

RUSSELL GLEN

PASSION FOR POSSIBLI



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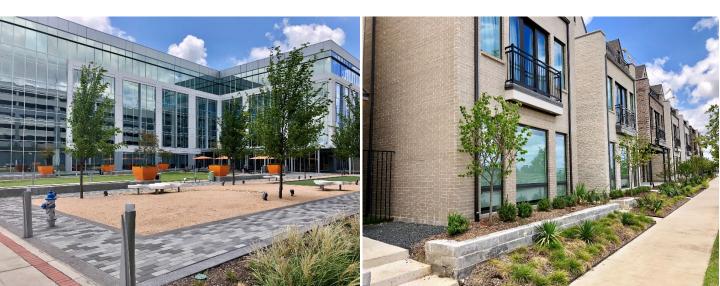




OUR PASSION FOR THE POSSIBLE DRIVES EVERYTHING WE DO. AT THE INTERSECTION OF CAPITAL RETURNS, COMMUNITY IMPACT, AND A DEEP COMMITMENT, WE DEVELOP PROJECTS THAT CREATE POSITIVE CHANGE IN THE WORLD.

WE DON'T JUST HOPE FOR CHANGE. WE CREATE THE CHANGE.





Dallas-based Russell Glen Company is a privately owned, fully integrated real estate investment and development firm that provides our clients and investors the highest quality, service, and value. Our portfolio of projects completed and underway consists of properties ranging from redevelopment of malls, mixed-use destinations, offices, and institutional and master-planned communities.

PEOPLE PLACES PARTNERS POSSIBILITIES

We focus on investment opportunities in major markets, focusing on community impact market sectors, offering a differentiated experience, and creating more robust consumer demand and return on investment. We utilize three investment avenues, develop to the core, value add, and covered land, to strategically optimize the mix of location + product + experience that becomes enduring core investments.



TERRENCE MAIDEN

FOUNDER CHIEF EXECUTIVE OFFICER

AWARDS

2023 DALLAS 500 (D CEO) 2022 POWER BROKER (D CEO MAGAZINE) 2022 LEADERSHIP AWARD [DALLAS BLACK CHAMBER] 2021 POWER BROKER (D CEO MAGAZINE) 2020 POWER BROKER (D CEO MAGAZINE) 2020 TEXAS ICON (RED NEWS MAGAZINE) 2020 NATIONAL COMMERCIAL AWARD (NAR) 2020 DALLAS 500 (D CEO) 2019 POWER BROKER OF THE YEAR (D CEO MAGAZINE) 2019 I STAND WITH PARKLAND (PARKLAND HEALTH SYSTEM) 2019 DALLAS 500 (D CEO) 2019 LOCAL HEROES (DALLAS MAVERICKS) 2018 POWER BROKER (D CEO MAGAZINE) 2018 DALLAS 500 (D CEO MAGAZINE) 2018 RISING STAR AWARD (AD WEEK) 2018 EXCELLENCE IN SERVICE AWARD (PRIMERICA) 2018 PRESIDENT'S AWARD (NAACP DALLAS) 2018 RED ALERT AWARD (DELTA SIGMA THETA) 2017 POWER BROKER (D CEO MAGAZINE) 2017 SHAPING DFW (WFAA/ABC NEWS) 2017 FORTY UNDER FORTY (DALLAS BUSINESS JOURNAL) 2016 POWER BROKER (D CEO MAGAZINE) 2016 DALLAS FINEST AWARD (CYSTIC FIBROSIS FOUNDATION)

2016 TOMORROW'S LEADERS (REAL ESTATE FORUM)
2015 FIFITY UNDER FORTY (REAL ESTATE FORUM)
2015 COMMUNITY SERVICE AWARD (LINKS)



TERRENCE MAIDEN currently serves as Chief Executive Officer and Managing Partner for Russell Glen, a real estate development and investment company in Dallas, Texas. He draws on more than two decades of real estate experience to lead and inspire the company's growth. Terrence is widely recognized for his leadership and vision in the commercial real estate development industry. He is currently at the forefront of the award-winning Shops at RedBird (former Red Bird Mall redevelopment).

Before establishing Russell Glen, Terrence gained valuable experience as Executive Vice President at Corinth Properties. While at Corinth Properties, his most signature development projects were Glen Oaks Crossings, Red Oak Crossings, Canyon in Oak Cliff, Alexan West Dallas, and the redevelopment of Sears at Richardson Square. Terrence began his real estate career with The Woodmont Company, project leasing and co-developing projects throughout Texas, New Mexico, Louisiana, and North Dakota. He subsequently managed the development and expansion strategy for Panda Express and Panera, LLC (Panera Bread/Paradise Bakery) throughout the central United States as the Director of Real Estate.

Terrence received a Bachelor of Science and Engineering degree from Texas Christian University, where he and his identical twin brother Tim were standout football players for the Horned Frogs. In 2015 both Maiden brothers were inducted into the Texas Christian University Hall of Fame.

Terrence currently serves as Chairman of the Maiden Foundation, a nonprofit organization that invests in educational and community revitalization projects. He is also actively involved in many other charitable/civic organizations, including the AT&T Performing Arts Center [Board of Directors], International Council of Shopping Center [Trustee], UT Southwestern Medical [President's Advisory Board], ENGAGE Dallas, Urban Land Institute [North Texas Region Co-Chair], THE DALLAS LOOP [Board of Directors], University of North Texas Dallas Foundation [Board of Directors], Harmony Community Development Corp. [Board of Directors], Methodist Health System, Dallas [Advisory Board], Dallas Black Dance Theater [Board of Directors], and Texas Christian Black Alumni Association[Vice Chair].

NEEL SHETTI

CHIEF OPERATING OFFICER

NEEL SHETTI currently serves as COO of Russell Glen. He brings over 15 years of real estate experience with expertise in market analysis, due diligence and underwriting, financial modeling, and lease and sale contract negotiations. Neel has worked across various asset types, including multifamily, single-family residential, office, industrial, retail, and hotel.

Before joining Russell Glen, Neel was a Vice President with Goldman Sachs, where he actively managed \$1.5 billion in equity investments and commercial whole loans. Property types included stabilized and under construction office, retail, hospitality, industrial, multifamily, and land. Neel successfully minimized risk and ensured investment recovery by working closely with GP's and borrowers, leasing teams, GC's, and property managers to identify and create solutions to credit weakness, emerging risks, performance, and monetary defaults.

Born in New Jersey, Neel began in real estate career at his family's single-family residential development firm. He grew to manage diverse portfolios at global institutional firms, including First Industrial, CBRE, and Colony Capital.

Neel received a B.S. in engineering from Columbia University and an MBA from the UC Berkeley Haas School of Business. A family man with three young children, Neel enjoys woodworking, cooking, and volunteering time with Boy Scouts and is President of the Dad's Club at his children's school.

PETER BRODSKY

PARTNER

Peter Brodsky currently serves as Partner at Russell Glen Company and investor/ business executive who, through a majority-owned company, owns the Shops at RedBird development (formerly known as Southwest Center Mall and, before that, Red Bird Mall). In collaboration with Russell Glen, Peter invests in transformational mall redevelopments to restore these assets to a place of pride and quality in the community.

Prior to acquiring RedBird, Peter was a founder and partner of HBC Investments LLC, a firm focused on investing both third-party capital and the capital of its principals in growth-oriented companies. Before co-founding HBC, Peter was a partner at the private equity firm of HM Capital Partners and its predecessor, Hicks Muse, where he was employed for over 15 years. At HM Capital, Peter focused on the media industry and was responsible for deploying or managing over \$2.6 billion of equity investments and completed over 100 transactions.

In the civic and non-profit arenas, Peter is a Co-Chair of the Dallas Mayor's Task Force on Homelessness. He also serves as the Board Chair of Housing Forward (formerly Metro Dallas Homeless Alliance), the lead agency of Dallas and Collin Counties' homeless response system. Peter also serves on the Board of KIPP Texas Public Schools, a network of 59 public charter schools with nearly 34,000 preK-12 students in Austin, Dallas, Houston, and San Antonio, as well as the Advisory Board of KIPP Texas - Dallas-Fort Worth, a network of seven schools serving over 3,200 students in grades preK-12 in southern Dallas, which he chaired from January 2011 through June 2017. In 2023, Peter was awarded the J. Erik Jonsson Ethics Award by Southern Methodist University's Cary M. Maguire Center for Ethics and Public Responsibility.

Peter received a BA in Russian Literature from Yale College. Peter and his wife, Lael Brodsky live in Dallas, TX. They have three children.

JERRY JACKSON

EXECUTIVE VICE PRESIDENT DEVELOPMENT/CONSTRUCTION

JERRY JACKSON is a manager with over 30 years of experience in construction, development, and real estate. He has construction management experience in infrastructure, marine, low, mid, and high-rise residential, low and high-rise office, retail, hospitality, and healthcare. With diverse experience in large complex construction projects, commercial and residential land planning, land acquisition, and obtaining municipal approval of zoning and entitlements, Jerry is results-oriented, emphasizing increased efficiencies in construction delivery, reduced construction costs, and increased project return through the utilization of strong problem resolution skills and customer-focused products.

LARGE PROJECT EXPERIENCE

The Pearl Qatar Mixed-Use Development on a man-made island in the Arabian Gulf in Doha, Qatar Construction Cost: \$18 Billion

Responsible for all design and construction of the island.

Construction of approximately 19,000 residential units in a variety of styles

2,000,000 SF of retail in 3 precincts

Constructed the world's largest district cooling plant at 130,000 tons

UNITRA RENEE

VICE PRESIDENT OF PEOPLE AND CULTURE

Unitra Renee is Senior Executive Assistant to CEO Terrence G. Maiden and VP of People and Culture for Russell Glen. She is responsible for developing and supporting the company's organizational structure, managing its people experience, and assisting with strategy and implementation of increasing brand awareness. She plays a vital role in helping to deepen the impact of our CEO's philanthropic endeavors through the Maiden Foundation.

Unitra's background and experience create an eclectic blend of skills. She became acquainted with commercial real estate over 15 years ago while working for Kimco Realty, a REIT in New York City. She helped manage the Park Avenue office while supporting leasing agents for the northern region. She later relocated to the Dallas office and supported central region agents for over ten years. Prior to coordinating real estate and development needs, Unitra worked with Essence Magazine in NYC, coordinating fashion and beauty layouts, contributing to creative concepts, and editing articles. She produced photo shoots for celebrities like Naomi Campbell, Mary J Blige, Anita Baker, and Morgan Freeman.

Unitra has a degree in organizational psychology from Phoenix University, a certificate in business administration from American Business Institute, and is certified in emotional intelligence for personal development from the International Federation of Coaching.

COMMUNITY IMPACT





AT RUSSELL GLEN, WE BELIEVE OUR COMMUNITY IMPACT IS FAR BEYOND JUST BRICK AND MORTAR. WE INVEST IN IMPROVING PEOPLE'S LIVES BECAUSE OF DEEP COMPASSION AND COMMITMENT TO MAKING A DIFFERENCE.

Russell Glen has a long-standing history of contributions to the community that began over twenty years ago with its founder, Terrence Maiden. We encourage our team members to use their talents and passion to help our communities and those living in them. Russell Glen engages with organizations we are passionate about, and we believe in their mission.

In addition to our charitable giving and impact projects, our company also provides local community/faith-based organizations with development and financial guidance at no cost.







Integrity, trust, and reliability are vital components that build a healthy organization. If we commit to meeting a deadline, we understand that we are responsible and held accountable as essential team members.

"Everything and everyone we are responsible for becomes a top priority."

—UNITRA RENEE, VP OF PEOPLE/CULTURE





PROJECT OVERVIEW:

The Shops at Redbird is the transformational redevelopment of Southwest Center Mall, formerly Red Bird Mall. The project is located at the intersection of U.S. Highway 67 and Interstate 20 and is the only mall in the southern sector of Dallas.

The redevelopment of RedBird is a project that has taken on tremendous significance in the city of Dallas. This \$320m award-winning redevelopment will catalyze transforming the Red Bird community and surrounding areas.

RedBird is being reimagined as a mixed-use development that provides the high-quality amenities desired and deserved by the surrounding community. Those amenities include restaurants, retail, family-oriented entertainment, offices, Class-A apartments, hotels, grocery, and healthcare.

KEY TENANTS:

UT SOUTHWESTERN | DALLAS COLLEGE | CHIME SOLUTIONS | PALLADIUM REDBIRD | PARKLAND MEDICAL | WORKFORCE SOLUTIONS | STARBUCKS | FROST BANK | CHICK-FIL-A | DEC AT REDBIRD | FOOTLOCKER | CHILDREN MEDICAL









PASADENA, TEXAS

PROJECT OVERVIEW:

Centrico is the redevelopment of the former Macro Plaza Mall in Pasadena, Texas. With a population of 155,000, Pasadena is large enough to have all the amenities a family could want, including quality healthcare, entertainment, and shopping. Located just 12 miles from Downtown Houston, Pasadena is a part of a big city with a small-town feel. North Pasadena is rich in culture and heavily influenced by Hispanic Americans.

With the entire mall and former department stores vacant, the mall is being reimagined as the "new" downtown and a place for the city to gather, work, play, dine, and explore. This \$90m redevelopment will include a central park for the community, healthcare, grocery, retail, fitness, community college, entertainment, and restaurants.

KEY TENANTS:

HARRIS HEALTH | BURLINGTON | PLANET FITNESS | STARBUCKS | 7.7-ACRE CENTRICO PARK | SAN JACINTO COMMUNITY COLLEGE









PROJECT OVERVIEW:

Rivulet is a 90-acre master-planned development community in Oak Cliff, including office, grocery, retail townhomes, luxury apartment homes, residential, community gathering space, trails, and more.

Widely considered the "education corridor" in southern Dallas, Rivulet is well positioned around several educational institutions, including the University of North Texas at Dallas, Paul Quinn College, Cedar Valley College, UPLIFT, and Kathy Gilliam Collegiate Academy.

Located directly across the street, UNT Dallas is the only public, accredited 4-year university in Dallas. It has achieved record enrollment exceeding 4,250 students, with an expectation of growth to 5,000+ students by 2024. The university's first residence hall is now in place – transforming UNT Dallas into a residential campus, and a new \$63 million student center opened in 2019.







THE HAMPTONS

LEWISVILLE, TEXAS

THE HAMPTONS IS A REGIONAL MIXED-USE DEVELOPMENT LOCATED AT INTERSTATE 35 AND FM 407 (JUSTIN ROAD) IN LEWISVILLE. THE PROJECT CONSISTS OF 25 ACRES, IS LOCATED LESS THAN A MILE FROM LAKE LEWISVILLE, AND IS AT THE NORTHERN GATEWAY INTO LEWISVILLE. WITH ITS LOCATION JUST MINUTES FROM DFW INTERNATIONAL AIRPORT AND STRADDLING TWO MAJOR HIGHWAYS, LEWISVILLE IS PERFECTLY POSITIONED FOR EASY ACCESS TO THE REST OF NORTH TEXAS AND THE WORLD.

KEY TENANTS:

BARK | HIGH FIVE | STARBUCKS | FIVE GUYS | CHIPOTLE | BOJANGLES | CADDIS MEDICAL











GLEN OAKS CROSSINGS

DALLAS, TEXAS

AN AWARD-WINNING REGIONAL DEVELOPMENT PROJECT, GLEN OAKS CROSSING IS A 55-ACRE MASTER PLANNED DEVELOPMENT IN SOUTHERN DALLAS IN AN AREA CONSIDERED A GROCERY DESERT. LOCATED AT THE SOUTHWEST CORNER OF INTERSTATE-35 LOOP 12.

KEY TENANTS

SUPER WALMART | DOLLAR TREE | IHOP / QUIKTRIP / WENDY'S / PANDA EXPRESS | WINGSTOP | TACO BELL | HIBBETT SPORTS







CANYON IN OAK CLIFF

DALLAS, TEXAS
INTERSTATE 30 AT WESTMORELAND ROAD

THE CANYON IN OAK CLIFF IS A 211-ACRE MIX-USE DEVELOPMENT AT THE SOUTHWEST QUADRANT OF WESTMORELAND ROAD AND INTERSTATE 30 IN 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.

KEY TENANTS

RESIDENCE INN BY MARRIOTT / OLIVE GARDEN / BUFFALO WILD WINGS / FUZZY'S TACOS





ALEXAN WEST DALLAS

DALLAS, TEXAS

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.







CENTER CITY DESOTO, TEXAS

RUSSELL GLEN WORKED TO REIMA SINE DESOTO, TEXAS, DOWNTOWN INTO A MORE VIBRANT CENTER CITY.
REDEVELOPMENT INCLUDED A FC RMER TEXACO SERVICE STATION, THE EXISTING TOM THUMB, AND THE DEVELOPMENT
OF NEW SMOOTHIE KING AT THE II ITERSECTION OF HAMPTON ROAD AND PLEASANT RUN ROAD.

THE FORMER TEXACO PROPERTY WAS A REDEVELOPMENT, 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 FOR TOM THUMB CENTER AND REBRAND PROJECT AS CENTER CITY.

KEY TENANTS

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







RICHARDSON SQUARE

RICHARDSON, TEXAS PLANO ROAD AT BELTLINE ROAD

RUSSELL GLEN MANAGED LEASING AND DEVELOPMENT COORDINATION FOR THE REDEVELOPMENT OF FORMER SEARS LOCATED IN RICHARDSON, TEXAS. RICHARDSON SQUARE (FORMERLY RICHARDSON SQUARE MAL)L WAS AN ENCLOSED SHOPPING CENTER LOCATED IN RICHARDSON, TEXAS ON PLANO ROAD, STRETCHING BETWEEN THE INTERSECTIONS OF BELTLINE ROAD AND SPRING VALLEY ROAD. RICH \RDSON SQUARE MALL DEMOLITION BEGAN IN JUNE 2007.

KEY TENANTS







ELDORADO PLAZA

MCKINNEY, TEXAS

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 8 MILES WEST ON STATE HIGHWAY 121, AND COLLIN CREEK IS 11 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.

KEY TENANTS

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





RED OAK CROSSINGS

RED OAK, TEXAS

LOCATED AT THE NORTHEAST QUADRANT OF INTERSTATE-35 AND FM644 IN RED OAK, TEXAS, RED OAK CROSSINGS IS A VIBRANT RETAIL STRIP CENTER. THE 8,500S SF RETAIL CENTER SHADOWS A 257,000 SF SUPER WAL-MART. RED OAK CROSSINGS IS ANCHORED BY A FREESTANDING PANDA EXPRESS AND PALIOS PIZZA CAFÉ.

KEY TENANTS

WALMART | PANDA EXPRESS | SPRINT WIRELESS | WINGSTOP | PALIO'S PIZZA





SHOPS AT WATERVIEW PARK

DUNCANVILLE, TEXAS

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 HOMES. RUSSELL GLEN ACQUIRED THE FORMER DICKEY'S BARBECUE RESTAURANT BUILDING AT THE SHOPS AT WATERVIEW PARK TO REDEVELOP THE BUILDING FOR STARBUCKS.

KEY TENANTS

BELLA RUSCELLO | LA FITNESS | FROST BANK | STARBUCKS





HATCHER STATION

DALLAS, TEXAS

HATCHER STATION IS AN URBAN MIXED-USE DEVELOPMENT ANCHORED BY A CATALYTIC 44,000 SQUARE FEET PARKLAND HEALTH AND HOSPITAL SYSTEM OUTPATIENT COMMUNITY CLINIC. DEVELOPER, 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.

KEY TENANT

PARKLAND HOSPITAL





CONVENTION CENTER HOTEL

DALLAS, TEXAS

IN COLLABORATION WITH MATTHEW SOUTHWEST AND THE CITY OF DALLAS, RUSSELL GLEN CO. SERVED AS ADVISORS FOR THE STRATEGY TO ATTRACT AND DEVELOP RETAIL AND RESTAURANT FOR ITS CONVENTION CENTER HOTEL. THE FOUR-STAR, FULL—SERVICE OMNI CONVENTION CENTER HOTEL CONSISTS OF APPROXIMATELY 1,000 ROOMS AND APPROXIMATELY 80,000 SQUARE FEET OF FLEXIBLE MEETING SPACE.

CONNECTED TO THE DALLAS CONVENTION CENTER BY SKYBRIDGE, THE HOTEL OFFERS A LUXURIOUS, WARM AND SOPHISTICATED DESIGN, WHICH REFLECTS THE ESSENCE OF DALLAS WITH A CONTEMPORARY, REFLECTIVE GLASS EXTERIOR AND NATIVE TEXTURES, ART, AND OTHER MATERIALS ENRICHING THE INTERIOR.

KEY TENANTS

OMNI HOTEL, BIERGARTEN | CAFÉ HERRERA | COAL VINES | OWNER'S BOX





PIADA TEXAS

PIADA IS AN ITALIAN STREET FOOD RESTAURANT COMPANY BASED IN COLUMBUS, OHIO. OUR FIRM WAS RESPONSIBLE FOR DEVELOPING THE REAL ESTATE STRATEGY FOR TEXAS AND OPENING 4 RESTAURANTS.

PANDA EXPRESS

TEXAS/ OKLAHOMA

DEVELOPED 63 NEW PANDA EXPRESS RESTAURANTS WITHIN THE TEXAS/ OKLAHOMA REGION.

PANERA BREAD

CENTRAL UNITED STATES

DEVELOPED 92 NEW COMPANY / FRANCHISE CAFÉ WITHIN THE CENTRAL UNITED STATES REGION FOR PANERA, LLC (PANERA BREAD/ PARADISE CAFÉ).