

FOR IMMEDIATE RELEASE

Theatre District Redevelopment Project

Multifamily Project

Theatre District, LLC is commencing construction of the new 78 dwelling unit multifamily project to be constructed on Lot 3, Block 1 of the new Theatre District subdivision. Lot 3 is depicted on the attached site plan for the entire district.

Currently, the mass grading is drawing to a conclusion. The paving contractor is scheduled to be on site in the next week or so to pave the new public street which will be known as Theatre Drive. The paving contractor will also be pouring the concrete slab for the new multifamily structure on Lot 3 so that construction can continue through the inclement weather.

This apartment structure is designed for individuals or families with members who want the lifestyle they deserve. The first floor amenities include:

- Elevator
- Fitness and Workout facility
- Lounge with a warming kitchen
- Entertainment and gathering spaces

In addition, the project will contain an outdoor fenced pet/dog park area for those residents with pets. The development tries to accommodate the resident's desires for features for their pets.

The site will contain 117 parking stalls, in compliance with the requirements of the Planned Development Permit and the Hastings Municipal Zoning Code. 16 of the parking stalls will be available in enclosed and secured garages for residents desiring to rent garages.

The unit mix for the project is projected to include the following units:

- 16 Studio apartments
- 46 One-bedroom apartments
- 16 two-bedroom apartments.

Construction is starting and the expected construction schedule should enable the first residents to move into the completed structure approximately 14 months from now. An architectural rendering is attached also to reflect the appearance of the new project.

If you are interested in getting more information on this new project, please contact Kim Maas at Hastings@perryreid.com to be placed on an “Interested List” for residency in the project.

Visit us at www.theatredistricthastings.com. For additional leasing or sales information, please contact Craig Reid at creid@perryreid.com or at 402-416-5590.

FOR IMMEDIATE RELEASE

Theatre District Redevelopment Project

Theatre District, LLC has moved forward with the **Phase 1 Redevelopment Project** for the former Imperial Mall at West 12th Street and Marian Road.

The Phase 1 Redevelopment Project includes the following components:

- a. Mass grading and the installation of Theatre Drive and the underground utilities of sanitary sewer lines and water service lines;
- b. The commencement of construction of the 78 dwelling unit multifamily project to be located on Lot 3, Block 1, Theatre District Subdivision, as shown on the attached Final Plat;
- c. The commencement of construction of the 9,000 square foot commercial building for retail and office uses on Lot 8, Block 1, Theatre District Subdivision;
- d. The façade renovation and parking lot construction of the former Sunmart building on Lot 3, Block 1, Theatre District Subdivision; and
- e. The façade renovation and parking lot construction of the former Kmart building located on Lot 1, Block 1, Theatre District Subdivision.

Currently, the mass grading is drawing to a conclusion. The paving contractor is scheduled to be on site in the next week or so to pave the new public street which will be known as Theatre Drive. The paving contractor will also be pouring the slab for the new multifamily structure on Lot 3 so that construction can continue.

Theatre District, LLC is pleased to be at the point where construction will be visible. The repurposing of the former mall will be noticeable over the coming months. Preleasing of the new commercial building will now begin with available occupancy projected to be late summer 2022.

Visit us at www.theatredistricthastings.com. For additional leasing or sales information, please contact Craig Reid at creid@perryreid.com or at 402-416-5590.

FOR IMMEDIATE RELEASE

Theatre District Flats Redevelopment Project

Phase 2 Multifamily Project

With the opening of the recently-completed 78-dwelling unit multifamily housing project in the Theatre District located on Lot 3, Block 1, the Theatre District is pleased to announce that the 2nd phase housing project will commence in July 2024.

Theatre District Flats, LLC is commencing construction of the 56-unit dwelling unit multifamily project to be constructed on Lot 2, Block 1 of the Theatre District subdivision. Lot 2 is depicted on the attached site plan for the entire district.

The Phase 1 construction plan for the Theatre District is drawing to a close with the opening of the housing and retail projects. In addition, the State of Nebraska, Department of Health and Human Services has opened its new Hastings location in the former big box retail store which will be occupied by 80+ employees and a new fitness center by Fitness Express is nearing completion.

The retail/office building is completed and fully leased to 6 retail and/or office tenants which will bring more vitality and activity to the district. A new bar and restaurant is nearing completion in the former grocery store and should be opening in the month of July.

The new “Theatre District Flats” project is a market rate project open to all age groups of residents. The amenities include:

- Elevator
- Fitness and Workout facility
- Lounge
- Entertainment and gathering spaces

In addition, the project will contain an outdoor fenced pet/dog park area for those residents with pets. The development tries to accommodate the resident’s desires for features for their pets.

The site will contain on-site covered and surface parking stalls, in compliance with the requirements of the Planned Development Permit and the Hastings Municipal Zoning Code.

The unit mix for the project is projected to include the following units:

- 10 Studio apartments
- 22 One-bedroom apartments
- 24 two-bedroom apartments.

Construction is starting and the expected construction schedule should enable the first residents to move into the completed structure starting in the Summer of 2025. An architectural rendering is attached also to reflect the appearance of the new project.

The anticipated cost of the project will exceed \$10,000,000 and will include financing from:

- First mortgage construction loan
- Workforce Housing loan from the Hastings Economic Development Corporation and
- Tax Increment Financing from the Community Redevelopment Authority of the City of Hastings

Visit us at www.theatredistricthastings.com. For additional leasing or sales information, please contact Craig Reid at creid@perryreid.com or at 402-416-5590.

FOR IMMEDIATE RELEASE

Theatre District Redevelopment Project (January 6, 2022)

Theater Building

Perry Reid Properties and Theatre District, LLC have partnered with Golden Ticket Cinemas, Inc. to renovate and rehabilitate the former Imperial Theater's three (3) movie screens into a premier luxury movie theater. The former theater building is located on Lot 5, Block 1 of the new Theatre District subdivision. Lot 5 is located in the Northwest corner of the former mall as depicted on the attached site plan for the entire district.

The renovation of the structure will include a complete transformation of the building interior. The new facility will bring a modern moviegoing experience to Hastings. All auditoriums will feature luxury electric reclining seats and upgraded Dolby 7.1 sound and the latest in digital projection. The lobby, restrooms and common areas will be completely modernized and remodeled. Food and beverage options will be enhanced. In addition to popular movie favorites such as popcorn, candy, nachos and soda, the upgraded menu will feature a full selection of hot foods and expanded beverages.

The Project exterior will also be renovated as shown on the attached schematic drawing. The exterior façade will be replaced and updated. The parking lot will be refreshed with surfacing and new landscaping.

Golden Ticket Cinemas is a premier movie theater operator based in North Carolina with locations in 9 states, including a strong presence in Nebraska with luxury recliner locations in Scottsbluff, Kearney and North Platte. Golden Ticket Cinema is excited to bring this experience to the Hastings market later this year.

Visit us at www.theatredistricthastings.com. For additional leasing or sales information, please contact Craig Reid at creid@perryreid.com or at 402-416-5590.

FOR IMMEDIATE RELEASE

Retail building in the Theatre District

Theatre District, LLC has moved forward with the **Phase 1 Redevelopment Project** for the former Imperial Mall at West 12th Street and Marian Road in Hastings. The Phase 1 Project includes:

- The construction of Theatre Drive to connect Marian Road to West 12th Street; and
- The footings and foundation of the new 78 unit apartment building are scheduled to be poured

The Phase 1 Redevelopment Project also includes the façade renovation and parking lot installation of the former Sunmart grocery store which contains approximately 36,000 square feet. The former grocery store is one of the retained structures and will be renovated for new retail users. The building is being configured to accommodate a variety of sizes for retail users. Theatre District, LLC is intending to attract a small grocery store or market to occupy a portion of the structure or another pad site as part of the Theatre District. Attached are architectural renderings depicting the renovated façade of the building which reflect the common design objective for the Theatre District.

Theatre District, LLC is pleased to be at the point where construction will be visible. The repurposing of the former mall will be noticeable over the coming months

Visit us at www.theatredistricthastings.com. For additional leasing or sales information, please contact Craig Reid at creid@perryreid.com or at 402-416-5590.