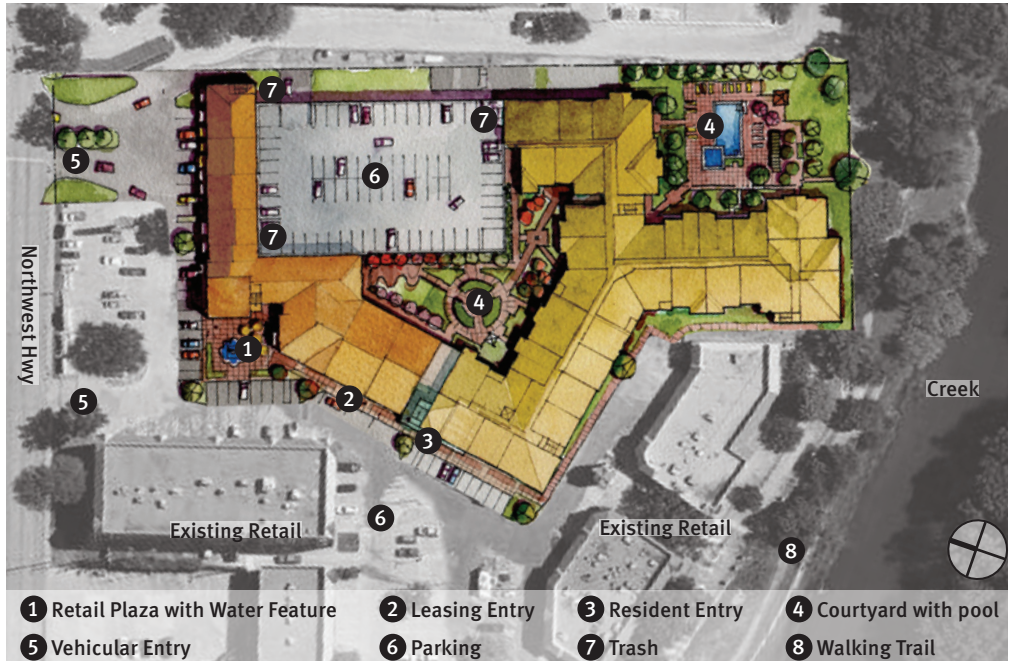


**Elan at Bluffview**  
**Mixed-Use • Urban Infill**  
 Dallas, Texas



*Archstone Smith*  
 181 Units  
 7.27 Acres  
 24.88 units/acre  
 7,300 sq ft retail  
 3,500 sq ft office

The Élan at Bluffview is a redevelopment of a grayfield site located adjacent to Dallas Love Field Airport and fronting onto highly traveled Northwest Highway in Dallas, Texas. The site is part of a larger mixed use master planned development including retail, dining and office uses. The actual development site was an underutilized single-story strip shopping center with an occupancy rates hovering at or below 50%. The retail structure was razed to make way for the new four-story mixed-use structure. With TND planning this mixed-use building then wraps the 4 1/2-story parking structure concealing the parking from adjacent uses and the street.