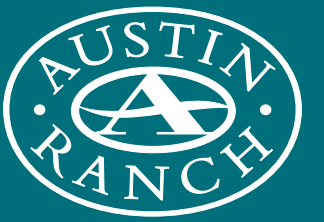




3481 PLANO PARKWAY



# THE BUILDING



## 16,681 SF - PLUG & PLAY

Available immediately & includes furniture

## 5:1,000 PARKING

Surface Parking with multiple entry points

## WALKABLE TO RETAIL

Grandscape restaurants & retail next door

## 15' SLAB TO SLAB

Tall ceilings with Sky lights

## EASY ACCESSIBILITY

Near SH-121 & Dallas North Tollway





# THE FLOOR PLAN

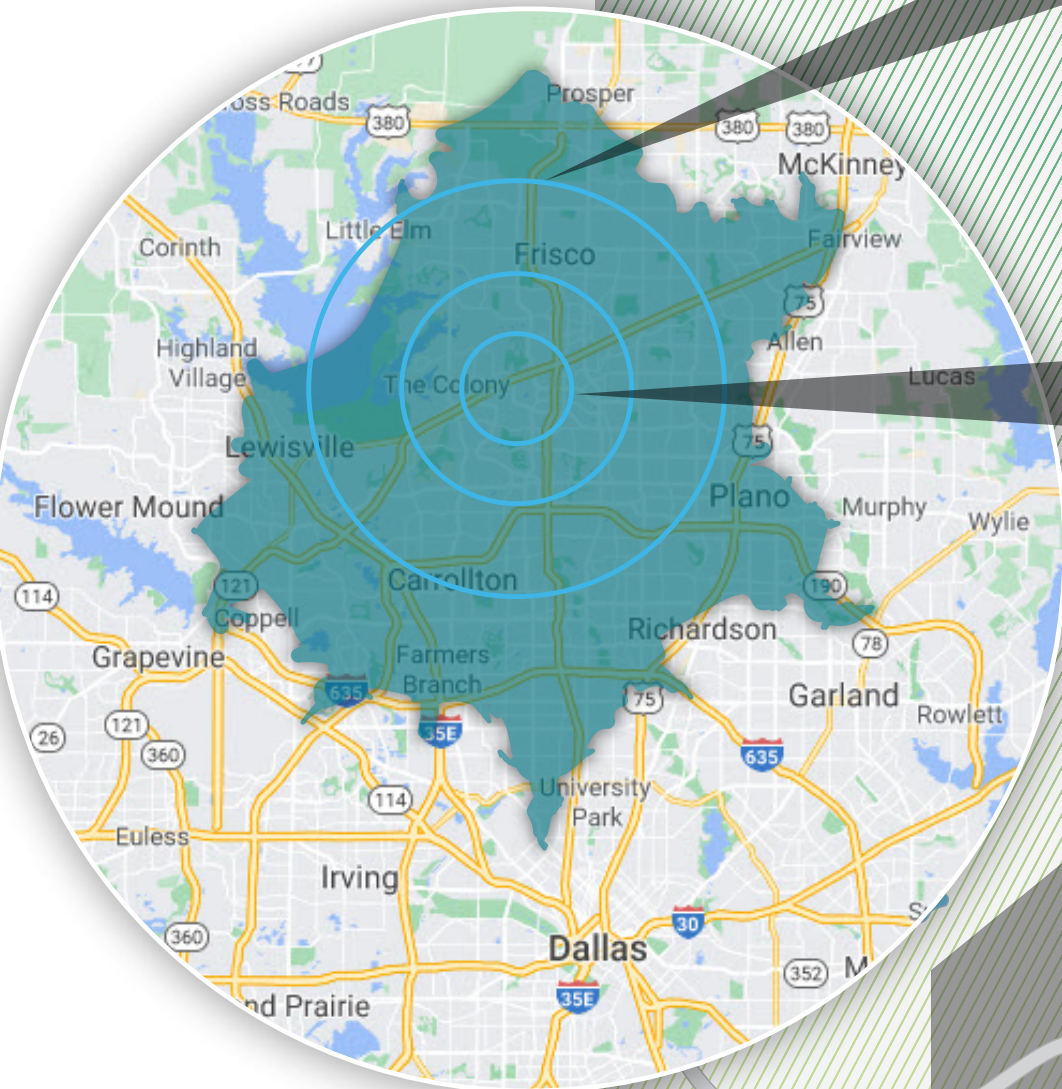


2 Entrances  
10 Private Offices/Huddle Rooms  
2 Large Conference Rooms

Large Kitchen & Break Area  
Copy & Storage Room  
Top of Building Signage



# THE REGION



## WITHIN A 20-MINUTE DRIVE

**Skilled labor force:** 570,000 people (4 million total in DFW)  
**Talent:** 49% of population with bachelors or higher  
**Fast growing:** projected pop of 1.35 Million and 515,783 households by 2026

## 2021 DEMOGRAPHICS

	3 MILE	5 MILES	10 MILES
POPULATION	124,813	244,358	922,397
AVERAGE HH INCOME	\$127,592	\$112,655	\$117,570
MEDIAN HOME VALUE	\$343,653	\$354,828	\$348,203
DAYTIME EMPLOYMENT	62,021	171,678	577,212
BACHELORS OR HIGHER	50%	48%	49%

- ### NEIGHBORING HEADQUARTERS
- 1 Amerisource Bergen
  - 2 Toyota
  - 3 Dr Pepper/Keurig
  - 4 Frito Lay
  - 5 FedEx
  - 6 Liberty Mutual
  - 7 JP Morgan/Chase
  - 8 Ericsson
  - 9 Pizza Hut
  - 10 Bank of America
  - 11 McAfee
  - 12 Dallas Cowboys
  - 13 Rave Restaurant Grp
  - 14 Prof Golf Assoc (PGA)
  - 15 Sanyo
  - 16 CrossMark

**Dallas-Fort Worth** continues to draw global and fortune 500 headquarters, by growth and expansion of local companies as well as by relocations of headquarter operations.



NEARLY 2,000 FLIGHTS PER DAY NONSTOP TO 190 DOMESTIC AND 74 INTERNATIONAL DESTINATIONS



EPICENTER OF HQ RELOCATION



COUNTLESS REGIONAL AMENITIES



GREAT ACCESS & INGRESS/EGRESS





# AUSTIN RANCH BY THE NUMBERS

A Prominent Headquarters Location in North Dallas

**1,700**  
ACRES OF LAND

**2,462,000 SF**  
OF COMMERCIAL SPACE

**1 MILE**  
FROM TOLLWAY

**80,698 SF**  
OF ON-SITE RETAIL

**18**  
PARKS

**3,900,000 SF**  
OF SHOPS & RESTAURANTS\*

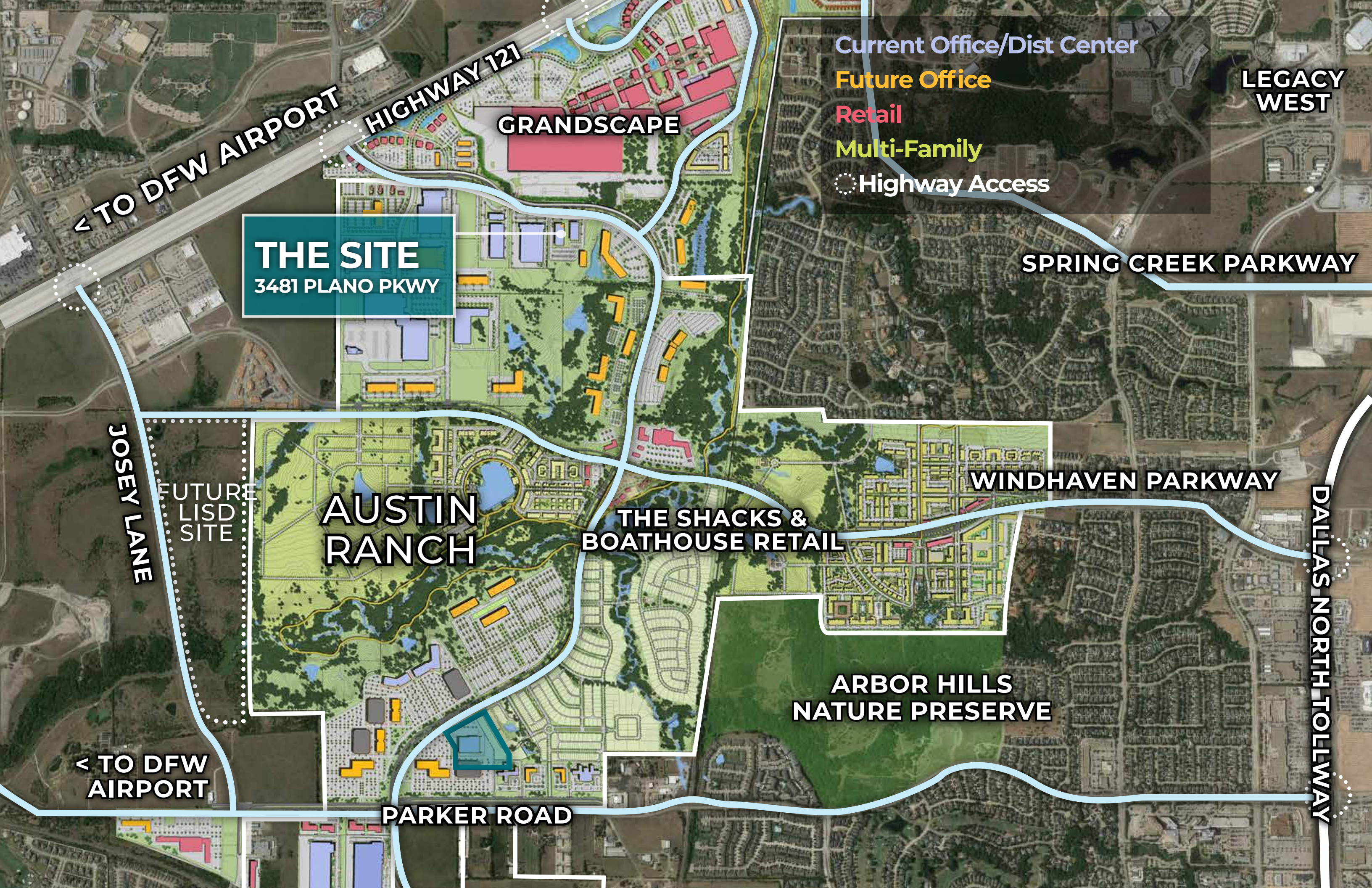
**10**  
NEIGHBORHOODS

**8,000**  
RESIDENTS

**7 MILES**  
OF SCENIC TRAILS

\*Includes Grandscape Retail





← TO DFW AIRPORT

HIGHWAY 121

GRANDSCAPE

Current Office/Dist Center

Future Office

Retail

Multi-Family

○ Highway Access

LEGACY WEST

**THE SITE**  
3481 PLANO PKWY

SPRING CREEK PARKWAY

JOSEY LANE

FUTURE  
LISD  
SITE

**AUSTIN RANCH**

**THE SHACKS &  
BOATHOUSE RETAIL**

WINDHAVEN PARKWAY

**ARBOR HILLS  
NATURE PRESERVE**

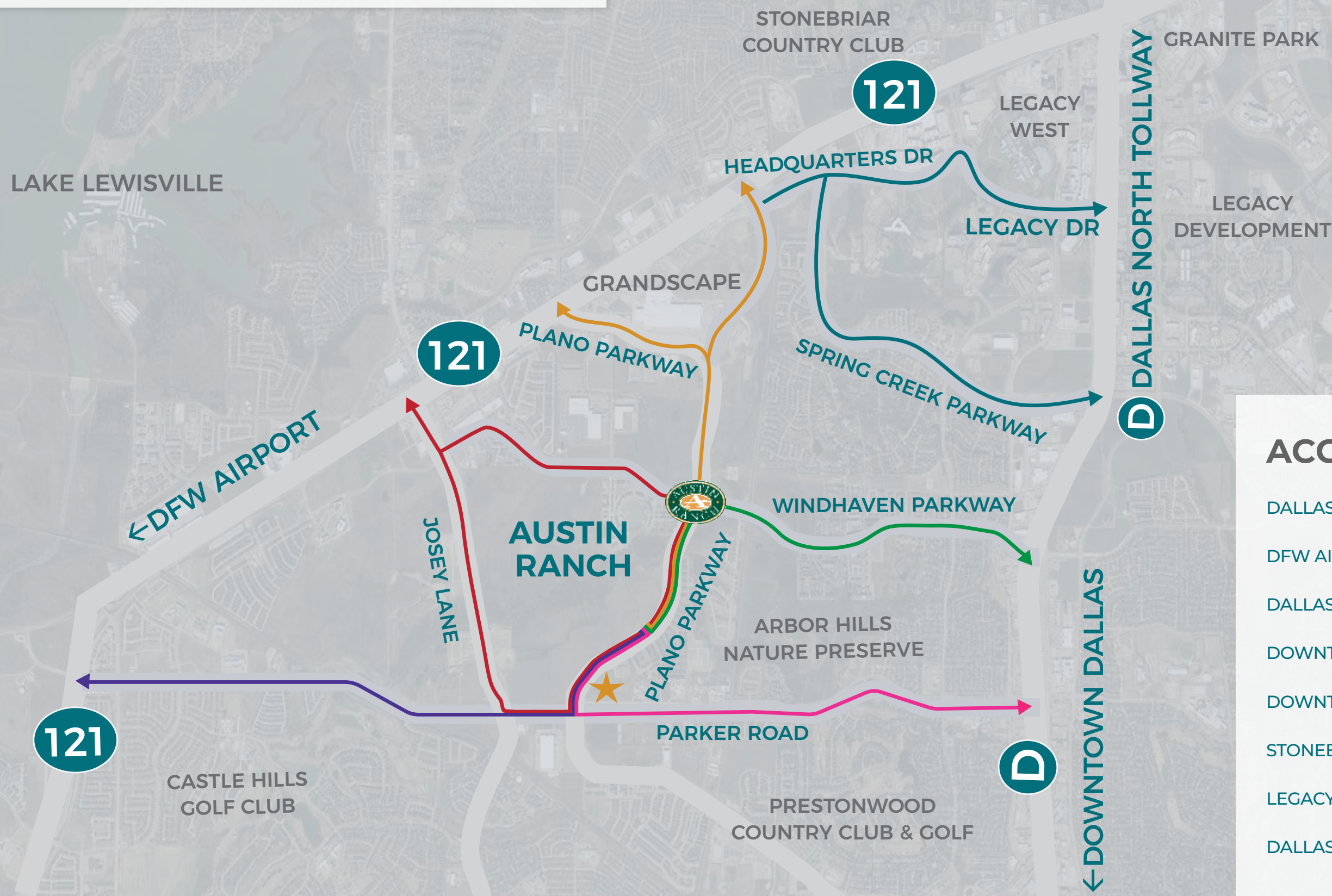
← TO DFW  
AIRPORT

PARKER ROAD

DALLAS NORTH TOLLWAY



- 5 MIN TO TOLLWAY VIA WINDHAVEN
- 6 MIN TO TOLLWAY VIA PARKER
- 5 MIN TO SH 121 VIA HEADQUARTERS
- 8 MIN TO SH 121 VIA PARKER
- 5 MIN TO SH 121 VIA JOSEY/PLANO PKWY
- 3 MIN TO SH 121 VIA PLANO PKWY



## ACCESS & DRIVE TIMES

- DALLAS N. TOLLWAY/GEORGE BUSH - 8 MINUTES
- DFW AIRPORT - 15 MINUTES
- DALLAS LOVEFIELD AIRPORT - 20 MINUTES
- DOWNTOWN DALLAS - 25 MINUTES
- DOWNTOWN FT WORTH - 45 MINUTES
- STONEBRIAR CENTER - 10 MINUTES
- LEGACY WEST - 8 MINUTES
- DALLAS GALLERIA - 15 MINUTES



# WALKABLE TO RETAIL

ON-SITE DINING & DOG PARK + NEXT DOOR TO GRANDSCAPE



## THE SHACKS | DINING + DOG PARK

Nestled among huge oak trees on the shores of Indian Creek, The Shacks features **six small restaurant spaces** that share a **large, open-air patio** overlooking a **dog park** with **regular events** and **live music**.

**TEN RAMEN** | Ramen house from Japanese cuisine master Teichi Sakurai

**DIRTY BURGER BAR** | Gourmet burgers and more from Dallas restaurateur Frank Carabetta

**TACKLE BOX** | Fresh and flavorful Cajun seafood from the owners of Pier 247

**OMG TACOS** | The 2nd location of the wildly successful late night fusion taqueria

**TURBO COFFEE** | Craft coffee and fresh food to-go

**GRRROWLERS** | Tap Room and Beer Garden featuring local and seasonal beer and wine selections

**AUSTIN SQUARE + BOATHOUSE RETAIL** | Another 50,000 SF of retail & restaurants are on-site including services such as a dentist, insurance agency, hair salon, nail salon, massage spa and more.

## GRANDSCAPE

Grandscape shares a property line with Austin Ranch and is one of the **largest mixed-use developments** in the country. Upon completion, the project will stretch across more than 400 acres, and feature more than **3.9 million square feet** of retail, entertainment, residential, dining and attractions.

**DESTINATION RETAIL** | Andretti's Indoor Karting & Games, Galaxy Theaters, Electric Gamebox

**OUTDOOR LAWN + STAGE** | Amphitheater will host events, concerts, outdoor movies and more

**THE HOMESTEAD** | A collection of local retailers and artisan shops

**ENTERTAINMENT VENUES** | Lava Cantina, Rock & Brews, The Truck Yard & Windmills

**FAST CASUAL & FINE DINING** | Over 30 of Dallas' most popular restaurants with more to come

**LUXURY HIGH-RISE RESIDENTIAL** | 419,000 SF tower with 1-2 bedroom homes & penthouse suites

**HOTELS** | Homewood Suites, Hampton Inn & Suites with future upscale destination hotels planned

**EVENTS** | Regularly scheduled concerts, outdoor movies, fitness classes, pop-up markets & more



# AREA AMENITIES

## ENTERTAINMENT

Top Golf  
Andretti's Karting & Games  
Hawaiian Falls  
PinStack Bowling Lanes  
Rock n Brews  
Lava Cantina  
Arbor Hills Nature Preserve  
Lewisville Lake  
The Tribute Golf Club  
Prestonwood Golf Club  
Cinemark  
Studio Movie Grill  
Jump Street  
Galaxy Theatres  
FC Dallas  
Pole Position Raceway  
Dr. Pepper Stadium

## BANKS

Wells Fargo  
Chase Bank  
Bank of America  
Comerica Bank  
Capital One  
Legacy Texas  
Veritex Community Bank

## SERVICES

Starbucks  
Massage Life  
Vail Dry Cleaners  
Walgreens  
CVS  
Texaco  
Chevron  
Racetrac  
Quicktrip  
Shell  
Chevron

## GYMS

24 Hour Fitness  
Lifetime Fitness  
LA Fitness  
Uptown Yoga  
Alpha Fitness Center  
Camp Gladiator  
Cross Fit  
D'Pilates

## RETAIL CENTERS AND SHOPS

The Shacks Dining & Dog Park  
Austin Square  
The Boat House Retail  
Grandscape  
Nebraska Furniture Mart  
Scheel's Sporting Goods  
Legacy West  
The Shops at Legacy  
The Shops at Willow Bend  
The Star in Frisco  
Stonebriar Mall  
Costco  
Walmart Super Center  
Super Target  
Best Buy  
Staples

## MULTIFAMILY NEIGHBORHOODS

Thousand Oaks  
The Boat House  
The Hudson  
Flatiron District

## DAY CARE

Castle Montessori of Plano  
Childcare at Legacy  
Legacy Day School  
La Petite Academy  
Windhaven Academy LLC  
Parkwood Montessori Academy  
Childrens Courtyard in Plano  
TLC Child Development Center  
Lakeside Montessori Academy  
Kids Count Too Preschool

## SINGLE FAMILY NEIGHBORHOODS

Stonebriar  
Kings Ridge  
Austin Waters  
Prestonwood  
Castle Hills  
The Tribute

## HOTELS

Aloft Plano  
Budget Suites  
Cambria Hotel and Suites  
Comfort Suites  
Courtyard Dallas/Plano  
Courtyard Marriot - The Colony  
Embassy Suites Dallas Frisco  
Extended Stay Deluxe Suites  
Fairfield Inn - The Colony  
Hampton Inn and Suites  
Hilton Dallas/Plano Granite Park  
Holiday Inn - The Colony  
Holiday Inn - Plano  
Homewood Suites  
Home2 Suites Hilton  
Hyatt Place Dallas/Plano  
Marriott  
NYLO Plano  
Residence Inn - The Colony  
Sheraton Stonebriar  
Staybridge Suites  
Westin Stonebriar

## HOSPITALS / MEDICAL

Baylor Medical Center at Frisco  
Childrens Medical Center  
Texas Health Presbyterian  
Select Specialty Hospital  
Baylor Scott & White  
Life Care Hospitals of Plano  
CareNow  
Rapid Med

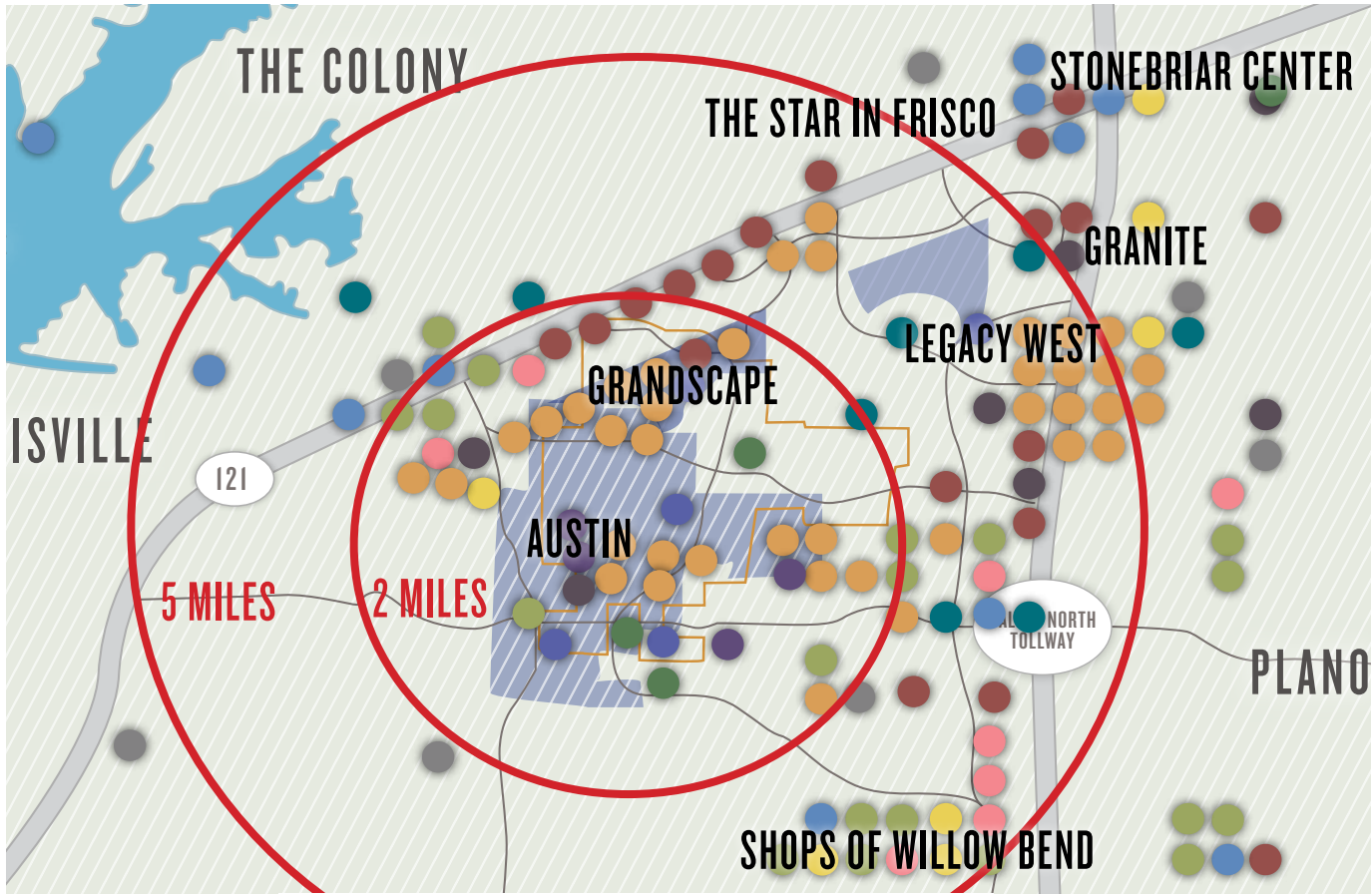
## FOOD & DINING

### FAST CASUAL

Biscuit Bar  
Bone Daddy's  
Bread Zeppelin  
Café Istanbul  
Café Mila  
Campisi's  
Cava  
Cheddar's Scratch Kitchen  
Chic-Fil-A  
Chipotle  
Chuy's  
Culver's  
Dirty Burger Bar  
Dog Haus Hot Dog  
Dough Bros Pizza  
Eatzi's  
Edoko Sushi  
Gazeebo Burgers  
Grrrowlers Beer Garden  
Hard 8 BBQ  
Heritage Pizza Co  
In-N-Out Burger  
Jersey Mike's  
Jimmy John's  
Lava Cantina  
Liberation Coffee  
Mama Pita Mediterranean Grill  
McSwiggan's Irish Pub  
OMG Tacos  
Pakpao Thai  
Panera Bread  
Parkway Tavern  
Parry's Pizzeria & Taphouse  
Potbelly Sandwich Shop  
Raising Cane's Chicken  
Razzoo's  
Rock 'n Brews  
Saintsbury Tavern  
Shake Shack  
Shakertin's  
Smoothie King  
Snappy Salads  
Starbucks  
Tackle Box Cajun Seafood  
Ten Ramen  
Texas Roadhouse  
The Great Greek  
The Truck Yard  
Turbo Coffee  
Twigs American Kitchen  
Twisted Root Burger Co  
Village Burger Bar  
Walk-On's Sports Bistreaux  
Which Which

### FINE DINING

Ill Forks  
Akira Back  
Barley & Board  
Benihana  
Blue Mesa  
Blue Fish Sushi  
Bob's Steak and Chop House  
BreadWinners  
Bulla Gastro Bar  
Cru Wine Bar  
Davio's Italian Steakhouse  
Del Frisco's Grille  
Earl's Kitchen & Bar  
Edith's Bistro  
Edoko Sushi  
Fin Sushi and Sake Bar  
Fleming's Prime Steakhouse  
Fogo de Chao  
Fork & Fire  
Haywire  
Isabella's Restaurant and Bar  
Kai Sushi  
LePeep  
Mesero  
Mexican Sugar  
Mi Cocina  
North Italia  
Pepper Smash  
Perry's Steakhouse  
Princi Italia  
Quartino Ristorante  
Roy's  
Salt Grass Steakhouse  
Seasons 52  
Seven Doors Kitchen  
Silver Fox Steakhouse  
Sixty Vines  
Taco Diner  
Taverna  
The Capital Grille  
Tommy Bahama Kitchen  
Toulouse  
True Food Kitchen  
Union Bear  
Whiskey Cake Kitchen





# MULTI-FAMILY RESIDENTIAL

TENANT EMPLOYEE SPECIALS & DISCOUNTS AVAILABLE

## THE BOAT HOUSE

— AUSTIN RANCH —



526 luxury rentals

Resort style pool overlooking scenic Painted Lake

Lakefront fitness center and community room

Nature trails for hiking and biking

Preferred employer discounts at all our properties

699 luxury rentals

Ozone filtered split-level pool on the lake

Lakefront fitness center and community room

Art and sculpture throughout property

Walking distance to The Shack & Boat House retail

1511 units in 3 neighborhoods

Sand volleyball courts, playground & parks

5 resort style pools and 4,300 sf fitness center

Frequent social events and happy hours

Walking distance to Austin Square retail





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