Development Update for
Northern Collin County Realtors
February 7, 2019
Frisco North Platinum Corridor

**NINE MILES:**
Dallas North Tollway (DNT) between Sam Rayburn Tollway (SH 121) & Highway 380

**PROJECTS:**
- HALL Park
- The Star in Frisco
- Frisco Station
- The Gate
- Texas Scottish Rite Hospital—North Campus
- Stonebrook Business Park
- National Soccer Hall of Fame
- The Railhead
- Texas Health Hospital Frisco
- PGA
- LESSO
Hall Park Building 17

SWQ Warren Pkwy & Dallas North Tollway

- Spec Class AA Office Building
- HALL Group
- 12 stories
- 300,000 SF
- Opened Jan. 2018
- 82% leased
The Star
In Frisco

NWC Dallas North Tollway and Warren Parkway

- $1.5 Billion
- Dallas Cowboys World Corporate Headquarters & Training Facility
- 91 Acres
Twelve
At The Star in Frisco

- 17-story, Residential High-Rise with 160 rental units
- Commercial and retail uses on first floor
- Underground parking garage
- Expected completion: 2019
NEC Gaylord Pkwy & Cowboys Way

Baylor Scott & White Sports Therapy & Research at The Star in Frisco

- 9 story – 300,000 SF office building
- Medical office (3), Surgery center, Outpatient imaging, Urgent care, Pharmacy
- Indoor/outdoor sports performance center
Frisco Station

NWC Dallas North Tollway & Warren Pkwy

- Developers: Rudman Partnership, Hillwood Properties, VanTrust Real Estate
- 242 Acres
Frisco Station

242 Acres
5G network development

Tenants announced:
- Brierley+Partners (57K sq. ft.)
- FiServ (75K sq. ft.)
- Equinix (37K sq. ft.)

- 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: 600
- Single-family units: 120
- Multi-family units: 2,400

SEE YOURSELF IN FRISCO

Frisco Station

Uber Elevate vertiport
The Offices One at Frisco Station

- 7-story, Spec Class A Office
- 228,000 SF
- Opened Dec. 2017
- 96% leased
The Offices Two at Frisco Station

- 6-story, Spec Class A Office
- 210,000 SF
- Under construction / expected completion in 2019
**The Hub at Frisco Station**

- 625-Room Lifestyle Campus Hotel
- Developer: NewcrestImage

**PHASE 1:**
- AC by Marriott (8 stories) & Residence Inn (7 stories)
- Shared amenities
- 325 Rooms

**PHASE 2:**
- Canopy Hotel by Hilton & Hyatt Place
- 150 rooms each
- Complete Fall 2018
SkyHouse
Frisco Station

SWC John Hickman Pkwy & Gaylord Pkwy

• 25-story Luxury Residential High-Rise
• 332 rental units (studios, 1-3 bedroom)
• Sky Deck on 25th floor with pool, outdoor, kitchen, entertainment lounge
• Parking garage
• Opening in September 2019.
The Gate

NWC Dallas North Tollway & John Hickman Parkway

- $1 Billion
- Developer: Invest Group Overseas
- 41 Acres
The Gate

- 2.3M SF development
- Up to 876,000 SF, Class A office
- 150-room hotel
- (2) 10-story luxury condos
- 980-unit urban living
- 100,000 SF restaurants & retail
NEC Dallas North Tollway at Lebanon Road

Texas Scottish Rite Hospital for Children North Campus

- 300,000 SF ambulatory care center
- Conference center
- 30 acres of parks & sports fields
- Opened Oct. 2018
National Soccer Hall of Fame & Toyota Stadium Improvements

SEC World Cup Way / Main St.

- $55+ Million Investment

- 100,000 SF, including 24,000 SF of exhibit space

- Stadium improvements complete summer 2018 / Phase I opened August 2018

- Hall of Fame Induction Ceremony took place October 20, 2018 and NSHOF opened November 2, 2018
The Railhead

- Developers: Newman Real Estate, Shula Netzer Real Estate, Koa Partners
- 80-acre mixed-use development
- 10-story, 250,000 SF Class-A office tower
- 12,000 apartment units
Railhead Tower

DNT Frontage btw. Main St. / Eldorado

- 250,000 sq. ft. Class-A, 10-story office building
Texas Health Hospital

20 acres

325,000 SF, 8-story hospital with 80-bed acute care facility

120,000 SF medical office building with 90,000 SF for clinic space

Jointly owned/operated by Texas Health & UT Southwestern Medical Center

4-story parking garage

24/7 emergency room

Surgical services, Women’s services, Neonatal ICU

Opening Jan. 2020

Developer: Texas Health Resources / UT Southwestern Medical Center
PGA of America Headquarters – Future Location
PGA of America Headquarters
Public–Private Partnership

- 600 acres (50 ac. commercial / 550 ac. public facilities)
- Mixed-use development with an initial investment worth more than half a billion dollars.
- Two championship golf courses, a short course, and practice areas totaling 45 holes
- Clubhouse; Class AA office space
- 500-room Omni resort and 127K SF conference center
- Technologically advanced retail village
- Parks, open space, and several miles of trails
- Opening June 2022
Lesso Mall Development

- Developer: Lesso America
- Multi-level shopping center with additional retail, office, hotel and urban-living residential units
- 77 acres
Frisco Park 25 (Rebranding Underway)

NWQ of Preston Road and Rockhill Parkway

216 acres

Sold to Blue Star Land; Closed January 15, 2019.

- Dallas Cowboys Merchandising Center: 407,000 SF
- Additional spec office / warehouse: 141,000 SF
The Patios at the Rail

- 3-story, 38,500 sq. ft. building
- Will include a reception/event hall, rooftop patios, retail, restaurant, and office uses
- Announced tenants: Honour Espresso, Texana design company, Tumbleweed TexStyles creative craft workshop, Brookielynn’s Bungalow, J&K Children’s Supply, a luxury boutique gift shop, Makers Gym (creative coworking space)
- Groundbreaking: Dec. 2018 / Anticipated opening: Fall 2019

Developer: Nack Development
NWQ SH 121 & Preston

Stonebriar Centre
Hyatt Regency Hotel
Stonebriar Centre

NWQ SH 121 & Preston Rd.
- Developer: Moon Hotel Stonebriar, Ltd.
- 15-story luxury hotel
- 303 Rooms
- 54,600 SF of meeting space
- 800-space parking garage
- Anticipated opening: Dec. 2019
KidZania USA

- First U.S. location opening in summer 2019 at Stonebriar Centre
- Includes U.S. Corporate Headquarters
- 85,000 SF
- 150 full-time jobs
- Educational & entertainment ‘job role-play’ center for children ages 4-12
Installation of a front section of a Boeing 737-500 plane on December 13, 2017 at future site of KidZania USA located at Stonebriar Centre mall.
University of North Texas (UNT)

already here... & growing

SWC Preston Road and Panther Creek Parkway

- 100 acre public-public partnership b/w City of Frisco, Frisco EDC, Frisco CDC, and UNT
- Only 4-year, Tier 1 Research university in County
- Will serve 5,000+ students
- Begin construction in 2022

Live, Work, Play, Educate and Innovate
UNT Inspire Park

6170 Research Road

- 2-Story, 50,000 SF business incubator space w/ classroom & laboratory areas
- Provides partnership-based educational opportunities for the business community
- UNT took ownership in October 2018 / Classroom spaces opening in January 2019
Educate Yourself
Stay in the loop with the latest information about Frisco’s entrepreneurial community.
Facebook.com/inspirefrisco

Engage with Your Community
Our events will keep you in touch with Frisco’s most influential people and businesses.
InspireFrisco.com/events

Live, Work, Play, Educate and Innovate
# Recent Top Accolades

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<tr>
<th>Accolade &amp; Rank</th>
<th>Source</th>
<th>Date</th>
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<tr>
<td>The Best Places to Live in America (#1)</td>
<td>Money Magazine</td>
<td>Sept. 2018</td>
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<td>Safest Cities in America (#6)</td>
<td>SmartAsset.com</td>
<td>Jan. 2019</td>
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<tr>
<td>Fastest-Growing Large Cities in U.S. (#1)</td>
<td>U.S. Census Bureau</td>
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<td>Top 10 Rising Housing Markets (#9)</td>
<td>SmartAsset.com</td>
<td>May 2018</td>
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<td>Fastest-growing cities in America (#1)</td>
<td>WalletHub.com</td>
<td>Oct. 2017</td>
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<td>2017/18 American Cities of the Future, Top 10 Small American Cities (#8), Best in FDI Strategy</td>
<td>fDi Magazine</td>
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<tr>
<td>Best Real Estate Markets (#1) and Affordability &amp; Economic Environment (#1)</td>
<td>WalletHub.com</td>
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Thank you,

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