



Plaza Redevelopment





Re-envisioning The Plaza



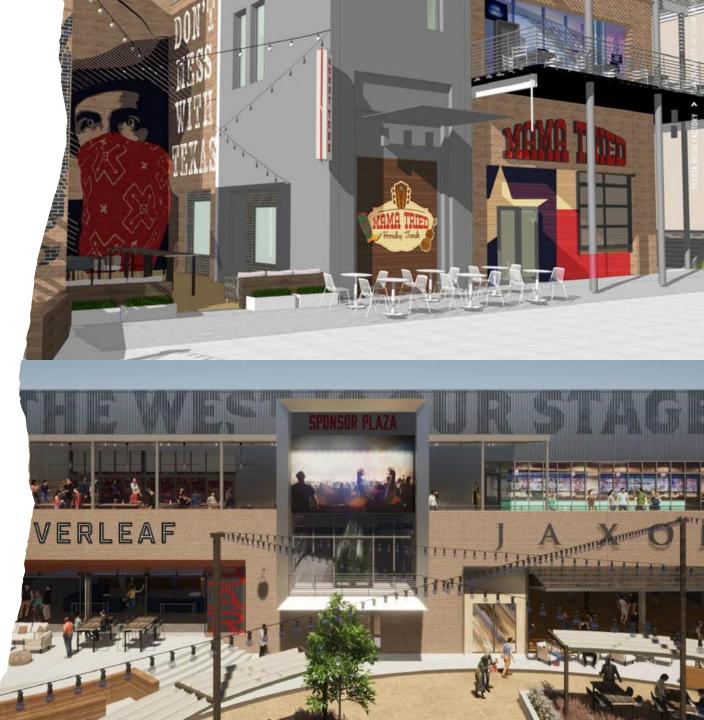
Key Improvements

- Better amenities, more shade structures & seating areas
- Seamless flow between dining & public space
- Aesthetic improvements including murals & rotating displays



Upgrade Investments

- \$6.3 million upgrade on the outdoor stage, plaza, and storefronts
- Up to \$25 million to improve tenant lease spaces
- Remodeling of outdoor patios and storefronts of venues



Outdoor Bar Area

- A modular & flexible outdoor bar system
- Amenity for tenants to use for pop-up events
- Equipped with elevated bar seating, an accessible ramp, windows for food, drinks & merchandise
- Container folds up for storage at closing time



Art Installations









Artist Alley

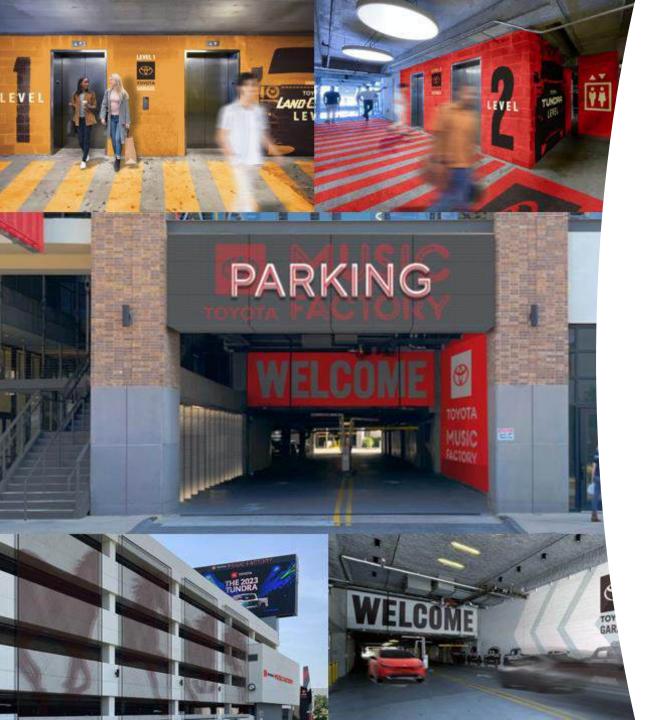
- Revitalizes a common pedestrian walkway with a rotating art installation
- Guests are immersed in art through a gallery walk
- Aesthetically improve wayfinding to the Plaza

Murals

- · Dallas-based artists
- Features vibrant pops of color, musical inspiration, and Texana/Western-style influence
- Imagery promotes interaction
- Estimated to be completed in early fall







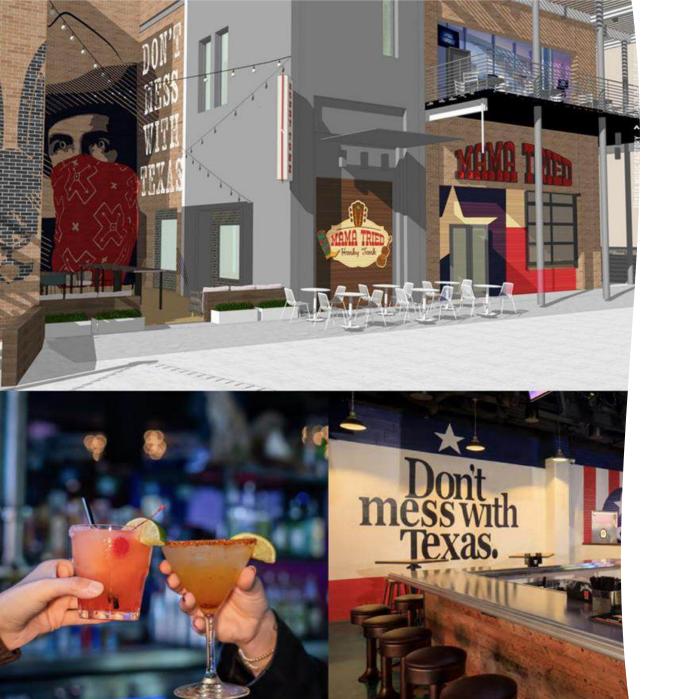
Parking Garage

- Each parking level will be themed around a different Toyota car model
- Iconic visual element on the side of the garage to enhance site identity
- Modifications to entrance
- · Improved visibility of signage

Tenant Transitions







Mama Tried

- Hybrid Honky Tonk/Sports Bar
- Located next to Reservoir and Jaxon Beer Garden

Chino Mojito

- Blend of Latin and Asian flavors in an upscale setting
- Location above new Mama Tried Space



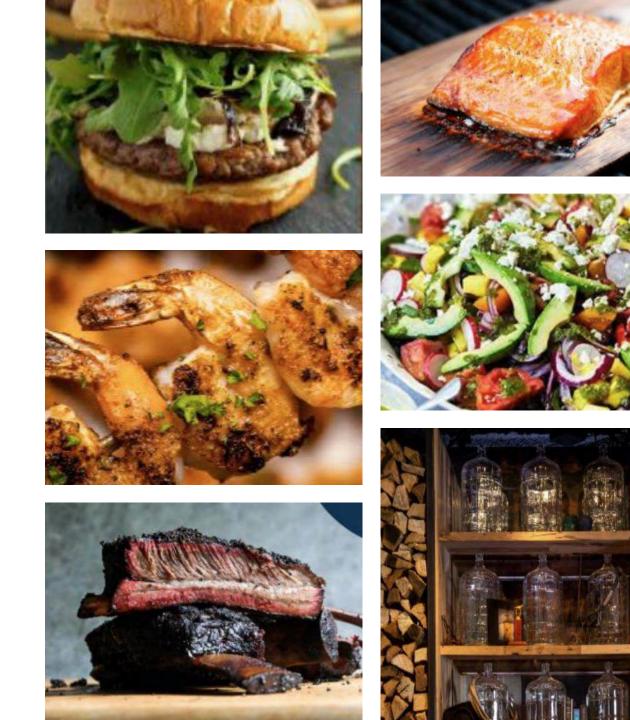


Jaxon Kitchen

- Elevated Texas Fare with classic southern dishes
- Location: Between Shoals BBQ and Mama Tried

Shoals BBQ

- Bringing Texas BBQ to Toyota Music Factory
- Location: In the previous Mama Tried Space





Pistil Cocktail Lounge

- Upscale experience with a distinctive Western/Texas theme
- Location: Second floor over Shoals BBQ

The Table

- Modern American cuisine with global influences
- Location: In the previous Nosh
 & Bottle Space





Drizzle Cheesecake

- Decadent New York-style cheesecakes
- Location: In the previous
 Freshii Space

The Rayleigh Underground

- Currently open (for private and ticketed events until renovations to The Plaza are complete)
- Vegas Meets Dallas, Modern Theater and Restaurant
- Location: On The Plaza underneath The Pavilion Lawn









Alamo Draft House

- Stylish theater chain for new & classic films
- \cdot Full-service bar



Questions?



