

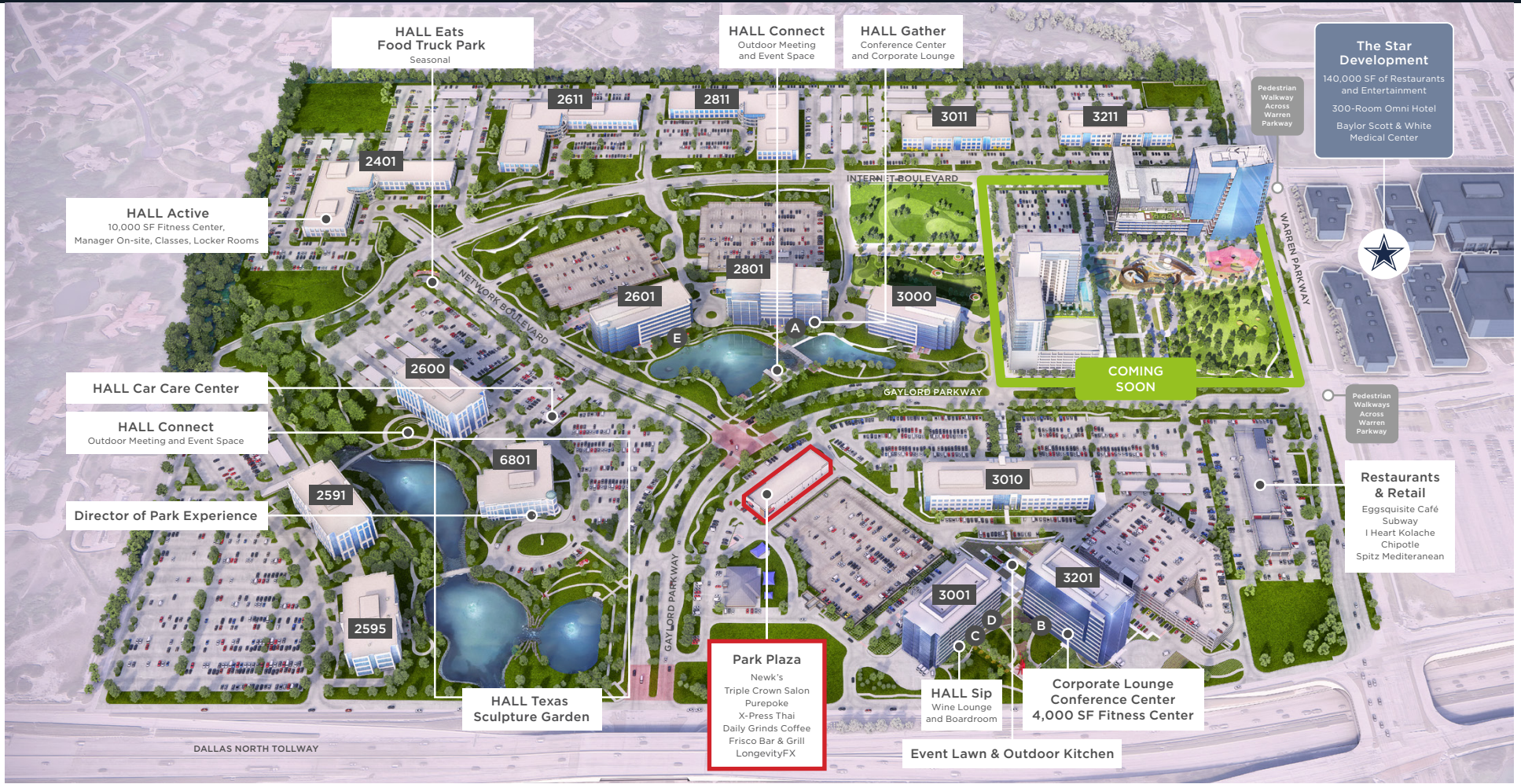
FULLY LEASED



PARK PLAZA

NWQ GAYLORD PKWY & N DALLAS PKWY | FRISCO, TX 75034

HALL PARK MASTERPLAN



BY THE NUMBERS 33% OF LAND USE IS GREEN SPACE AND LAKES • 200+ WORKS OF INTERNATIONAL ART AND SCULPTURE • 3 MILES OF WALKING AND JOGGING TRAILS

- 2595 Dallas Parkway (A1)
- 2591 Dallas Parkway (A2)
- 6801 Gaylord Parkway (B1)
- 2600 Network Boulevard (B2)
- 2601 Network Boulevard (C1)
- 2801 Network Boulevard (C2)
- 3000 Internet Boulevard (C3)
- 3010 Gaylord Parkway (E1)

- 2401 Internet Boulevard (G1)
- 2611 Internet Boulevard (G2)
- 2811 Internet Boulevard (G3)
- 3011 Internet Boulevard (G4)
- 3211 Internet Boulevard (G5)
- 3001 Dallas Parkway (T1)
- 3201 Dallas Parkway (T2)

HALL MEET

Conference and Training Rooms

- A. **The Dancers Room** 100 person training facility
- B. **The Ascension Room** 65 person training facility
- C. **The Jaguar Room** 16 person boardroom
- D. **The Geneva Room** 10 person conference room
- E. **The Evans Room** 12 person conference room

COMING LATE 2023

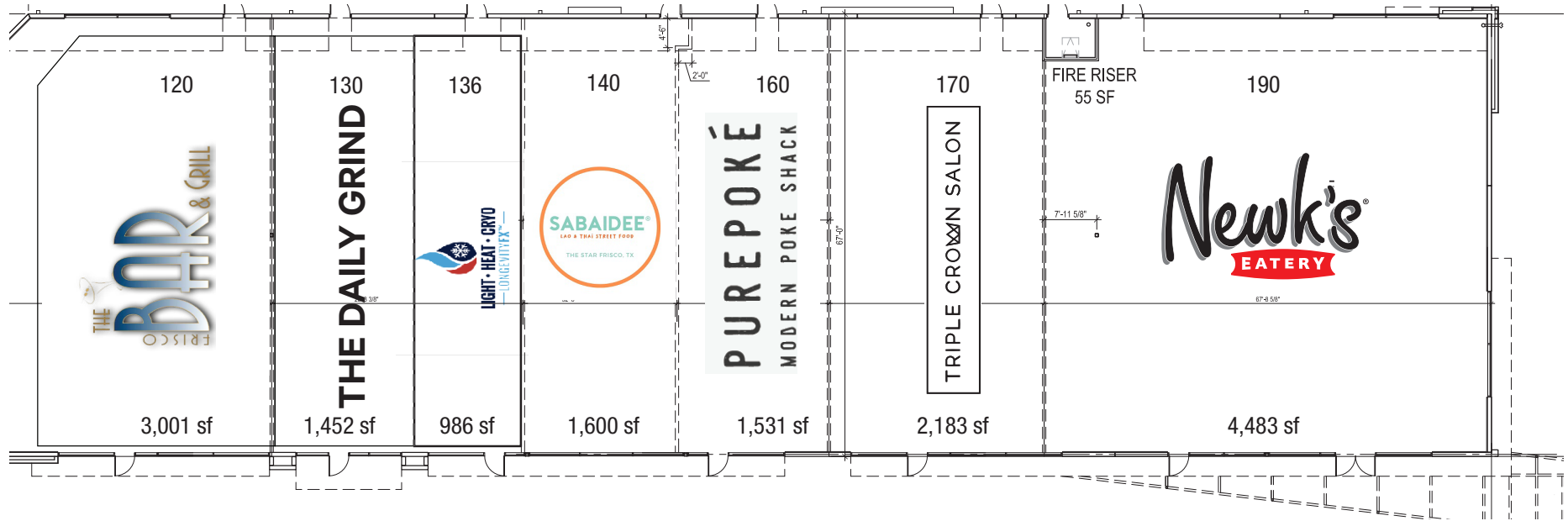
- Community Programmed Park
- 16-Story Office Building | 386,000 RSF
- 214 High-Rise Apartments
- 10,000 SF Eatery with Local Vendors
- 224-Room Boutique Hotel and Park Suites
- Additional Restaurants and Retail

HALL PARK - NEW 1 MILLION SF DEVELOPMENT

- The Tower at HALL PARK: 16 stories of luxury, Class AAA office space
- HALL Park Hotel: 224-Room Autograph Collection Hotel and Suites
- The Monarch: 19-story luxury residential tower offering 214 units adjacent to the new hotel and office buildings
- Kaleidoscope Park: The 5.7 acre park will include a large children's park, dog park, event lawn, entertainment pavilion, interactive water features and art installation by Janet Echelman. The park is owned by the City of Frisco and managed and operated by a subsidiary of Communities Foundation of Texas
- Future plans include 2,021 total residential units and 9,500,000 SF maximum developed (excluding garages)



SITE PLAN



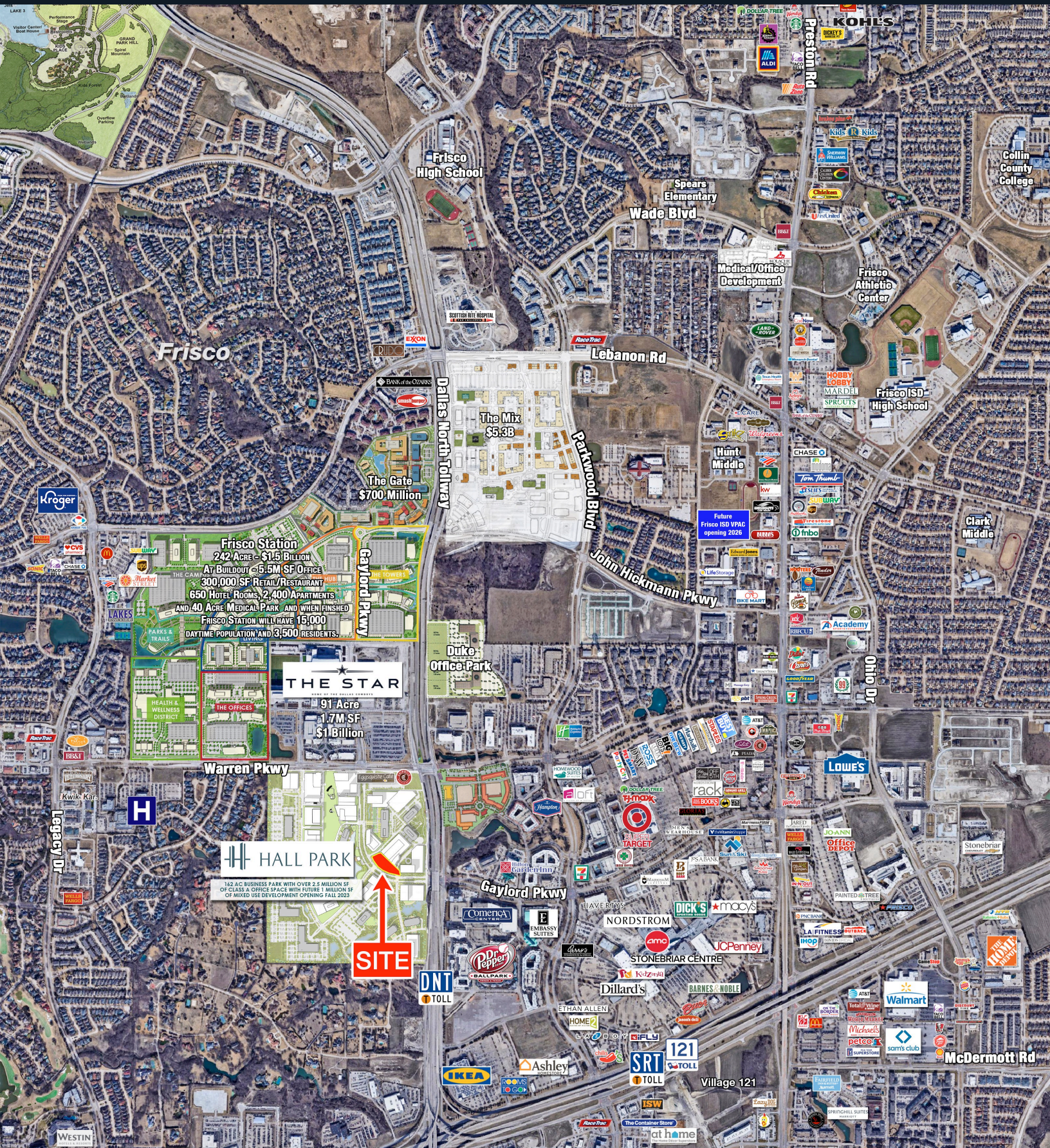
PROPERTY PHOTOS



PROPERTY AERIAL



PROPERTY AERIAL



Frisco

The Gate
\$700 Million

The Mix
\$5.3B

Frisco Station
242 Acre - \$1.5 Billion
AT BUILDOUT - 5.5M SF OFFICE
300,000 SF RETAIL/RESTAURANT
650 HOTEL ROOMS, 2,400 APARTMENTS
AND 40 ACRE MEDICAL PARK AND WHEN FINISHED
FRISCO STATION WILL HAVE 15,000
DAYTIME POPULATION AND 3,500 RESIDENTS.

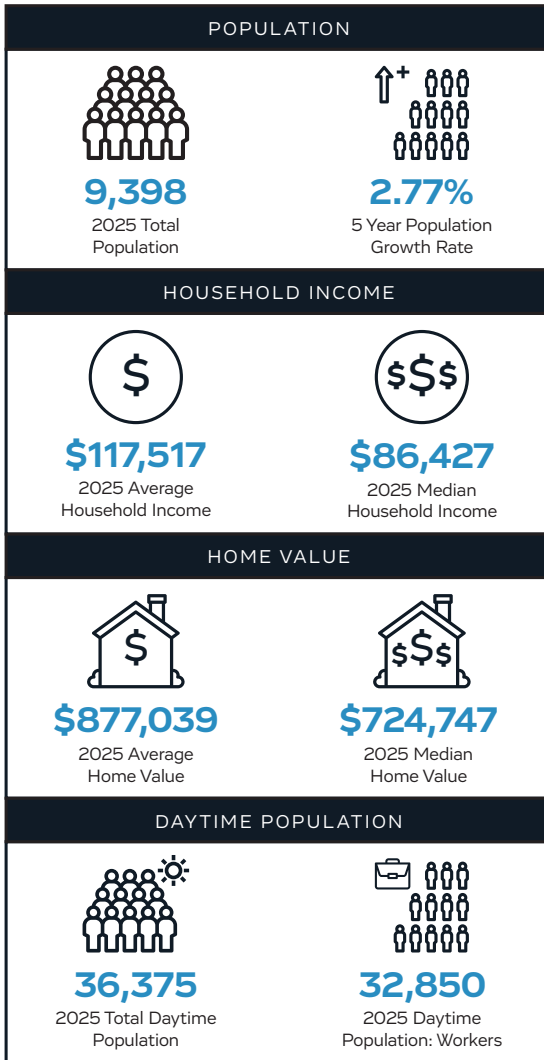
THE STAR
91 Acre
1.7M SF
\$1 Billion

HALL PARK
142 A/C BUSINESS PARK WITH OVER 2.5 MILLION SF
OF CLASS A OFFICE SPACE WITH FUTURE 1 MILLION SF
OF MIXED USE DEVELOPMENT OPENING FALL 2023

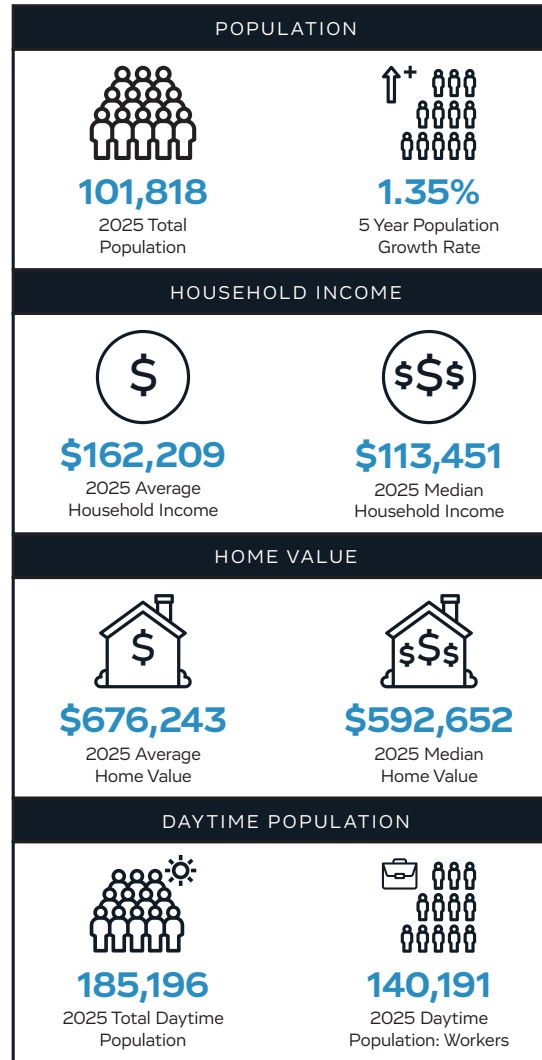
SITE

DEMOGRAPHICS

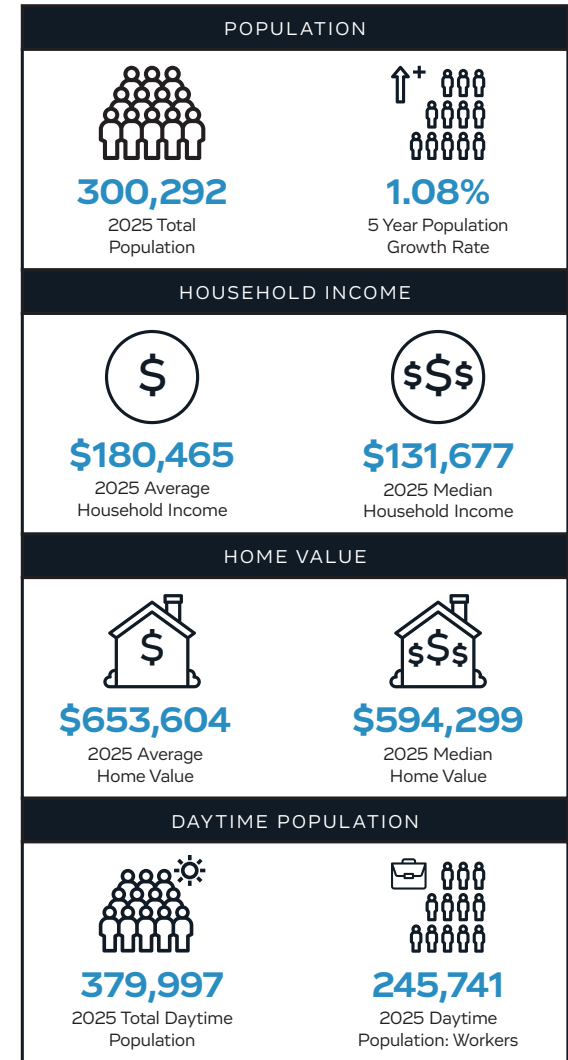
1 MILE



3 MILE



5 MILE



FRISCO, TEXAS

1

FASTEST GROWING
LARGE CITIES IN U.S. OVER THE LAST
DECADE

U.S. Census Bureau, May 2020

1

**PLACE TO DO
BUSINESS IN TEXAS**

HomeCity.com, October 2020

**MOST RECESSION
RESISTANT CITIES**

Smart Asset, March 2020

25 MILES
TO DFW AND LOVE
FIELD AIRPORTS



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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.

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 or subagent 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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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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Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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