

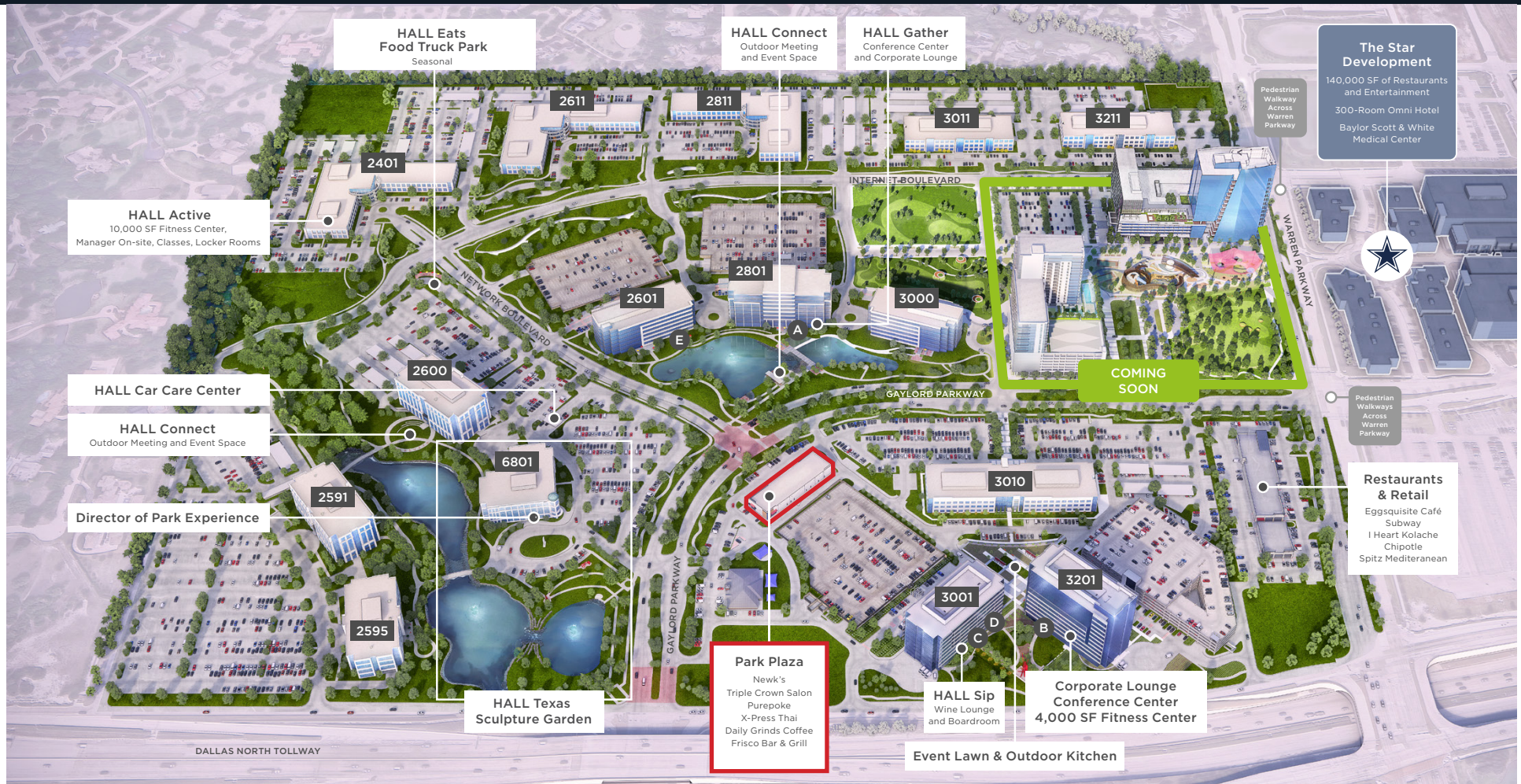


# PARK PLAZA

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



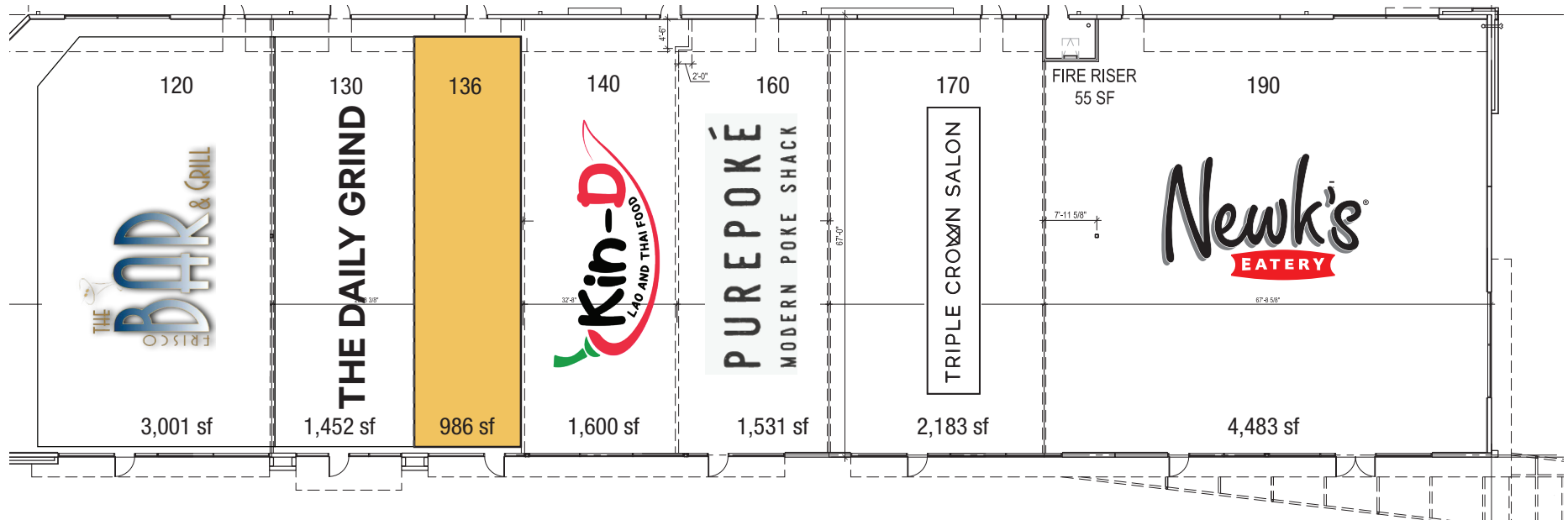
# HALL PARK - NEW 1 MILLION SF DEVELOPMENT

- 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



2<sup>nd</sup> Generation Juice Bar Space  
986 SF  
Perfect for ice cream or dessert use





# PROPERTY PHOTOS

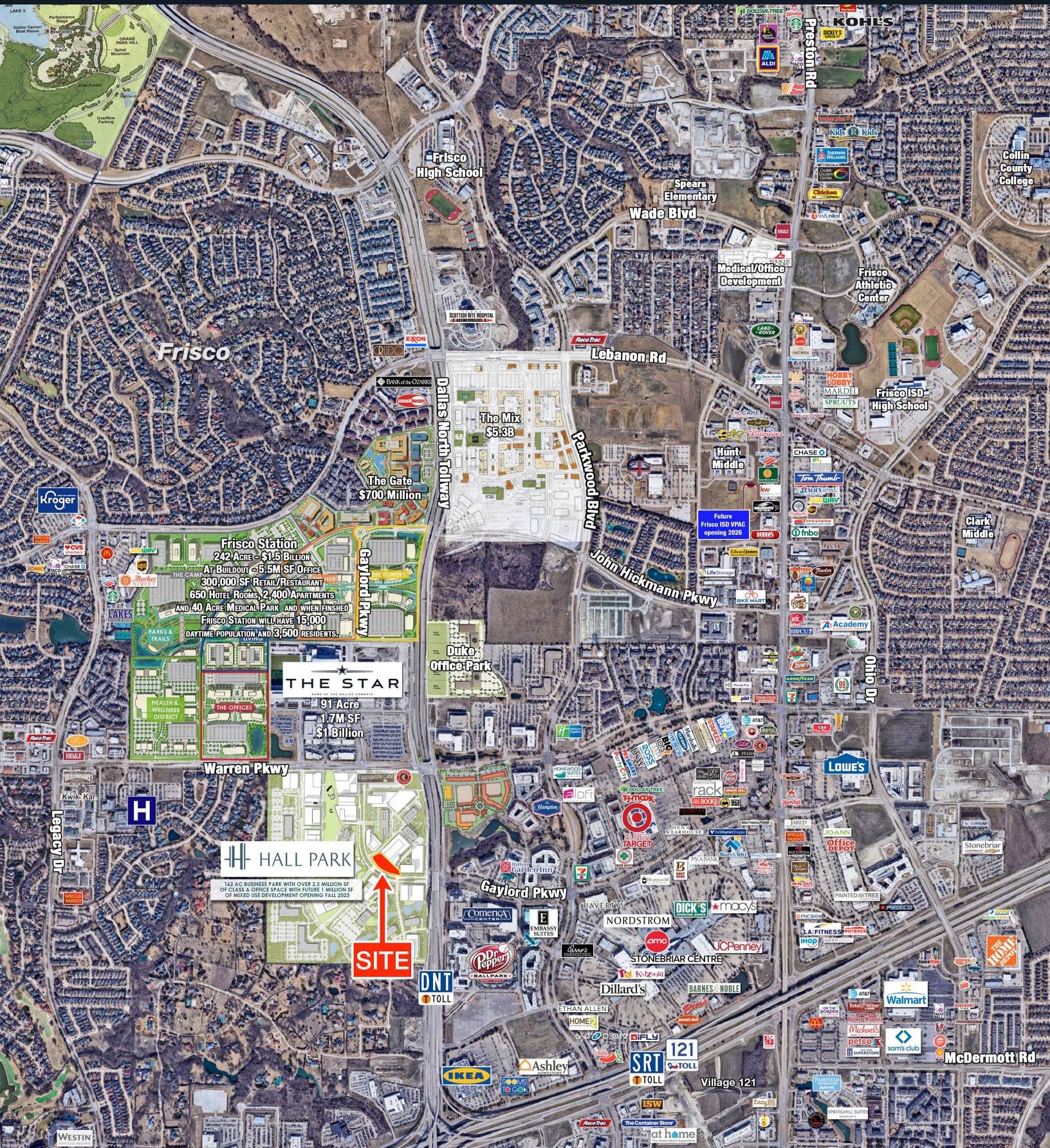








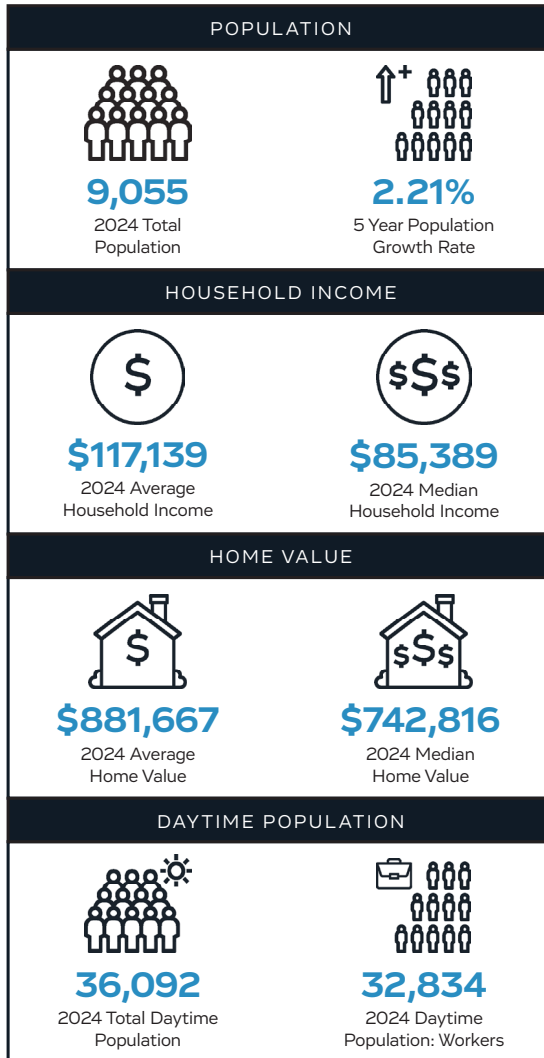
# PROPERTY AERIAL



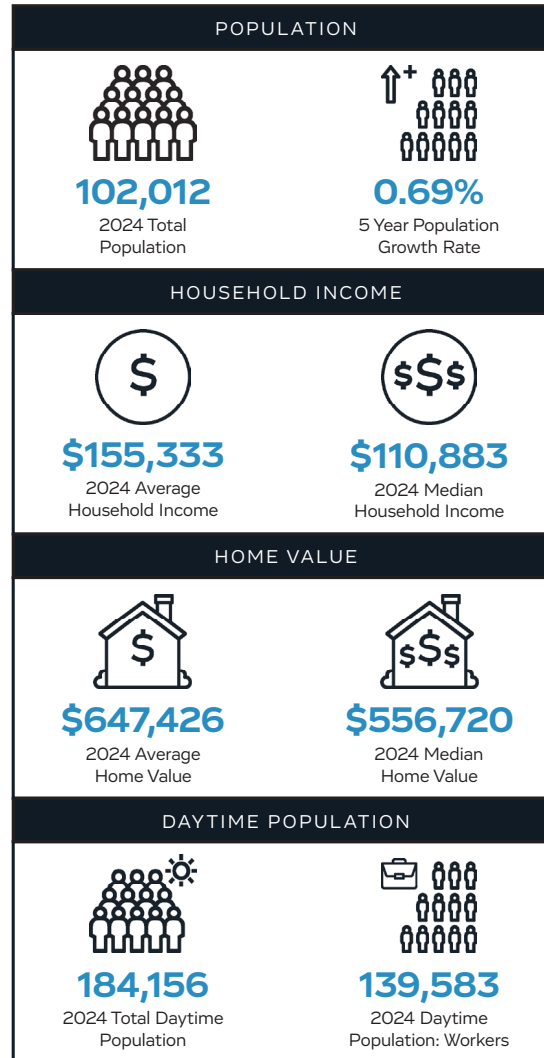


# DEMOGRAPHICS

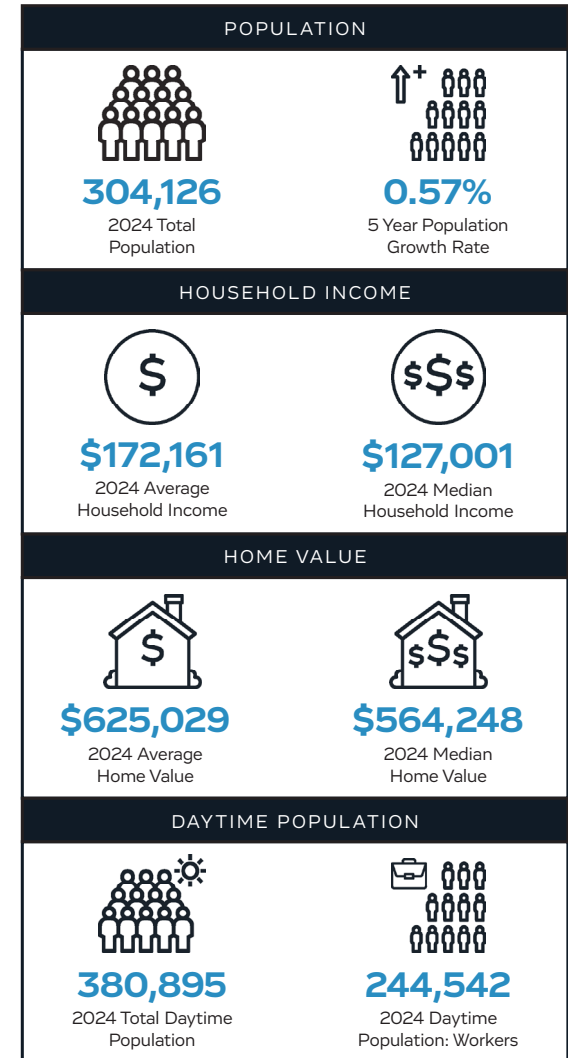
## 1 MILE



## 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







**DAVID ZOLLER**

EXECUTIVE VICE PRESIDENT

[dzoller@weitzmangroup.com](mailto:dzoller@weitzmangroup.com)

214.720.6658

**MAGGIE HANSEN**

VICE PRESIDENT

[mhansen@weitzmangroup.com](mailto:mhansen@weitzmangroup.com)

214.442.7513

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 on 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 listening 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.

**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.

**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.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

402795

License No.

twgre@weitzmangroup.com

Email

214-954-0600

Phone

Robert E. Young, Jr.

Designated Broker of Firm

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Licensed Supervisor of Sales Agent/ Associate

License No.

Email

Phone

Arthur David Zoller

Sales Agent/Associate's Name

542409

License No.

dzoller@weitzmangroup.com

Email

214-720-6658

Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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292229

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byoung@weitzmangroup.com

Email

214-720-6688

Phone

Licensed Supervisor of Sales Agent/ Associate

License No.

Email

Phone

Margaret Patricia Hansen

Sales Agent/Associate's Name

675598

License No.

mhansen@weitzmangroup.com

Email

214-442-7513

Phone

Buyer/Tenant/Seller/Landlord Initials

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