
OWEN PHILLIP

SUITPUERVEY

O'CLOCK







**November 2025**

**50% Complete**



**May 2026**

**Tenant Deliveries**



**November 2026**

**Tenant Openings**

Target Tenants



VUORI

ARITZIA

JENNI KAYNE

rag & bone

SERENA & LILY



↑Huckberry

MOSCOT

Rails

STAUD

Malbon

SKIMS

MARGAUX

CAMI  
NYC

# Henderson Ave — Future Developments



# Henderson Ave — Existing Portfolio



# Sprouts Site

Potential Future Development

Embedded Upside



 [acadiarealty.com](http://acadiarealty.com)

 [acadiarealtytrust](https://www.linkedin.com/company/acadiarealtytrust)

# ACADIA