

# PHASE II RETAIL DELIVERED AND AVAILABLE

weitzman®



# BEACON SQUARE

NWQ PGBT (190) & COIT RD | PLANO, TX 75093

# PROPERTY OVERVIEW

## BEACON SQUARE

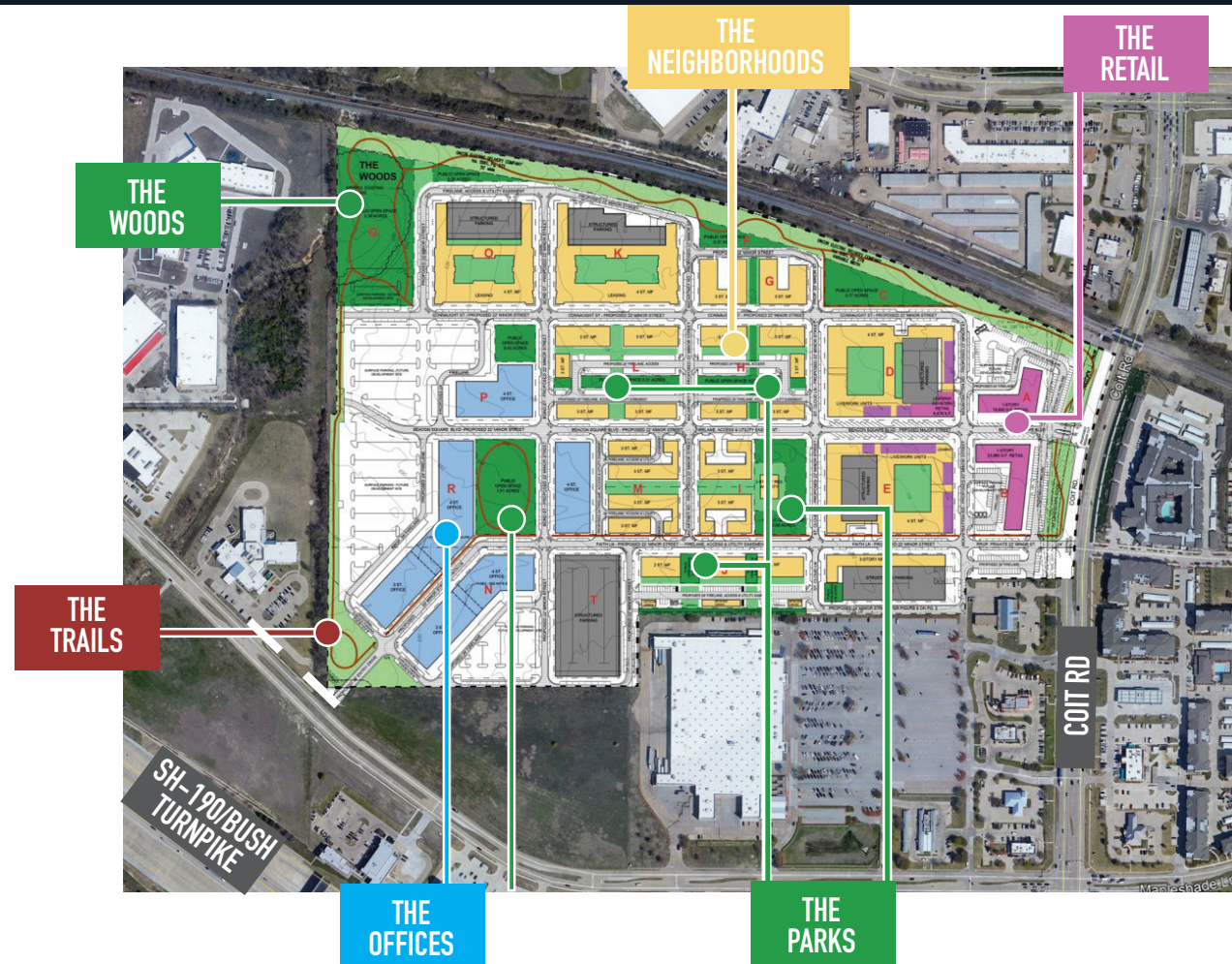
Beacon Square is an 83-acre master-planned development located at the northwest corner of Coit Road and George Bush Turnpike (190) in Plano, Texas.

## AREA HIGHLIGHTS

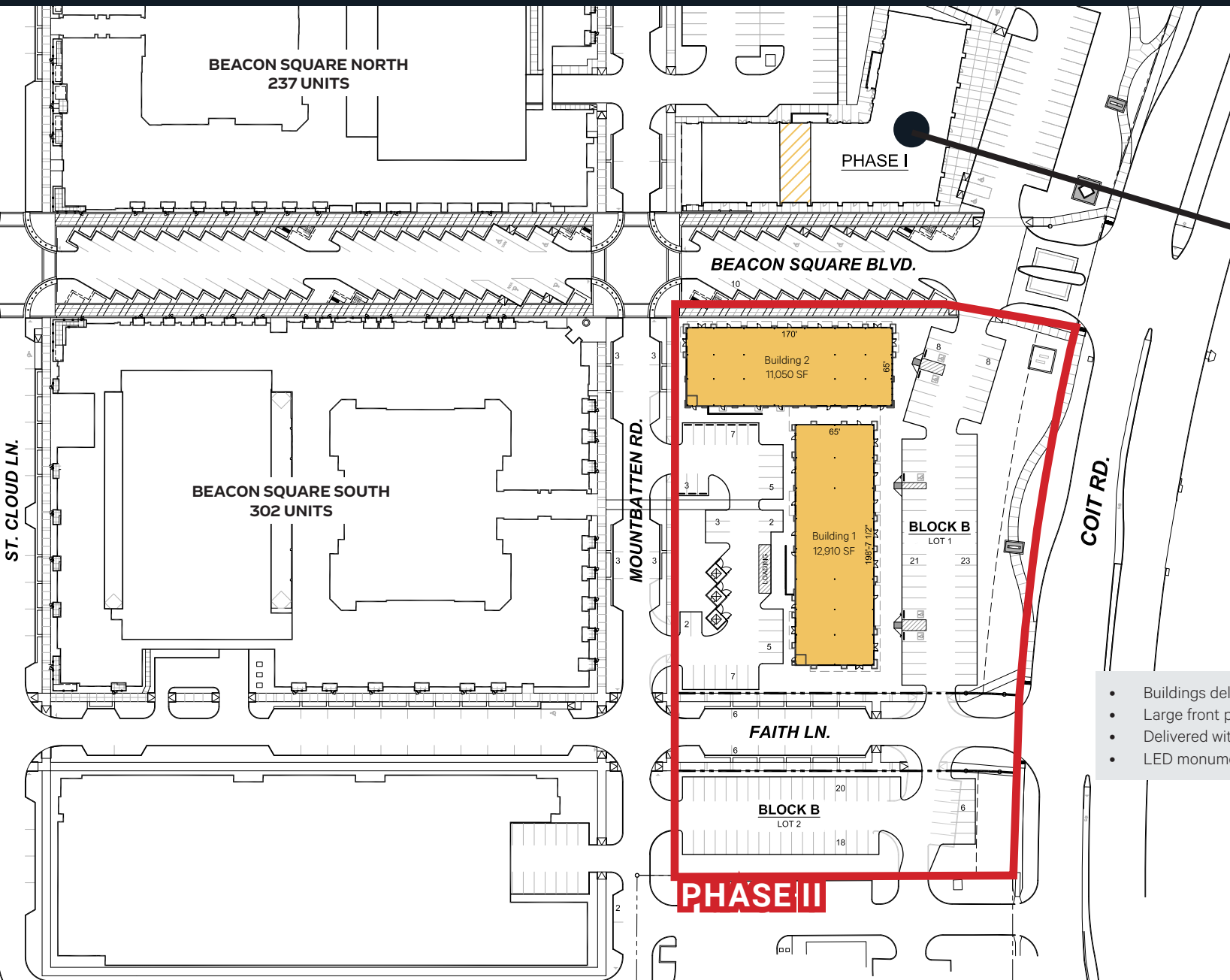
- Central Market – 1.1mm visits annually
- Sam's Club – 1.6mm visits annually
- John Paul II High School – 710 students
- PGBT – 162,165 VPD
- Coit Rd – 43,844 VPD

## THE PROJECT CONSISTS OF

- 43,000 SF retail along Coit. Phase 1 (19K SF) open. Phase II (24K SF) Retail Delivered and Available
- Currently 539 multifamily units (93% leased); 500 units to deliver by mid-2027; 300 units delivery TBD
- 500 additional multifamily units to start construction by end of 2026



# PHASE I & II RETAIL



**SPITZ**  
Mediterranean Street Food

**MODERN VUE**  
EYECARE

**F&F**  
JAPANESE GRILL

**EINSTEIN BROS**  
BAGELS

brunch TIME

**B**  
BEACON  
WALL BAR

**TURBO**

**yumilicious**  
FROZEN YOGURT  
\*Operating, but Available

- Buildings delivered – ready for Tenant construction
- Large front patios for all spaces
- Delivered with community hydraulic grease trap
- LED monument sign on Coit



# PHASE II RETAIL

PHOTO DATE: JAN 5, 2026 | SHELL DELIVERY FEB 15, 2026

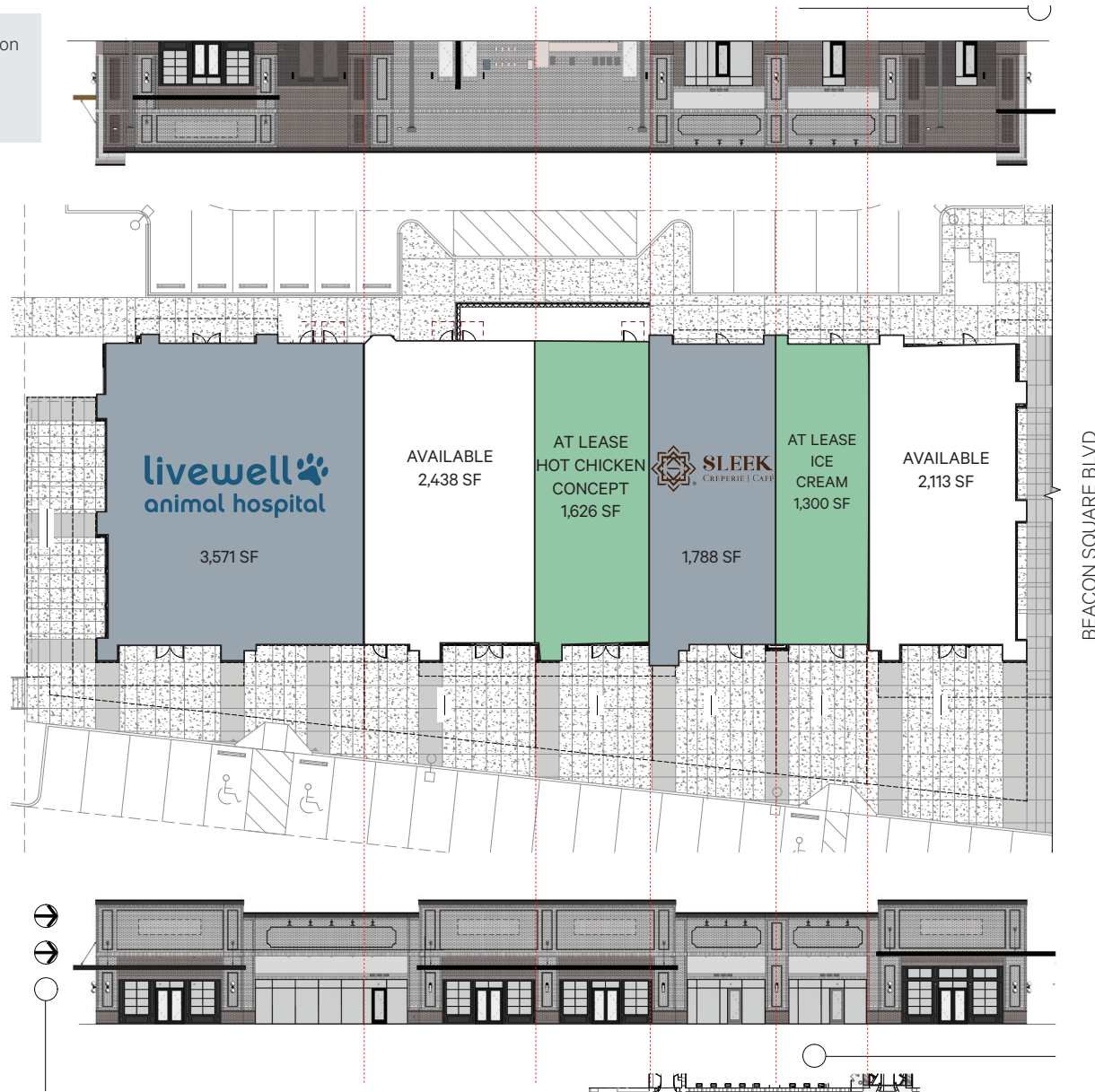
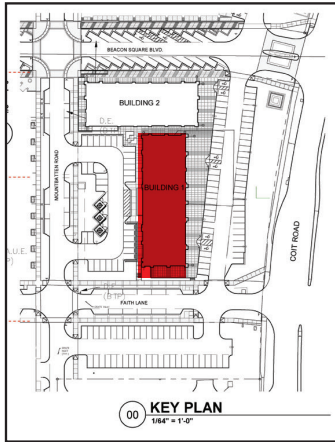


# PHASE II RETAIL, BUILDING 1 | RENDERINGS

- Buildings delivered – ready for Tenant construction
- Large front patios for all spaces
- Delivered with community hydraulic grease trap
- LED monument sign on Coit

## Key

- Available
- LOI
- At Lease
- Leased

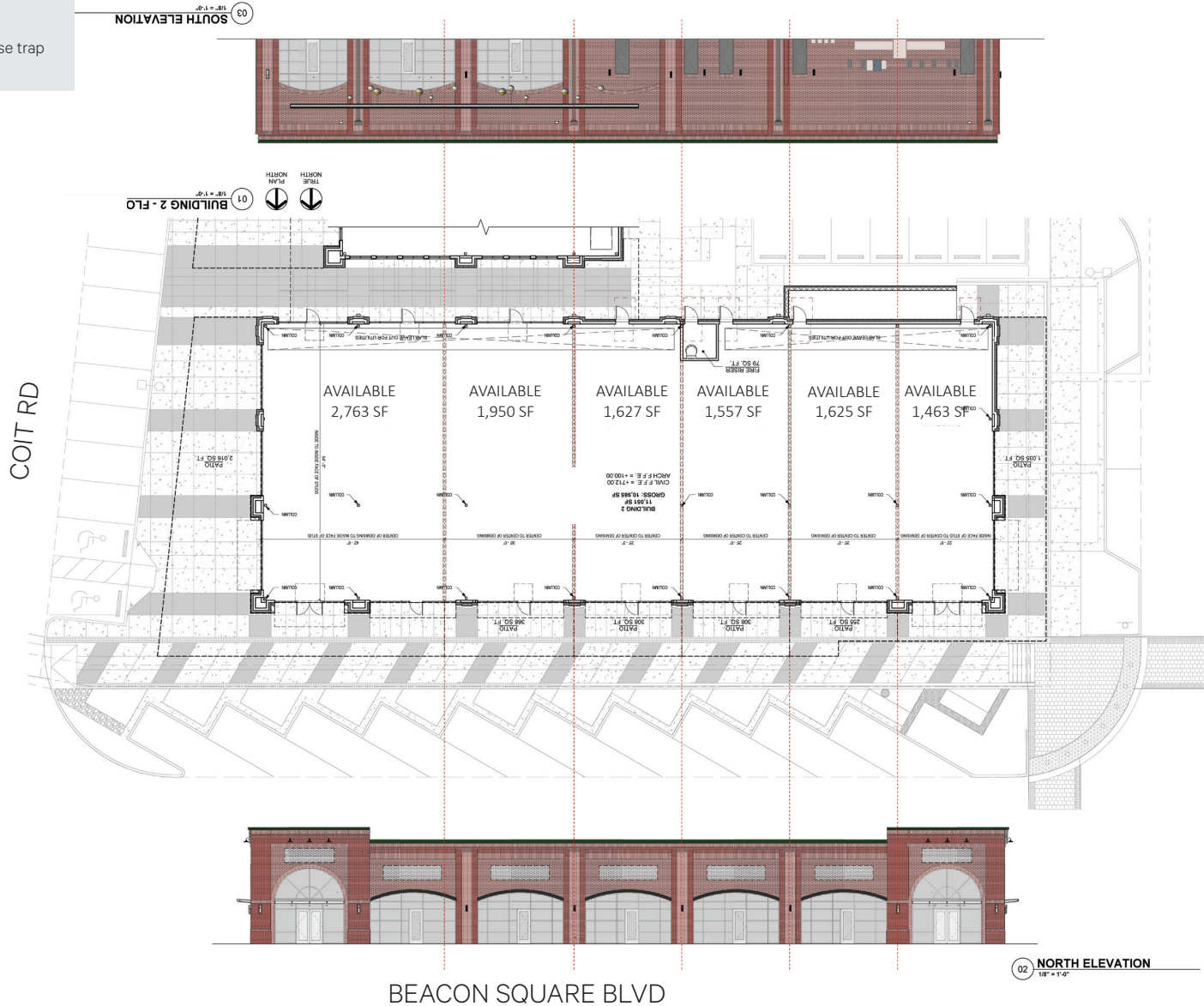
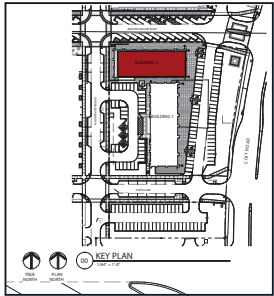


# PHASE II RETAIL, BUILDING 2 | RENDERINGS

- Delivering April 1, 2026
- Large front patios for all spaces
- Delivered with community hydraulic grease trap
- LED monument sign on Coit

## Key

- Available
- LOI
- At Lease



# PHASE I RETAIL



# PHASE I RETAIL



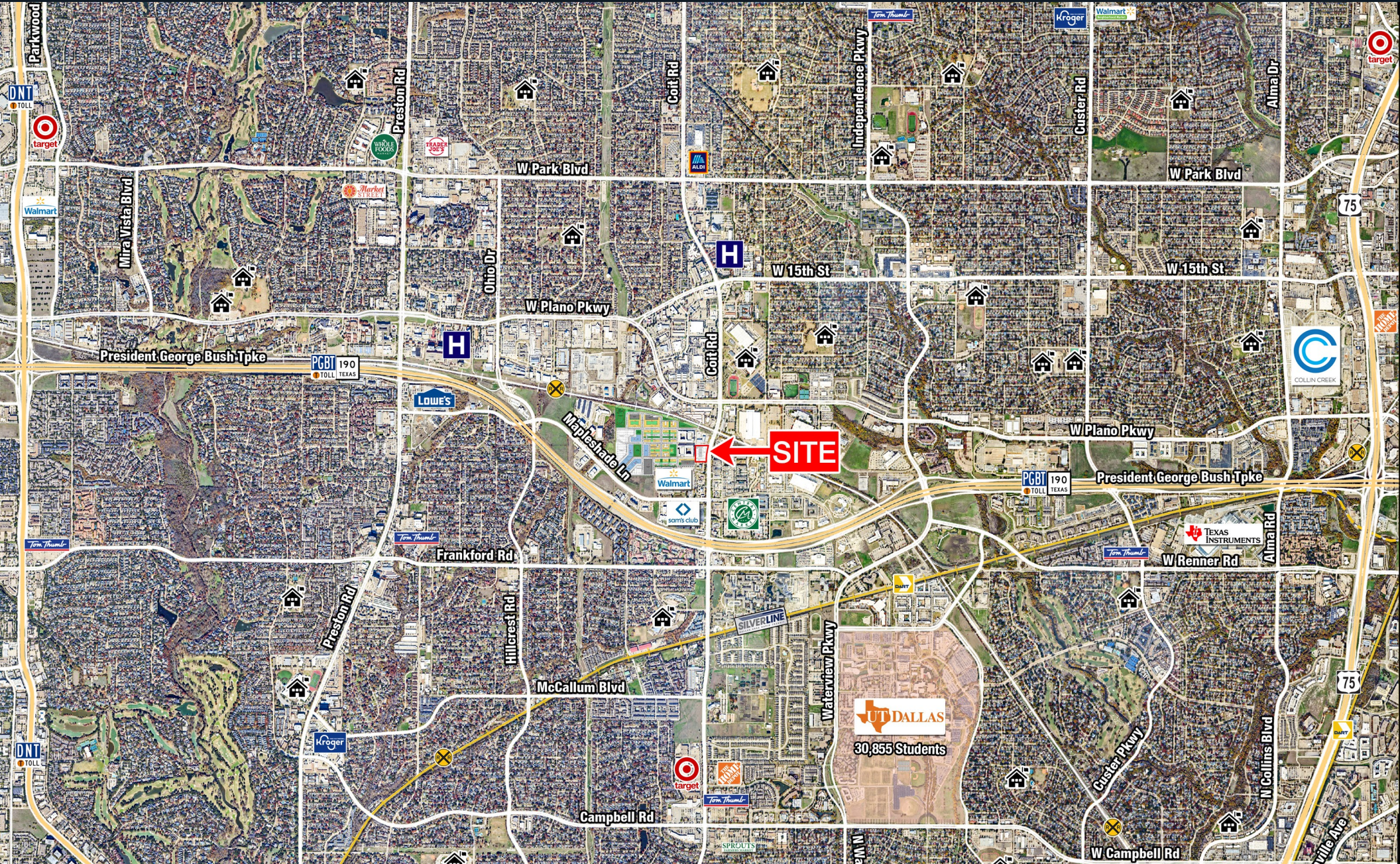
# PROPERTY AERIAL



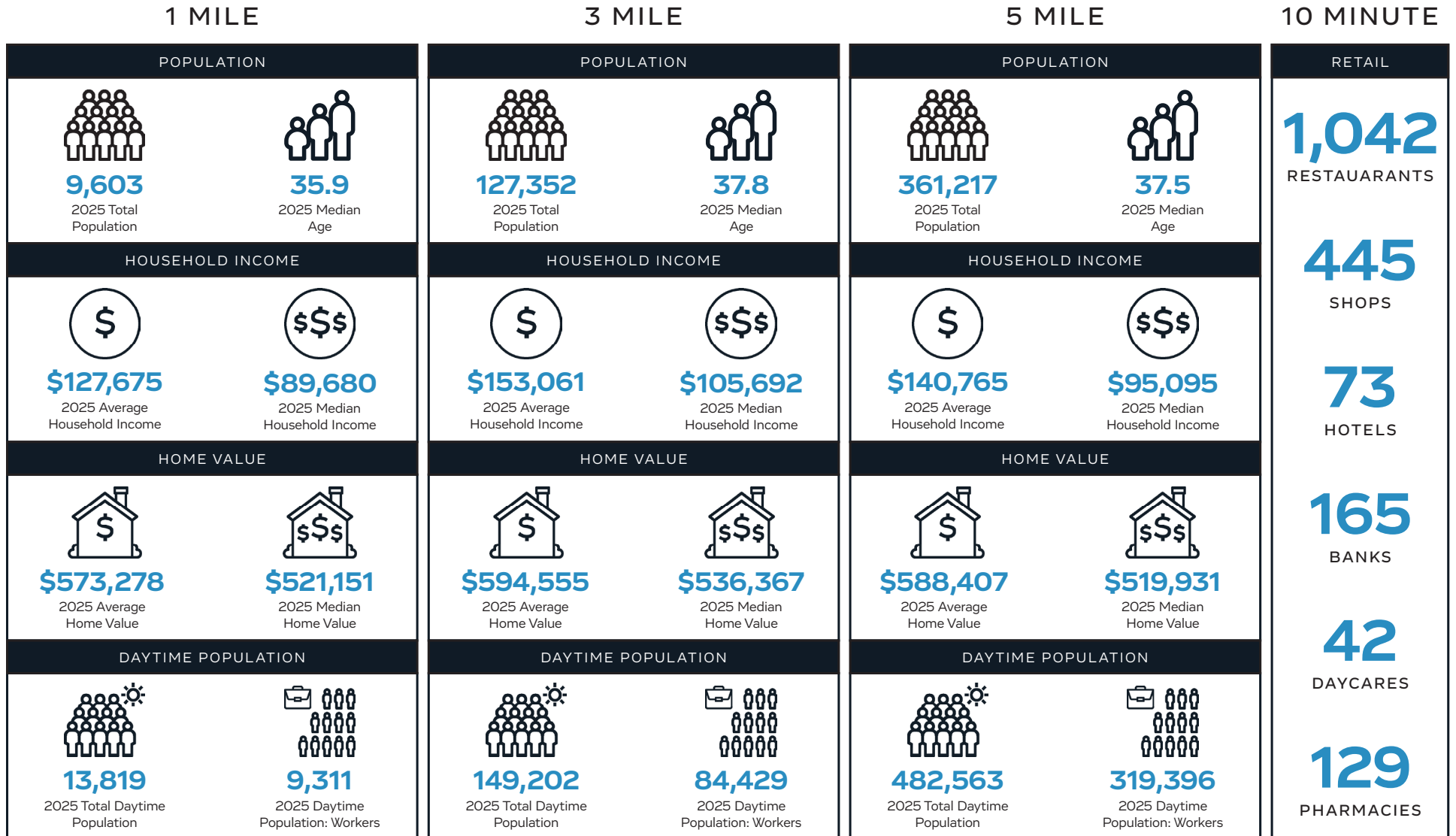
# PROPERTY AERIAL



# PROPERTY AERIAL



# DEMOGRAPHICS



# ABOUT THE DEVELOPER



## We Design, Build & Manage Retail For The Community.

Billingsley Company's retail philosophy brings merchants into the community where their customers live and work. By providing restaurants and retail shops that are aesthetically pleasing and purposeful, we fit the design aesthetic of the neighborhood – delivering convenience with a fun, energetic atmosphere for those who shop and dine.

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The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

# INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:

A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see

section 1101.563 of the Texas Occupations Code.

**Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

### AS AGENT FOR OWNER (SELLER/LANDLORD):

The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information

about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically

instructs the broker in writing not to disclose, unless required to do so by law.

## A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials

Date

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