There’s room to grow in FRISCO Texas

Frisco, TX - Development Update
Dallas REAL Professionals
November 7, 2016

FriscoEDC.com
FRISCO FAST FACTS
AND STATS
### Frisco Fast Facts & Stats

<table>
<thead>
<tr>
<th>Category</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land square miles</td>
<td>70.2</td>
</tr>
<tr>
<td>Land Developed</td>
<td>62%</td>
</tr>
<tr>
<td>Growth Rate 2000 – 2014</td>
<td>307%</td>
</tr>
<tr>
<td>Population 11.01.2016</td>
<td>159,000</td>
</tr>
<tr>
<td>Population 2000 Census</td>
<td>33,714</td>
</tr>
<tr>
<td>Population Build Out</td>
<td>375,000+</td>
</tr>
</tbody>
</table>
Residential Demographics

Average Age 36.1
Households w/children 32.9%
17 & younger
Median Household Income $115,603
Average SF Home Appraisal $359,924
Median Monthly Mortgage $2,187
Fast Growing / Young Population

- Population (as of 9/1/2016) 157,840
- New residents in 2015 7,000+
- 5 Yr Compound Growth Rate 4.6%
- Build out population 350,000+
- Median Age 36.1
- Children < 17 32.9%
Frisco Independent School District and Workforce

Enrollment (as of 10.1.2016) 55,851
Projected Enrollment 2020 65,848
High Schools 9
Number of Schools 68
Residents 25+ 60.2% w/Bachelor’s or Grad Degree
Workforce Estimate 75,633
Unemployment 2.9%

FriscoEDC.com
Property Tax Rate Comparison

(Rates per $100 valuation – FY 2015)
## Frisco Residential Development

<table>
<thead>
<tr>
<th></th>
<th>2014</th>
<th>2015</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Single-Family</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SF Building Permits:</td>
<td>2,169</td>
<td>2,275</td>
</tr>
<tr>
<td>SF Lot inventory:</td>
<td>2,598</td>
<td>2,862</td>
</tr>
<tr>
<td>Months of inventory:</td>
<td>14</td>
<td>15</td>
</tr>
<tr>
<td>SF Lots in pipeline:</td>
<td>6,469</td>
<td>8,057</td>
</tr>
<tr>
<td>Months of inventory:</td>
<td>36</td>
<td>43</td>
</tr>
<tr>
<td><strong>Unit Inventory:</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Multi-Family</td>
<td>3,386</td>
<td>7,112</td>
</tr>
<tr>
<td>Urban Living/Mixed-Use</td>
<td>3,739</td>
<td>3,006</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>7,125</td>
<td>10,118</td>
</tr>
</tbody>
</table>

Source: City of Frisco Development Services

FriscoEDC.com
## Year-over-Year Percentage Changes in Pre-Owned Home Sales for 2nd Qtr. 2016

<table>
<thead>
<tr>
<th>City</th>
<th>Sales</th>
<th>Change</th>
<th>Median Price</th>
<th>Change</th>
<th>SF Price</th>
<th>Days on Market</th>
<th>Months Inventory</th>
</tr>
</thead>
<tbody>
<tr>
<td>Frisco</td>
<td>1855</td>
<td>-1%</td>
<td>$370,000</td>
<td>7%</td>
<td>$131</td>
<td>38</td>
<td>1.9</td>
</tr>
<tr>
<td>Plano</td>
<td>1707</td>
<td>2%</td>
<td>$317,000</td>
<td>6%</td>
<td>$130</td>
<td>31</td>
<td>1.4</td>
</tr>
<tr>
<td>Allen</td>
<td>740</td>
<td>9%</td>
<td>$314,000</td>
<td>6%</td>
<td>$127</td>
<td>32</td>
<td>1.5</td>
</tr>
<tr>
<td>McKinney</td>
<td>1374</td>
<td>6%</td>
<td>$298,000</td>
<td>6%</td>
<td>$119</td>
<td>34</td>
<td>1.5</td>
</tr>
<tr>
<td>Richardson</td>
<td>556</td>
<td>-6%</td>
<td>$251,000</td>
<td>12%</td>
<td>$129</td>
<td>23</td>
<td>0.9</td>
</tr>
<tr>
<td>Irving</td>
<td>731</td>
<td>11%</td>
<td>$235,250</td>
<td>8%</td>
<td>$125</td>
<td>42</td>
<td>1.8</td>
</tr>
<tr>
<td>The Colony</td>
<td>293</td>
<td>23%</td>
<td>$216,000</td>
<td>16%</td>
<td>$114</td>
<td>19</td>
<td>0.8</td>
</tr>
</tbody>
</table>

**Source:** *Dallas Morning News*  July 29, 2016
# New Commercial Building Permit Activity

<table>
<thead>
<tr>
<th>Month</th>
<th>2014</th>
<th>2015</th>
<th>2016</th>
</tr>
</thead>
<tbody>
<tr>
<td>JAN</td>
<td>13</td>
<td></td>
<td>10</td>
</tr>
<tr>
<td>FEB</td>
<td>8</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>MAR</td>
<td>5</td>
<td>7</td>
<td>12</td>
</tr>
<tr>
<td>APR</td>
<td>5</td>
<td>4</td>
<td>15</td>
</tr>
<tr>
<td>MAY</td>
<td>7</td>
<td>4</td>
<td>4</td>
</tr>
<tr>
<td>JUN</td>
<td>1</td>
<td>7</td>
<td>3</td>
</tr>
<tr>
<td>JUL</td>
<td>11</td>
<td>7</td>
<td>7</td>
</tr>
<tr>
<td>AUG</td>
<td>6</td>
<td>9</td>
<td></td>
</tr>
<tr>
<td>SEP</td>
<td>10</td>
<td>18</td>
<td></td>
</tr>
<tr>
<td>OCT</td>
<td>8</td>
<td>16</td>
<td></td>
</tr>
<tr>
<td>NOV</td>
<td>4</td>
<td>17</td>
<td></td>
</tr>
<tr>
<td>DEC</td>
<td>7</td>
<td>8</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Total</th>
<th>85</th>
<th>99</th>
<th>53</th>
</tr>
</thead>
<tbody>
<tr>
<td>SQ FT</td>
<td>3,526,232</td>
<td>2,330,218</td>
<td>1,356,324</td>
</tr>
<tr>
<td>VALUATION</td>
<td>$254,867,740</td>
<td>$270,826,293</td>
<td>$249,044,105</td>
</tr>
</tbody>
</table>

Source: City of Frisco Development Services Update August 2016
### Frisco Office Development

<table>
<thead>
<tr>
<th></th>
<th>2014</th>
<th>2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Available</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Class A/B/C Buildings</td>
<td>185</td>
<td>210</td>
</tr>
<tr>
<td>Existing Available SF</td>
<td>4,973,912</td>
<td>5,304,652</td>
</tr>
<tr>
<td>Vacant SF</td>
<td>638,691</td>
<td>674,048</td>
</tr>
<tr>
<td>Vacancy Rate</td>
<td>12.8%</td>
<td>12.7%</td>
</tr>
<tr>
<td>Gross Rent Per SF</td>
<td>$28.41</td>
<td>$29.16</td>
</tr>
</tbody>
</table>

*Source: CoStar Report*
## Frisco Retail Development

<table>
<thead>
<tr>
<th></th>
<th>2014</th>
<th>2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Available Buildings</td>
<td>463</td>
<td>478</td>
</tr>
<tr>
<td>Existing Available SF</td>
<td>9,969,131</td>
<td>10,172,257</td>
</tr>
<tr>
<td>Vacant SF</td>
<td>373,156</td>
<td>248,910</td>
</tr>
<tr>
<td>Vacancy Rate</td>
<td>4.6%</td>
<td>3.8%</td>
</tr>
<tr>
<td>NNN Rent Per SF</td>
<td>$23.47</td>
<td>$24.26</td>
</tr>
</tbody>
</table>

*Source: CoStar Report*
## Frisco Hotel Inventories

### Current Hotel Room Inventory:

<table>
<thead>
<tr>
<th>Hotel</th>
<th>Rooms</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total</strong></td>
<td><strong>2,007 Rooms</strong></td>
</tr>
</tbody>
</table>

### Hotels Under Construction

<table>
<thead>
<tr>
<th>Hotel</th>
<th>Open Date</th>
<th>Rooms</th>
</tr>
</thead>
<tbody>
<tr>
<td>Drury Inn Hotel &amp; Suites – Frisco Bridges</td>
<td>Summer 2017</td>
<td>185 Rooms</td>
</tr>
<tr>
<td>Omni Hotel – The Star in Frisco</td>
<td>Summer 2017</td>
<td>301 Rooms</td>
</tr>
<tr>
<td>Hotel Indigo – Frisco Bridges</td>
<td>Summer 2017</td>
<td>110 Rooms</td>
</tr>
</tbody>
</table>

### Hotels Announced:

<table>
<thead>
<tr>
<th>Hotel</th>
<th>Open Date</th>
<th>Rooms</th>
</tr>
</thead>
<tbody>
<tr>
<td>Holiday Inn Express – Frisco Fresh Market</td>
<td>Summer 2017</td>
<td>122 Rooms</td>
</tr>
<tr>
<td>Langham Hotel – Wade Park</td>
<td>Summer 2018</td>
<td>250 Rooms</td>
</tr>
<tr>
<td>Hotel ZaZa – Wade Park</td>
<td>Summer 2018</td>
<td>185 Rooms</td>
</tr>
<tr>
<td>Hyatt Regency – Frisco Bridges</td>
<td>Spring 2018</td>
<td>295 Rooms</td>
</tr>
<tr>
<td>Marriott AC Hotel – Frisco Station</td>
<td>Spring 2018</td>
<td>150 Rooms</td>
</tr>
<tr>
<td>Marriott Residence Inn – Frisco Station</td>
<td>Spring 2018</td>
<td>150 Rooms</td>
</tr>
<tr>
<td>Canopy by Hilton – Frisco Station</td>
<td>Spring 2018</td>
<td>150 Rooms</td>
</tr>
<tr>
<td>Hyatt Place Hotel – Frisco Station</td>
<td>Fall 2018</td>
<td>150 Rooms</td>
</tr>
</tbody>
</table>

### Hotels Not Announced but in pipeline:

<table>
<thead>
<tr>
<th>Hotel</th>
<th>Open Date</th>
<th>Rooms</th>
</tr>
</thead>
<tbody>
<tr>
<td>#1 TBD</td>
<td>Spring 2018</td>
<td>158 Rooms</td>
</tr>
<tr>
<td>#2 TBD</td>
<td>Summer 2017</td>
<td>100 Rooms</td>
</tr>
<tr>
<td>#3 TBD</td>
<td>Summer 2017</td>
<td>83 Rooms</td>
</tr>
</tbody>
</table>

### Potential Frisco Hotel Rooms by Fall 2018:

**Total: 4,396 Rooms**
Corporate Presence

- AmerisourceBergen Specialty Group
- CalAtlantic Homes
- Careington International
- Comstock Resources
- Conifer Health Solutions
- CASI (Cornerstone Automation Systems, Inc.)
- Fiserv.
- Gearbox Software
- Genesis Pure
- Imagine Communications
- Jamba Juice
- Kenexa (an IBM company)
- Mario Sinacola & Sons
- MoneyGram
- Oracle
- Nexius
- Paycor
- T-Mobile
- TTS
- Transplace
- The Hartford
- TW Telecom
- Randstad Technologies
- Schlumberger
- Schneider Optical Machines
- Walgreens Specialty Pharmacy
- Zimbra
## Future Jobs in Frisco & Plano

<table>
<thead>
<tr>
<th>Frisco $5BMile</th>
<th>Plano Legacy Park</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Gate</td>
<td>3,500</td>
</tr>
<tr>
<td>The Star in Frisco</td>
<td>4,500</td>
</tr>
<tr>
<td>Frisco Station</td>
<td>14,722</td>
</tr>
<tr>
<td>Wade Park</td>
<td>22,000</td>
</tr>
<tr>
<td><strong>Total Jobs at Build-Out:</strong></td>
<td><strong>44,722</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>Frisco EDC.com</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fannie Mae</td>
<td>1,000</td>
</tr>
<tr>
<td>FedEx Office</td>
<td>1,200</td>
</tr>
<tr>
<td>Toyota</td>
<td>5,000</td>
</tr>
<tr>
<td>Liberty Mutual</td>
<td>4,000</td>
</tr>
<tr>
<td>JP Morgan Chase</td>
<td>6,000</td>
</tr>
<tr>
<td><strong>Total Jobs Announced:</strong></td>
<td><strong>17,200</strong></td>
</tr>
</tbody>
</table>

**Grand Total Jobs:** 61,922
Recently Announced Jobs in Frisco

FM Global
• 79,000 SF located in The Star
• Occupying 5th and 6th floor
• Moving 300 employees to site in June 2017

Bank of America
• 60,000 SF located in The Star
• Moving 200 employees in 1st Qtr. Of 2017
THE $5 BILLION MILE
#5BMILE
$5 Billion Mile Developments

ONE MILE:
Dallas North Tollway between Warren Pkwy. & Lebanon Rd.

FOUR PROJECTS:
The Star in Frisco
Frisco Station
The Gate
Wade Park

$6.3 Billion:
Investment that has been announced or is already under construction
## $5 BILLION MILE (By the Numbers)

<table>
<thead>
<tr>
<th>Project</th>
<th>Acres</th>
<th>Potential Investment</th>
<th>Commercial Square Footage</th>
<th>Office Square Footage</th>
<th>Potential New Direct Jobs</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Star in Frisco</td>
<td>91</td>
<td>$1,500,000,000</td>
<td>1,708,000</td>
<td>1,000,000</td>
<td>4,500</td>
</tr>
<tr>
<td>Frisco Station</td>
<td>242</td>
<td>$1,800,000,000</td>
<td>6,325,000</td>
<td>6,000,000</td>
<td>14,772</td>
</tr>
<tr>
<td>The Gate</td>
<td>41</td>
<td>$1,000,000,000</td>
<td>1,080,000</td>
<td>800,000</td>
<td>3,500</td>
</tr>
<tr>
<td>Wade Park</td>
<td>175</td>
<td>$2,000,000,000</td>
<td>6,500,000</td>
<td>6,000,000</td>
<td>22,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>549</td>
<td><strong>$6,300,000,000</strong></td>
<td><strong>15,613,000</strong></td>
<td><strong>13,800,000</strong></td>
<td><strong>44,722</strong></td>
</tr>
</tbody>
</table>

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[FriscoEDC.com](http://www.FriscoEDC.com)
THE STAR IN FRISCO  $1.5 Billion
Dallas Cowboys World Corporate Headquarters & Training Facility
91-Acres   NWC Dallas North Tollway and Warren Parkway
The Star in Frisco

- 71-acres owned and developed by Dallas Cowboys
- 1,708,000 SF commercial
- 2 hotels with 480 guest rooms (Omni Hotel announced October 2014)
- 4,500 potential new jobs at build-out
The Ford Center at The Star in Frisco

- Ford Motor Company & Texas Ford Dealers - long-term sponsorship & naming rights
- Publicly-owned, 557,881 SF, 12,000 seat multi-use events center / indoor stadium & practice fields
- Dallas Cowboys’ World Corporate Headquarters - 411,000 SF Class-A office building
- Opened: September 2016
Omni Hotel at The Star in Frisco

- 16-stories with 300 guest rooms
- 250,000 SF
- 43,000 SF conference center
- Opening: 2017

FriscoEDC.com
Baylor Scott & White Health Sports Therapy and Research Center

- 9 story - 300,000 office building
- Surgery center
- Pharmacy
- 1,063 structured parking garage
- Groundbreaking: June 2016
- Outpatient imaging
- Urgent care
- Medical office
- Indoor/outdoor sports performance center
- Opening: Early 2018

FriscoEDC.com
FRISCO STATION $1.8 Billion
Developer: Rudman Partnership, Hillwood Properties, VanTrust Real Estate
242-Acres NWC Dallas North Tollway & Warren Parkway

FriscoEDC.com
Frisco Station

Office space: 5,000,000 SF  
Medical office: 1,000,000 SF  
Retail: 250,000 SF  
Restaurants: 75,000 SF  
Potential direct jobs: 14,772  
Hotel rooms: 450  
Single-family units: 120  
Multi-family units: 2,400
FRISCO STATION  Spec Class-A Office Building
VanTrust Real Estate
*7-stories  *228,000 square feet  *Groundbreaking October 2016  *Complete August 2017

FriscoEDC.com
THE GATE   $1 Billion
Developer: Invest Group Overseas
41-Acres   NWC Dallas North Tollway & John Hickman Parkway

FriscoEDC.com
The Gate

- 2.3M SF development
- (4) 8-story, 200,000 SF, Class-A office buildings
- Luxury 150-room, 245,000 SF boutique hotel
- (2) 10-story luxury condos
- 980 luxury multi-family units
- 100,000 SF restaurants & retail

FriscoEDC.com
WADE PARK     $2 Billion
Developer: Thomas Land Development
175-acres     SEC Dallas North Tollway & Lebanon Road
Wade Park

- 175 acres, mixed-use project
- Office: 6,000,000 SF
- Retail: 1,000,000 SF
- Whole Foods, iPic Theatre, Pinstripes, Hotel ZaZa, Langham Hotel, The Rustic, Anthropologie, Free People
- Residential: 1,300 units
- Hotels: 500+ guest rooms
Langham Hotel Tower at Wade Park

Developer:
Langham Hospitality Group

- 35-story tower
- 10-floors residential units
- 25-floors luxury hotel
- 250 guest rooms
- 25,000 SF meeting space
- Rooftop pool deck
- Opening: early 2018
1. Hyatt Regency Hotel
2. Frisco Bridges Place
3. Drury Inn & Suites
4. Frisco Hotel Indigo
5. Frisco Hyatt House
6. Hall Park Bldg. #17
7. The Shops at Starwood Phase III
8. Texas Scottish Rite Hospital
9. Verona Villa
10. Stonebrook Business Park
11. National Soccer Hall of Fame
12. Frisco Fresh Market
13. Gander Mountain
14. Frisco Ranch
Hyatt Regency Hotel
Stonebriar Centre
NWQ Preston Road & 121

Developer:
Moon Hotel Stonebriar, Ltd.

- 15-floors luxury hotel
- 295 guest rooms
- 50,000 SF meeting space
- 800 space parking garage
- Opening: 2018
HYATT REGENCY HOTEL
Developer: Moon Hotel Stonebriar, Ltd
NWQ Hwy 121 and Preston Road
Frisco Bridges Place: SEC DNT & Gaylord Parkway

- Developer: Heady Investments
- Spec, 6-story, Class-A office building, 100% covered parking
- 170,000 SF
- Completion: 2nd quarter 2016

FriscoEDC.com
Drury Inn & Suites

- Developer: Drury Southwest, Inc.
- SE corner Gaylord Pkwy & DNT
- 9-story hotel
- 185 guest rooms
- 3,000 SF of meeting space
- 200 parking spaces
- Completion: Summer 2017
Frisco Hotel Indigo

- Developer: Dabu Hotels, LLC
- SWC Avenue of the Stars & Seei Circle
- 6-story hotel
- 110 guest rooms
- Blacklands Bar & Grill
- Completion: Summer 2017

FriscoEDC.com
Frisco Hyatt House: NWC Gaylord Parkway & Parkwood Boulevard

- Developer: Newcrestimage
- 6-story
- 132 guest rooms
- Opened: March 2016

FriscoEDC.com
Hall Park Bldg. #17
3201 Dallas Parkway

- Developer: Hall Group
- SWQ Warren Pkwy & DNT
- 12-story Class AAA office building
- 320,000 SF
- 1,000 parking spaces
- Groundbreaking: September 2016
- Completion: December 2017
The Shops at Starwood – Phase III

- Developer: Whitestone REIT
- 24,000 SF restaurant and retail
- 8,600 SF office space
- SWC of DNT at Lebanon
- Groundbreaking: June 2015
- Completion: Summer 2016

FriscoEDC.com
Texas Scottish Rite Hospital for Children North Campus
NEC Dallas North Tollway at Lebanon Road   40 acres

- Developer: Texas Scottish Rite Hospital
- 300,000 SF ambulatory care center
- Conference center
- 30 acres of parks & sports fields
- Groundbreaking: October 2016
- Expected Completion: 2018

FriscoEDC.com
Verona Villa:  NWC Dallas Parkway at Stonebrook Parkway

- Tuscan-style event center
- 16,000 SF
- Upscale indoor flex space & lush landscape, outdoor space
- Weddings, life events, corporate meetings & conferences
- Opened: October 2016
STONEBROOK BUSINESS PARK
Developer: Goveia Commercial Real Estate
NWQ DNT & Stonebrook Parkway
*3 Story Spec Office Building  *90,000 SF  *Now under construction

FriscoEDC.com
Stonebrook Business Park:  NWQ DNT & Stonebrook Pkwy

- Developer: Goveia Commercial Real Estate
- Class-A office space: 480,000 SF
- Retail & restaurants: 38,000 SF
- 2 parking garages with 1,350 spaces total
- 2 Hotels: 300 guest rooms
- Conference Center
- Additional 1,086 surface parking spaces

FriscoEDC.com
National Soccer Hall of Fame: Located within Toyota Stadium

- Groundbreaking: March 2016
- $39,000,000 project
- 100,000 SF with 24,000 SF exhibit space
- Opening: December 2017

FriscoEDC.com
Frisco Fresh Market: NEC Main Street at Frisco Street

- 32-acres mixed-use development, farmers market
- 145,000 SF retail, restaurant, live entertainment
- 30,000 SF office
- 800 multi-family units
- 3 Hotels (limited service) – 320 guest rooms
- Groundbreaking Phase I: Fall 2016

FriscoEDC.com
Gander Mountain: NWC DNT & Eldorado Parkway

- 60,000 SF retail
- Opened: September 2016
FRISCO RANCH
Developer: NewQuest Properties
NEQ of Preston Road and Warren Parkway

- 110,000 SF specialty retail center
- Anchor tenants:
  - 99 Ranch Market – Asian supermarket
  - Daiso Japan – Home goods retailer
  - 85° Bakery Café – Taiwanese bakery and coffee cafe
- Opening: Summer 2017
John M. Bonnot
Director | Economic Development
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www.FriscoEDC.com/Presentations

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