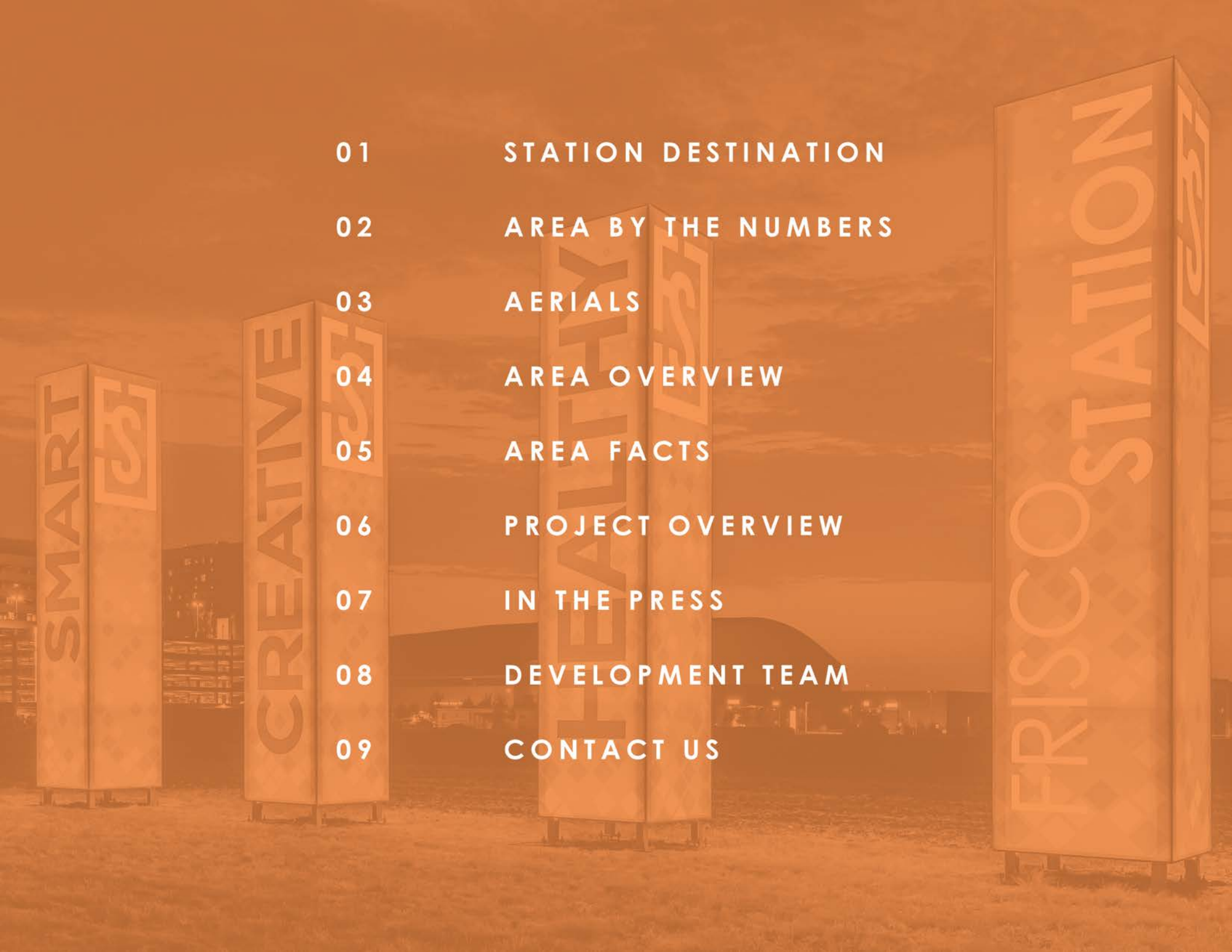
VENTURE × HILLWOOD
A PEROT COMPANY®





01 STATION DESTINATION

02 AREA BY THE NUMBERS

03 AERIALS

04 AREA OVERVIEW

05 AREA FACTS

06 PROJECT OVERVIEW

07 IN THE PRESS

08 DEVELOPMENT TEAM

09 CONTACT US

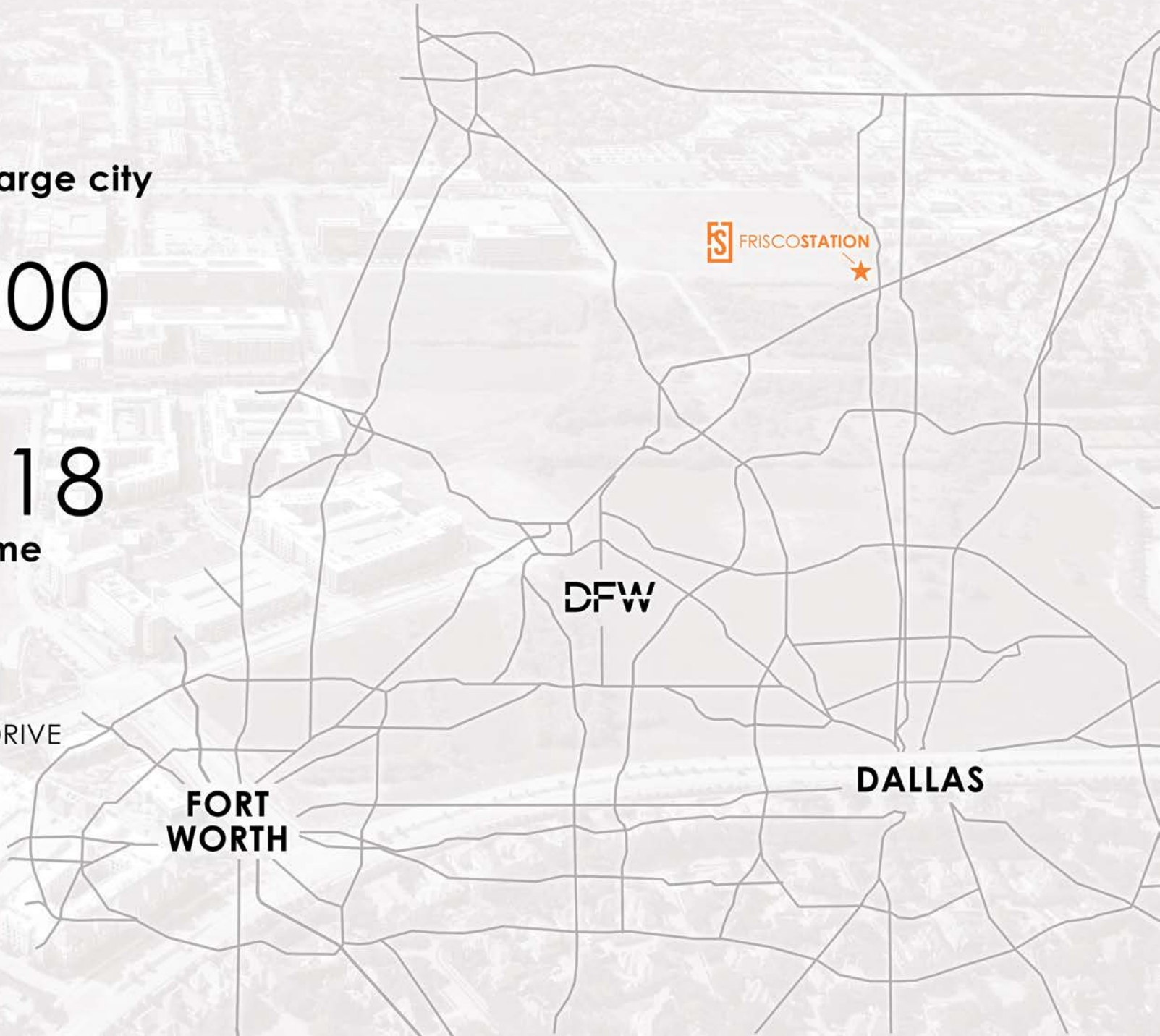
A STATION DESTINATION

#1
fastest-growing large city

>228,000
Population

$130,118
Median HH Income

DFW 20 MIN DRIVE
DALLAS 30 MIN DRIVE
FORT WORTH 60 MIN DRIVE



AREA BY THE NUMBERS

POPULATION
295,492

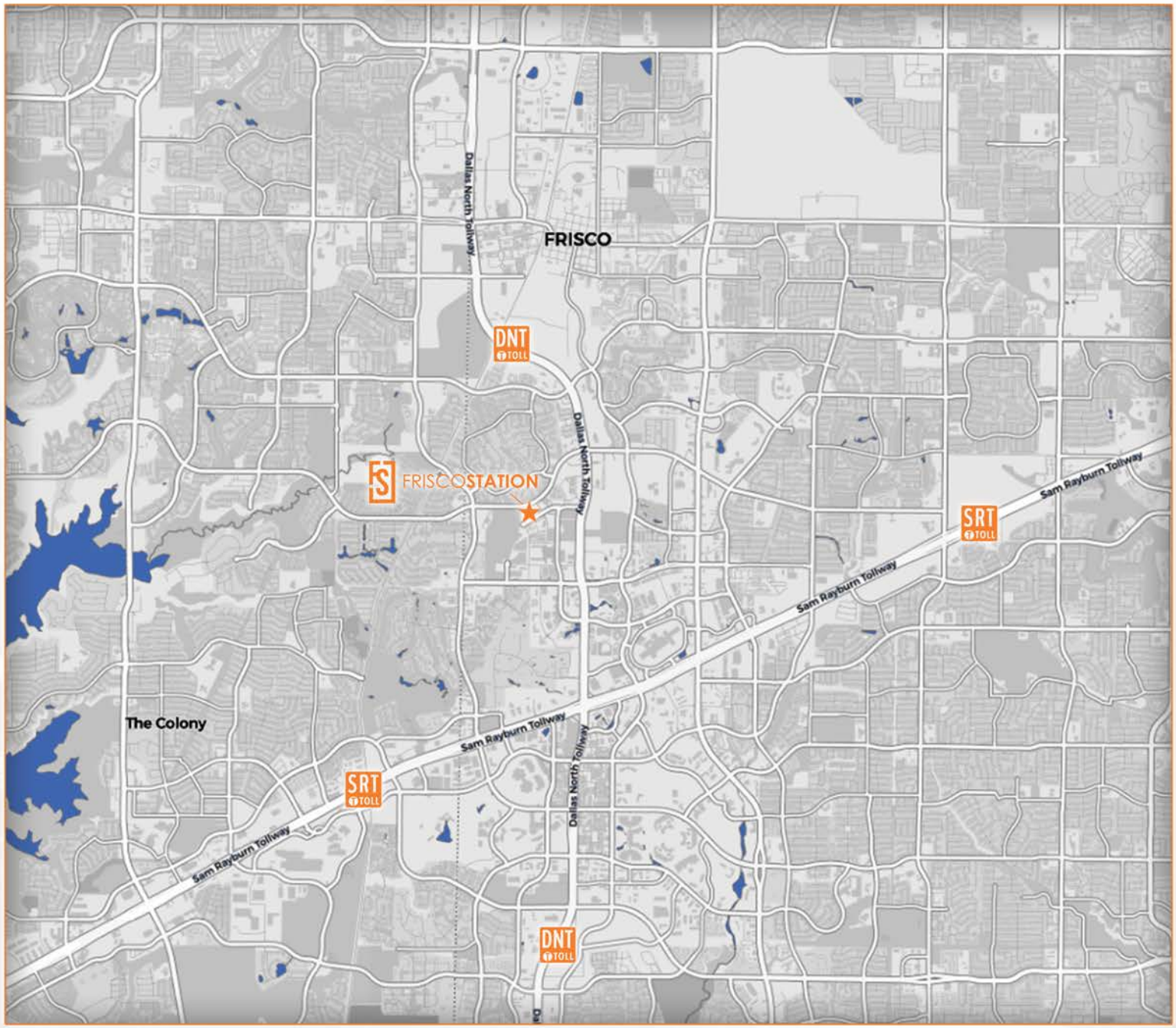
DAYTIME POP
135,914

MEDIAN HOME VALUE
$543,875

MEDIAN AGE
37.5

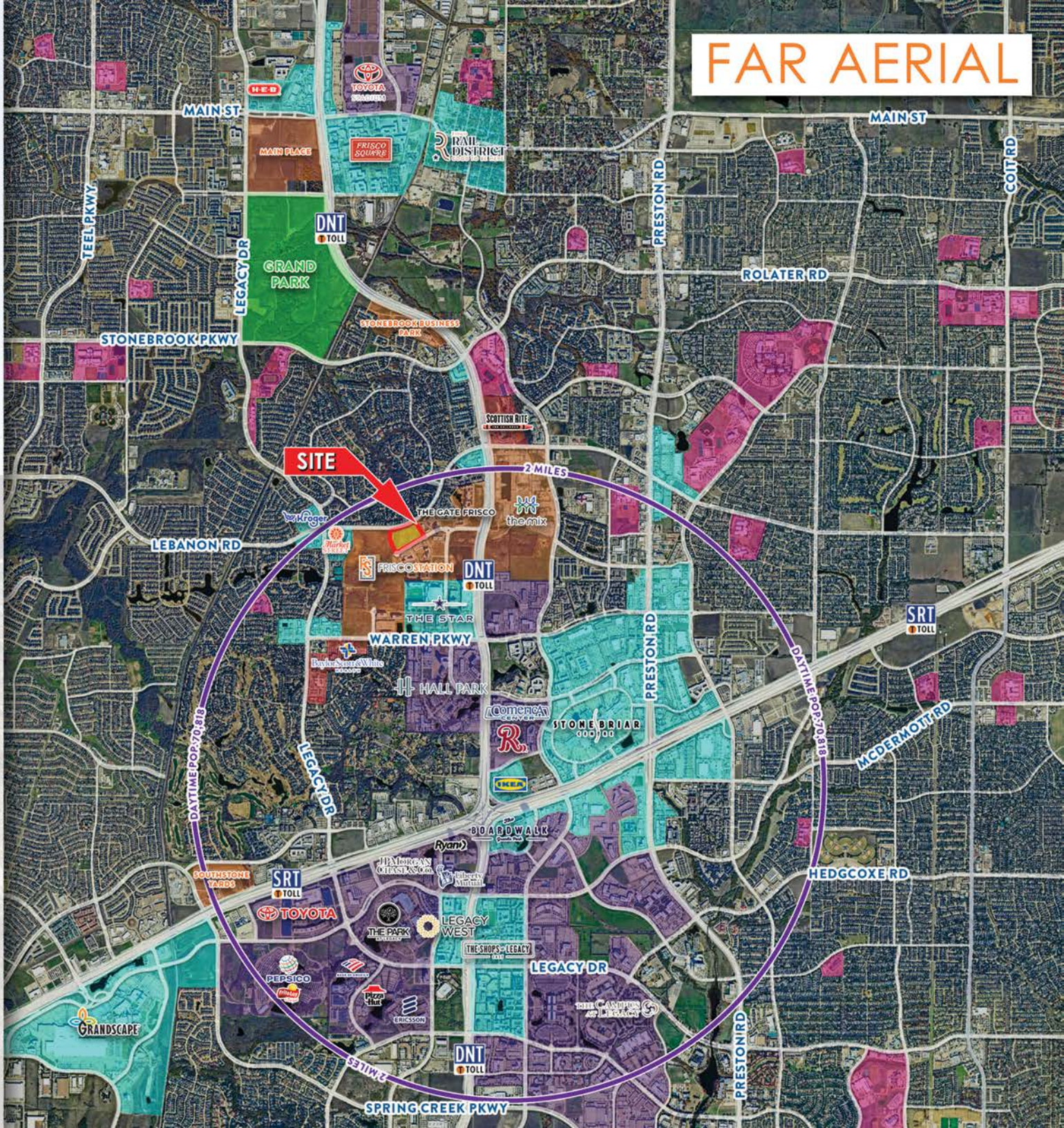
AVG HH INCOME
$193,899

ANNUAL RETAIL EXPENDITURE
$2.68B

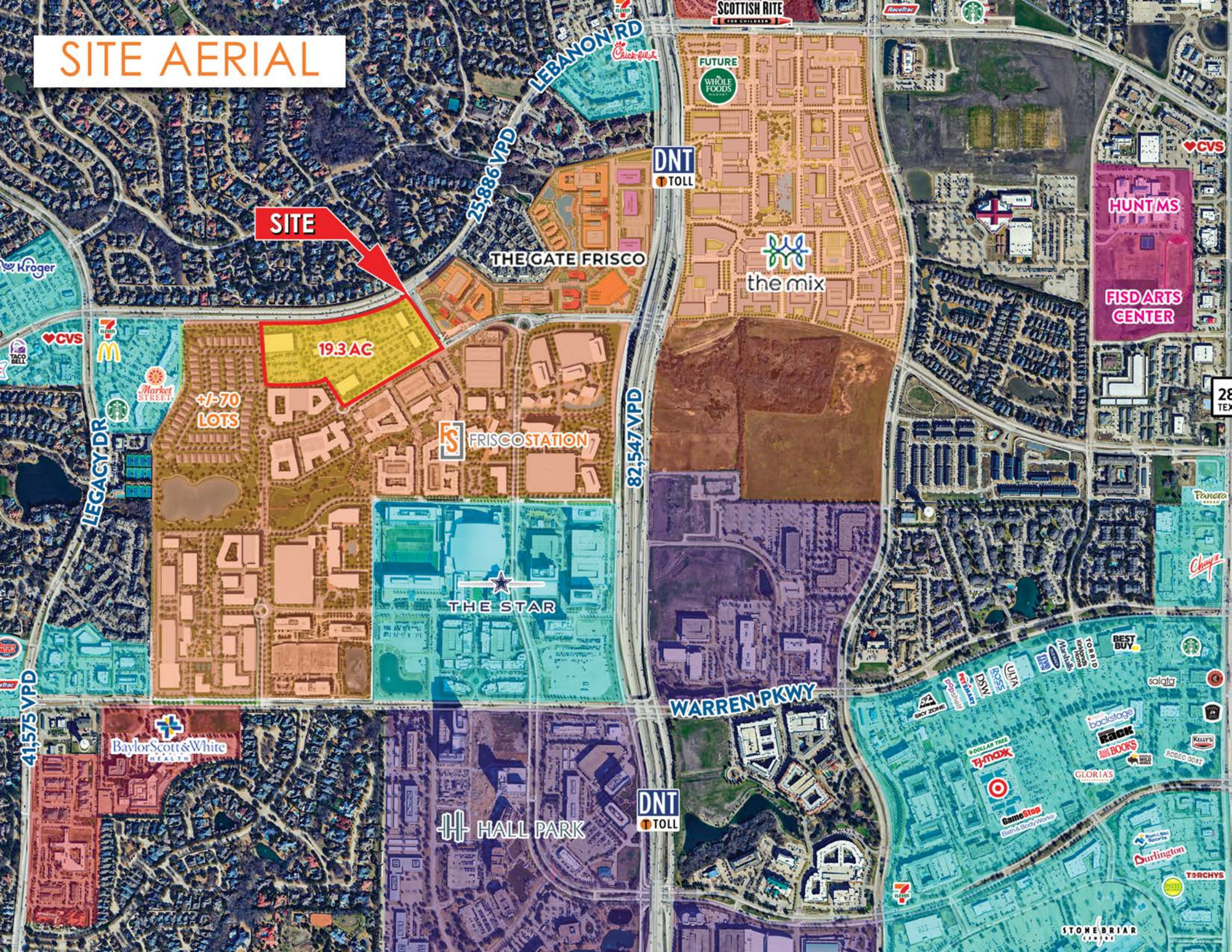


*WITHIN 3 MILE RADIUS

FAR AERIAL



- RETAIL
- DEVELOPMENT
- PARKS
- OFFICE/MISC.
- SCHOOLS
- SITE


SITE AERIAL
SITE
19.3 AC
+/-70 LOTS
LEBANON RD
25,886 VPD
DNT TOLL
THE GATE FRISCO
FUTURE
WHOLE FOODS MARKET
the mix
HUNT MS
FISD ARTS CENTER
CVS
Kroger
LEGACY DR
FRISCOSTATION
82,547 VPD
THE STAR
WARREN PKWY
41,575 VPD
Baylor Scott & White HEALTH
HALL PARK
DNT TOLL
STONEBRIAR CENTRE
SCOTTISH RITE FOR CHILDREN

AREA OVERVIEW

1. THE OMNI
2. 12 COWBOYS WAY
3. THE CASEY
4. CADENCE
5. BEXLEY
6. SKYHOUSE
7. CANOPY
8. RESIDENCE INN
9. AC HOTEL
10. TIAA CENTER
11. HALL PARK
12. THE MONARCH
13. DR. PEPPER
14. HALL PARK HOTEL
15. THE STAR
16. THE DOMAIN
17. 17 COWBOYS WAY
18. BAYLOR S&W
19. OFFICES ONE
20. OFFICES TWO
21. OFFICES THREE
22. BONHAM & BAKER



AREA FACTS

	TYPE	SF/UNITS/KEYS
1. THE OMNI	HOTEL	300 KEYS
2. 12 COWBOYS WAY	RESIDENTAL	160 UNITS
3. THE CASEY	RESIDENTAL	300 UNITS
4. CADENCE	RESIDENTAL	322 UNITS
5. BEXLEY	RESIDENTAL	301 UNITS
6. SKYHOUSE	RESIDENTAL	332 UNITS
7. CANOPY	HOTEL	150 KEYS
8. RESIDENCE INN	HOTEL	150 KEYS
9. AC HOTEL	HOTEL	150 KEYS
10. TIAA CENTER	OFFICE	500,000 SF
11. HALL PARK	OFFICE	2.2 MIL SF
12. THE MONARCH	RESIDENTAL	214 UNITS
13. DR. PEPPER	OFFICE	350,000 SF
14. HALL PARK HOTEL	HOTEL	224 KEYS
15. THE STAR	MIXED USE	510,000 SF
16. THE DOMAIN	RESIDENTAL	348 UNITS
17. 17 COWBOYS WAY	OFFICE	300,000 SF
18. BAYLOR S&W	OFFICE	300,000 SF
19. OFFICES ONE	OFFICE	230,000 SF
20. OFFICES TWO	OFFICE	210,000 SF
21. OFFICES THREE	OFFICE	210,000 SF
22. BONHAM & BAKER	RESIDENTAL	410 UNITS

TOTAL EXISTING

OFFICE

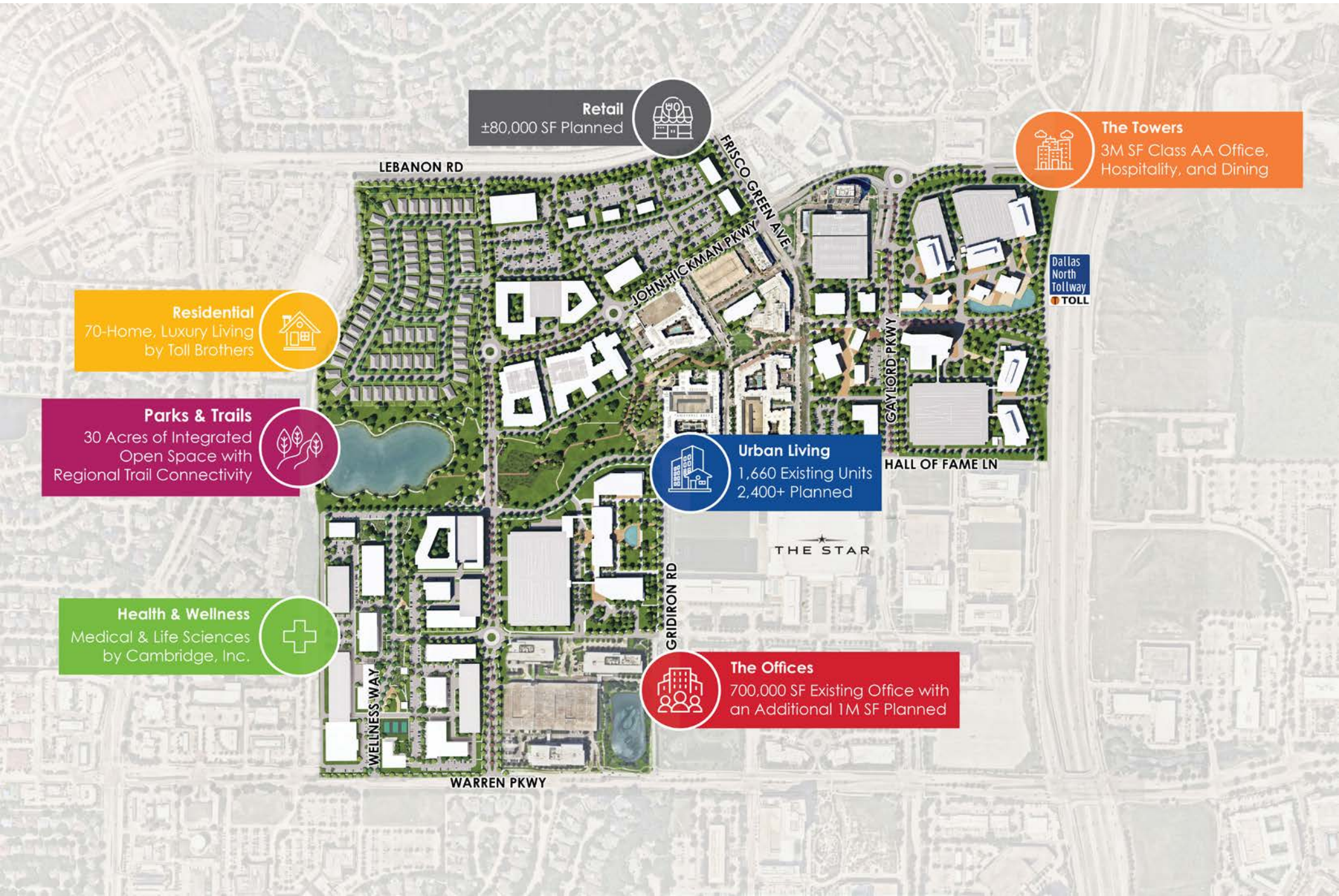
- 4.3 MILLION SF

HOTEL

- 974 KEYS TOTAL

RESIDENTIAL

- 1,977 UNITS


Retail
±80,000 SF Planned
The Towers
3M SF Class AA Office, Hospitality, and Dining
LEBANON RD
FRISCO GREEN AVE
JOHN HICKMAN PKWY
Dallas North Tollway
TOLL
GAYLORD PKWY
HALL OF FAME LN
Residential
70-Home, Luxury Living by Toll Brothers
Parks & Trails
30 Acres of Integrated Open Space with Regional Trail Connectivity
Urban Living
1,660 Existing Units
2,400+ Planned
THE STAR
GRIDIRON RD
Health & Wellness
Medical & Life Sciences by Cambridge, Inc.
The Offices
700,000 SF Existing Office with an Additional 1M SF Planned
WELLNESS WAY
WARREN PKWY

SITE PLAN


LEBANON RD
5.40 AC
1.47 AC
1.51 AC
1.26 AC
2.66 AC
FRISCO GREEN AVE
2.43 AC
4.60 AC
UNDER CONTRACT
JOHN HICKMAN PKWY

IN THE PRESS

Archer Aviation plans air taxi network for DFW



California-based Archer Aviation on Friday announced plans to create an air taxi network in D-FW, Austin and Houston to connect major airports with business hubs. Archer plans to connect DFW International Airport, Dallas Love Field, Arlington Municipal Airport, Fort Worth Meacham International Airport, Perot Field-Fort Worth Alliance Airport, Addison Field and Frisco Station.

More Ways to Call Frisco Station Home



Frisco Station's residential offerings are expanding with a planned community of 70 luxury single-family homes from Toll Brothers. The new neighborhood will be the first single-family community within the 242-acre development, giving residents another way to live well while staying connected to work, recreation and everyday amenities.

Leasing Momentum Builds at The Offices Three



The Offices Three at Frisco Station continues to build leasing momentum, with nearly 50,000 square feet of new leasing activity announced in May from companies including Parkhill, Ash Grove and Raymond James, alongside Kyndryl's recent lease for its AI innovation lab. With 12,000 square feet of move-in-ready spec suites the building offers businesses flexible, high-quality office space in a connected, amenity-rich environment.

DEVELOPMENT TEAM

THE RUDMAN PARTNERSHIP

- Owns over 17,000 acres, including 6,000 in North Texas
- Acquired Frisco Station Property in 1962
- Long and active relationship with the City of Frisco
- Developed multiple office prospects, gated residential communities, and the first hospital in Frisco

HILLWOOD
A PEROT COMPANY®

- Privately owned and founded in 1988 by Ross Perot, Jr.
- Operations worldwide, headquarters in North Texas
- 260M+ SF developed/acquired
- Signature public-private partnership projects include: AllianceTexas, American Airlines Center, U.S. Air Force Memorial, & The Perot Museum

VanTrust®

- Privately owned by a Larry Van Tuyl family related entity
- 5 regional offices developing nationally, headquartered in Kansas City
- About 15M SF currently under development, completed, and owned
- Representative Clients: AMC Theaters, Amazon, & UPS

CONTACT

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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.

EQUAL HOUSING OPPORTUNITY

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
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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.

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Venture Commercial Real Estate, LLC.	476641	info@venturedfw.com	214-378-1212
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	**License No.**	**Email**	**Phone**
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker of Firm	**License No.**	**Email**	**Phone**
Licensed Supervisor of Sales Agent/ Associate	**License No.**	**Email**	**Phone**
Amy Pjetrovic	550374	apjetrovic@venturedfw.com	214-378-1212
Sales Agent/Associate's Name	**License No.**	**Email**	**Phone**

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____

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Licensed Supervisor of Sales Agent/ Associate	**License No.**	**Email**	**Phone**
Natalia Singer	617025	nsinger@venturedfw.com	214-378-1212
Sales Agent/Associate's Name	**License No.**	**Email**	**Phone**

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Licensed Supervisor of Sales Agent/ Associate	**License No.**	**Email**	**Phone**
Mia Urena	748118	murena@venturedfw.com	214-378-1212
Sales Agent/Associate's Name	**License No.**	**Email**	**Phone**

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____