
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

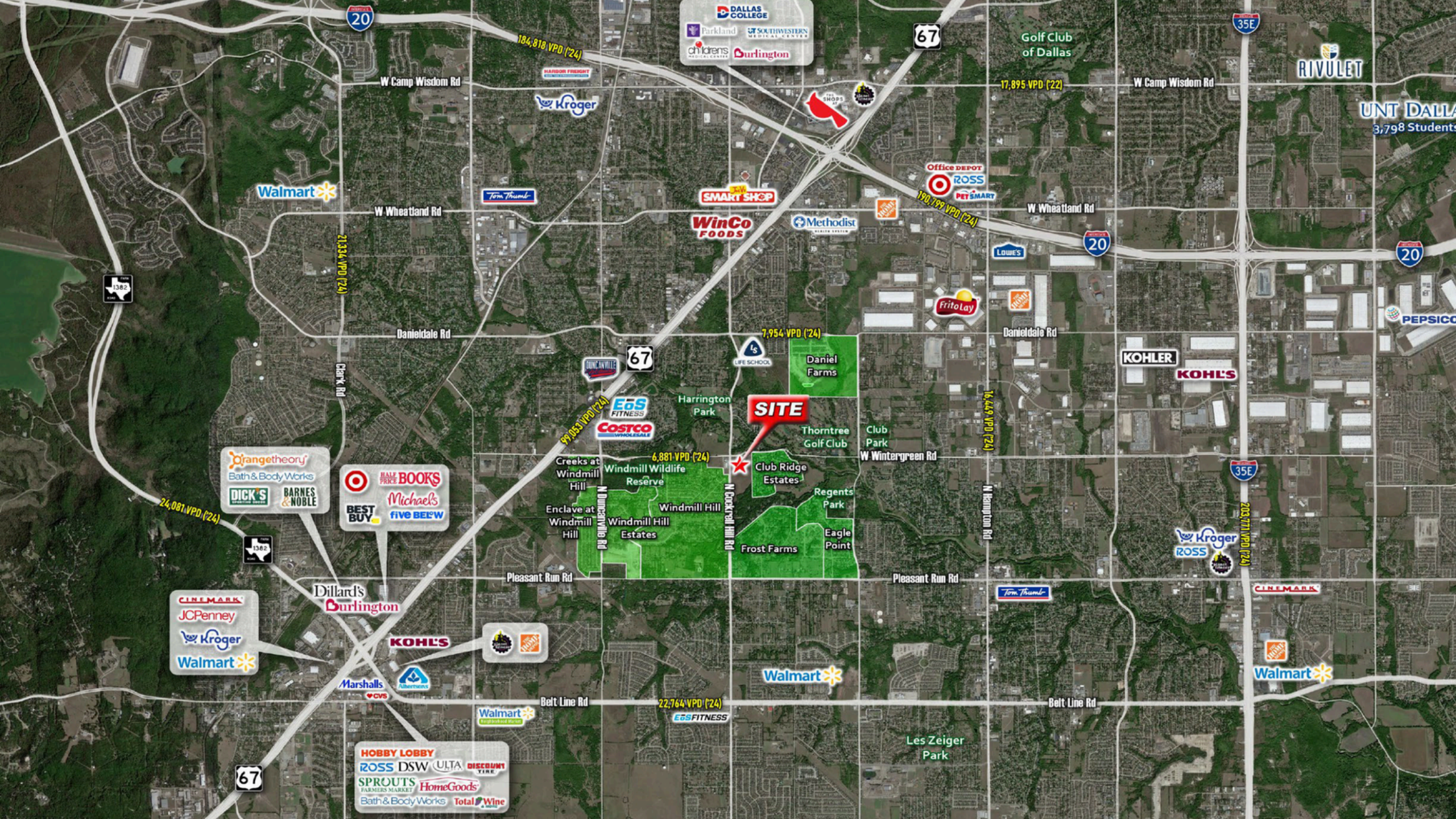

FROST FARMS

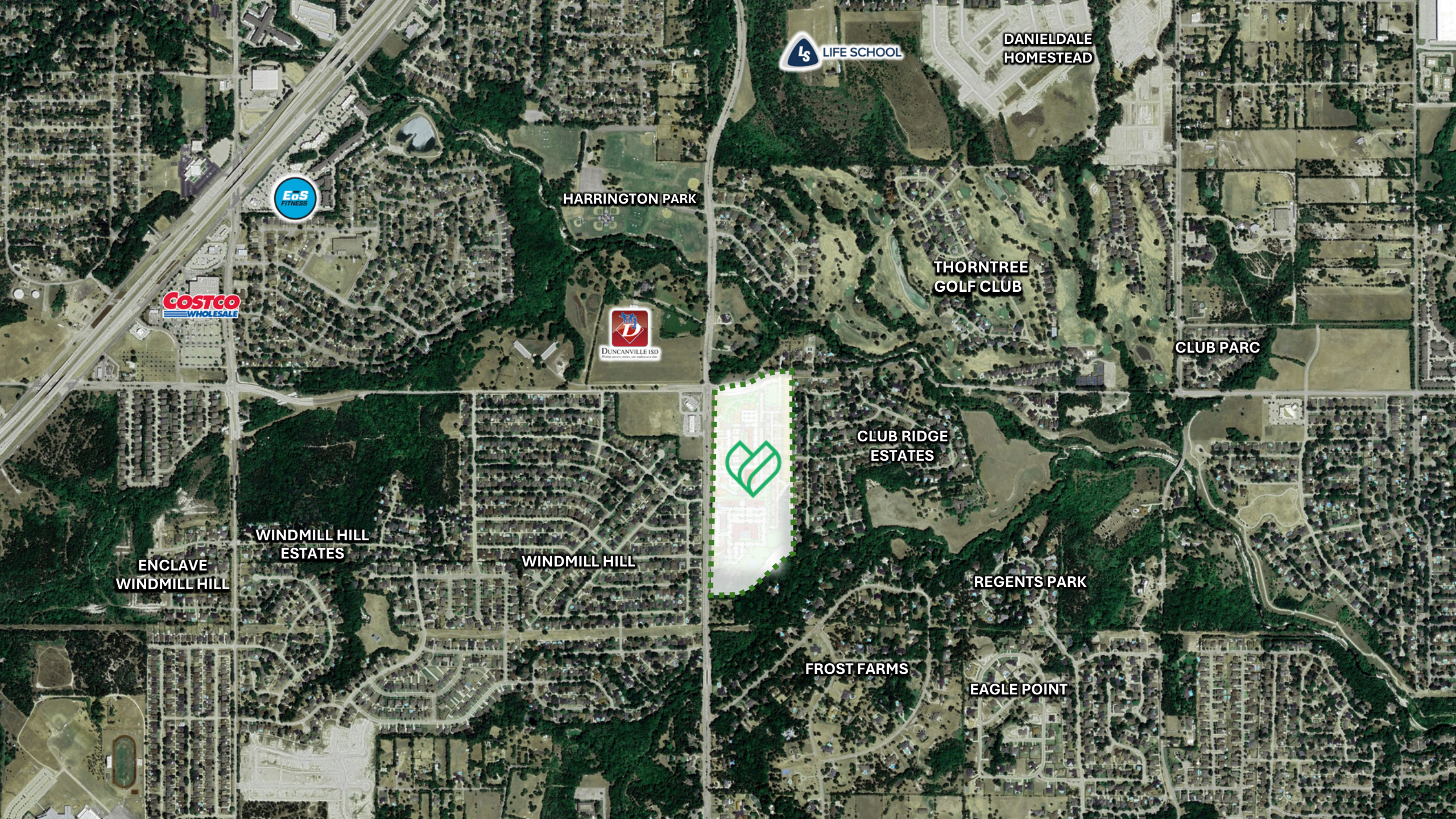

DANIEL FARMS


ENCLAVE WINDMILL

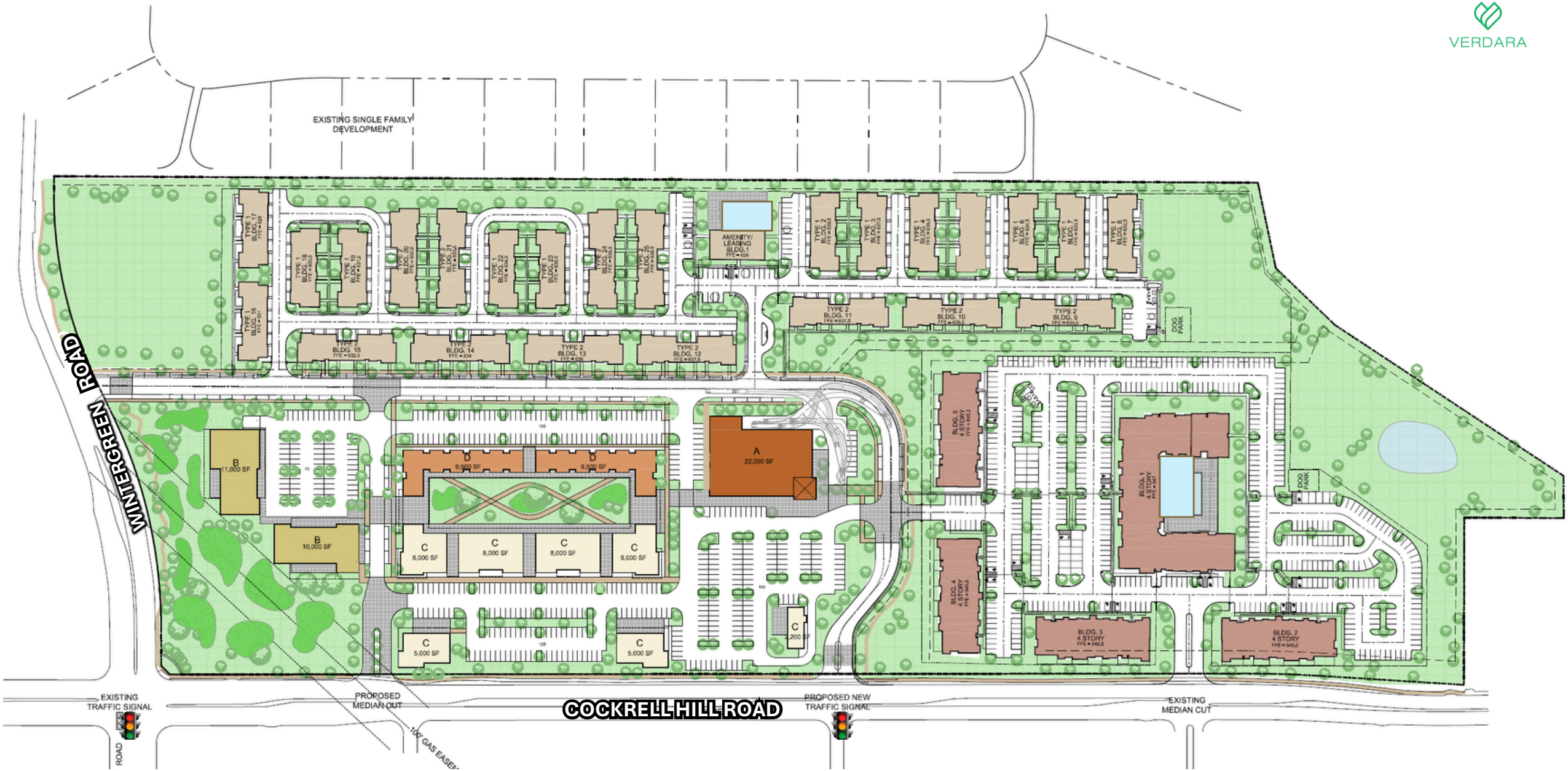

WINDMILL HILLS ESTATES


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


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

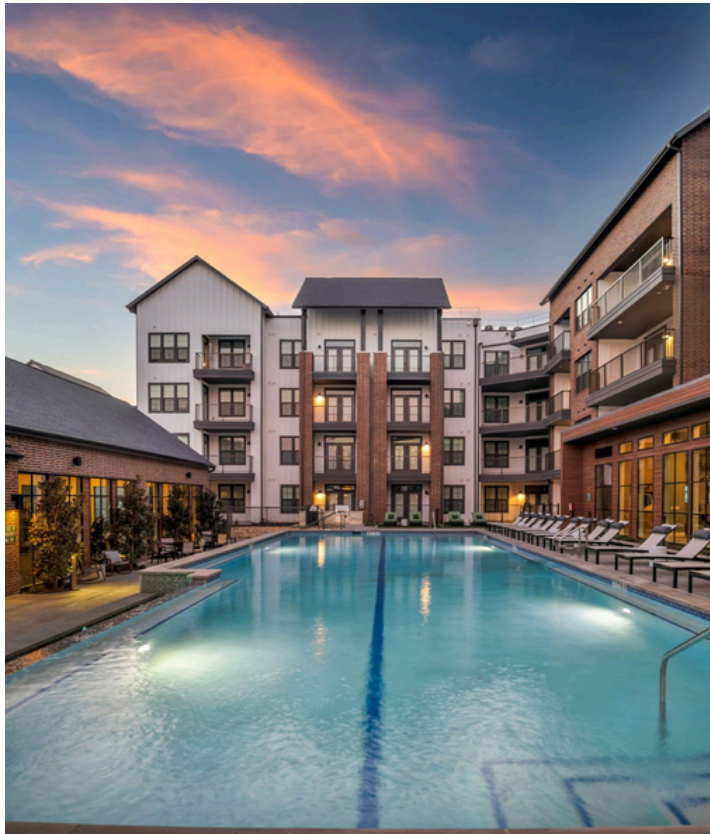
APARTMENT HOMES





ABOUT COMMUNITY

- Four-Level Apartment Homes
- Dedicated Amenity Building
- Resort-Style Swimming Pool
- Fitness Center and Clubhouse
- 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

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 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

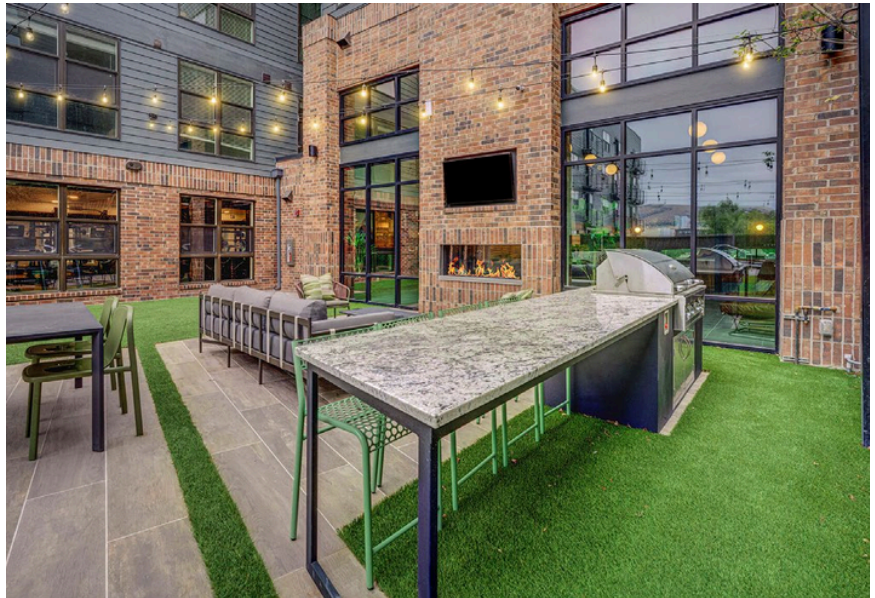
VERDARA















THE VILLAGE: SHOPS + WELLNESS SPA

VERDARA



THE VILLAGE: PROPOSED GROCERY

VERDARA



THE VILLAGE: PROPOSED STARBUCKS

VERDARA



THE VILLAGE: OFFICE

VERDARA



VERDARA