

FRISCO STATION

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THE RUDMAN PARTNERSHIP TO LAUNCH FRISCO STATION WITH HILLWOOD PROPERTIES AND VANTRUST REAL ESTATE

Mixed-use development will cover 242 acres in the thriving Frisco development corridor

FRISCO, Texas (December 10, 2014) – The Rudman Partnership, Hillwood Properties and VanTrust Real Estate have entered into a partnership for the development of Frisco Station, a 242-acre mixed-use development in Frisco, Texas. The proposed development is located to the west of the Dallas North Tollway and to the north of Warren Parkway surrounding the new Dallas Cowboys headquarters complex. The project will feature Class A office, multifamily residential, retail, restaurant and medical real estate classes.

Hillwood Properties, developer of the 18,000-acre AllianceTexas project, will be the master developer of Frisco Station, coordinating land planning and infrastructure development, as well as executing the multifamily residential and non-office components of the project. VanTrust Real Estate will develop Frisco Station's Class A office projects. As part of the collaborative partnership structure, Hillwood Properties and VanTrust Real Estate will acquire an ownership interest in the land in addition to their respective roles in the infrastructure and vertical development components. The initial phase of development is expected to commence in 2015.

The proposed master plan for the 242-acre development includes over 4 million square feet of office and corporate campuses, 2,400 multifamily residential homes, unique destination food and beverage concepts, entertainment venues, medical and wellness facilities, and open space/greenbelt amenities with programmed events and public activities.

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Frisco Station will feature a high-tech, creative and innovative environment that fosters wellness and a sense of place.

The Rudman Partnership and Rudman family affiliates are the landowner partners behind the Frisco Station project. The Rudman's have owned land in Frisco for more than 50 years, and their developments in the City include the Baylor Medical Center Complex, the 2500 Legacy Office Building, the luxury residential subdivisions Stonebriar Park and Chapel Creek, and the Villas at Chapel Creek apartments.

“We’re excited about this project and delighted to be working with Hillwood and VanTrust on this incredible opportunity,” said Trey Sibley, general manager of The Rudman Partnership. “Hillwood’s experience developing large-scale, master-planned projects provides an unequaled level of expertise for the long-range vision we all share for this development, while VanTrust’s expertise in developing Class A office will provide corporate and professional residents with an unmatched, highly-amenitized product offering in the area.”

“VanTrust is delighted to have the opportunity to work with such prominent companies to develop Frisco Station in one of country’s most thriving communities,” said Ran Holman, executive vice president and Dallas Market Leader of VanTrust Real Estate. “This project will be a cornerstone in this fastest-growing area of North Texas, and a regional destination for companies, retailers, the medical community and North Texas residents.”

VanTrust Real Estate, LLC is a full-service real estate development company headquartered in Kansas City, Missouri that creates real estate assets for both internal portfolio holdings as well as disposition opportunities with product types that include office, industrial, multifamily, retail, institutional, governmental, hospitality and recreational.

“We’re very excited to be partners in the Frisco Station project,” said Mike Berry, president of Hillwood Properties. “Location is always the key to any successful real estate effort, and to be able to develop this exciting project in the vibrant and growing Frisco community is a tremendous opportunity for us. Hillwood Properties shares an aligned philosophy with each of

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our partners in Frisco Station, taking a long-term approach to real estate development that maximizes value for all parties. Our team has executed on some of the most significant real estate and infrastructure efforts in the region, and we're looking forward to bringing our experience to this project."

"The City of Frisco continues to be a major center of growth in the North Texas region," said Ross Perot, Jr., chairman of Hillwood and The Perot Companies. "We're proud to be partnering with The Rudman Partnership and VanTrust Real Estate to develop this dynamic project in such an exciting regional corridor. All of the partners are family-owned companies that share a commitment to bringing high-quality development to the North Texas region, which includes the Perot Family and Hillwood's efforts to develop the area through the Legacy and Stonebriar projects over the past four decades. As with any Hillwood effort, Frisco Station will exemplify each of our best practices, including innovative urban design and long-term sustainability within the community."

As part of its development of AllianceTexas, Hillwood Properties has spent the past eight years overseeing the successful Alliance Town Center mixed-use project in north Fort Worth. The project has been lauded as one of the nation's most innovative new town center real estate projects, and set a regional precedent by receiving the first LEED for Neighborhood Development plan certification in the Dallas-Fort Worth metro area in 2012. In addition, the project includes an innovative park and greenbelt system sanctioned by the Lady Bird Johnson Wildflower Center, as Hillwood works in tandem with its health care partners at Alliance Town Center to incorporate a comprehensive wellness and healthy living strategy within the development. "These are examples of the next generation development strategies that we also hope to integrate in the Frisco Station planning and programming" said Berry.

For more information about each partner in the Frisco Station development, please visit the hyperlinks below:

[VanTrust Real Estate](#)

[Hillwood Properties](#)

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