

Significant Projects

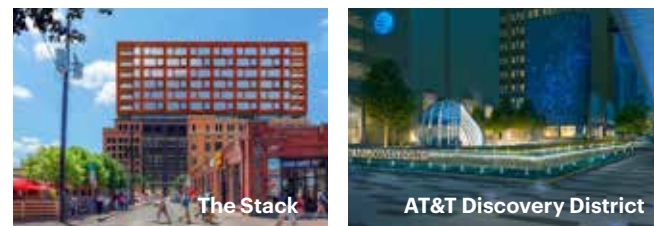
The Dallas-Fort Worth region is well known for taking on very large construction projects. They range from public infrastructure projects, such as the expansion of Interstate 35 and extending and connecting regional transit systems, to the creation of entirely new business parks and mixed-use developments, to land reclamation for parks and recreational development. No matter where you travel in North Texas, large-scale construction projects are underway to improve the quality of life for area residents.

1 The Southern Gateway

A \$666M TxDOT-led project to rebuild I-35E/US 67 will improve safety, provide congestion relief, support traffic operations, address roadway deficiencies, and improve system linkages. The project includes a 5-acre deck park plaza adjacent to the Dallas Zoo that will enhance community connectivity and encourage economic development.



2 Downtown Dallas & Deep Ellum



AT&T's \$100M upgrade to its headquarters facility includes the community-facing Discovery District, activating the heart of downtown. Close by, The National, a redevelopment of the 52-story First National Bank Tower, brings 1.5 million square feet of new mixed-use activity. The East Quarter stitches the urban core with Deep Ellum offering walkable neighborhoods and new office space. The Epic tower project will house Uber's regional office. Nearby, The Stack, is a new 16-story mixed-use project in the heart of Dallas' premier music and restaurant district. Dallas College is also planning to build a \$535 million "Education and Innovation Hub" on the southern end of downtown.

3 Globe Life Field, Texas Live!, National Medal of Honor Museum

Globe Life Field, the new home of the Texas Rangers, opened for the 2020 MLB season. The 38,000-seat, retractable-roof facility anchors a \$2.25B mixed-use district in Arlington. TexasLive! sits adjacent to the ballpark offering shopping, eating and nightlife activities, and the new Live! by Loews sports and entertainment resort is in walking distance to the Dallas Cowboy's AT&T Stadium, the Arlington Esports Stadium, and the newly announced National Medal of Honor Museum. An \$810M Phase II will include a second Loews Arlington Hotel and 150,000 square foot convention center.



4 Crown Centre at Castle Hills

Bright Realty has received approval from the City of Lewisville to begin construction on the 140-acre Crown Centre mixed-use project. Plans call for up to 2,000 multifamily units, 3 million square feet of office space and up to 500 hotel rooms in this \$1.5B effort. Crown Centre is located across the highway from another \$1.5B Bright Realty mixed-use project, The Realm at Castle Hills.

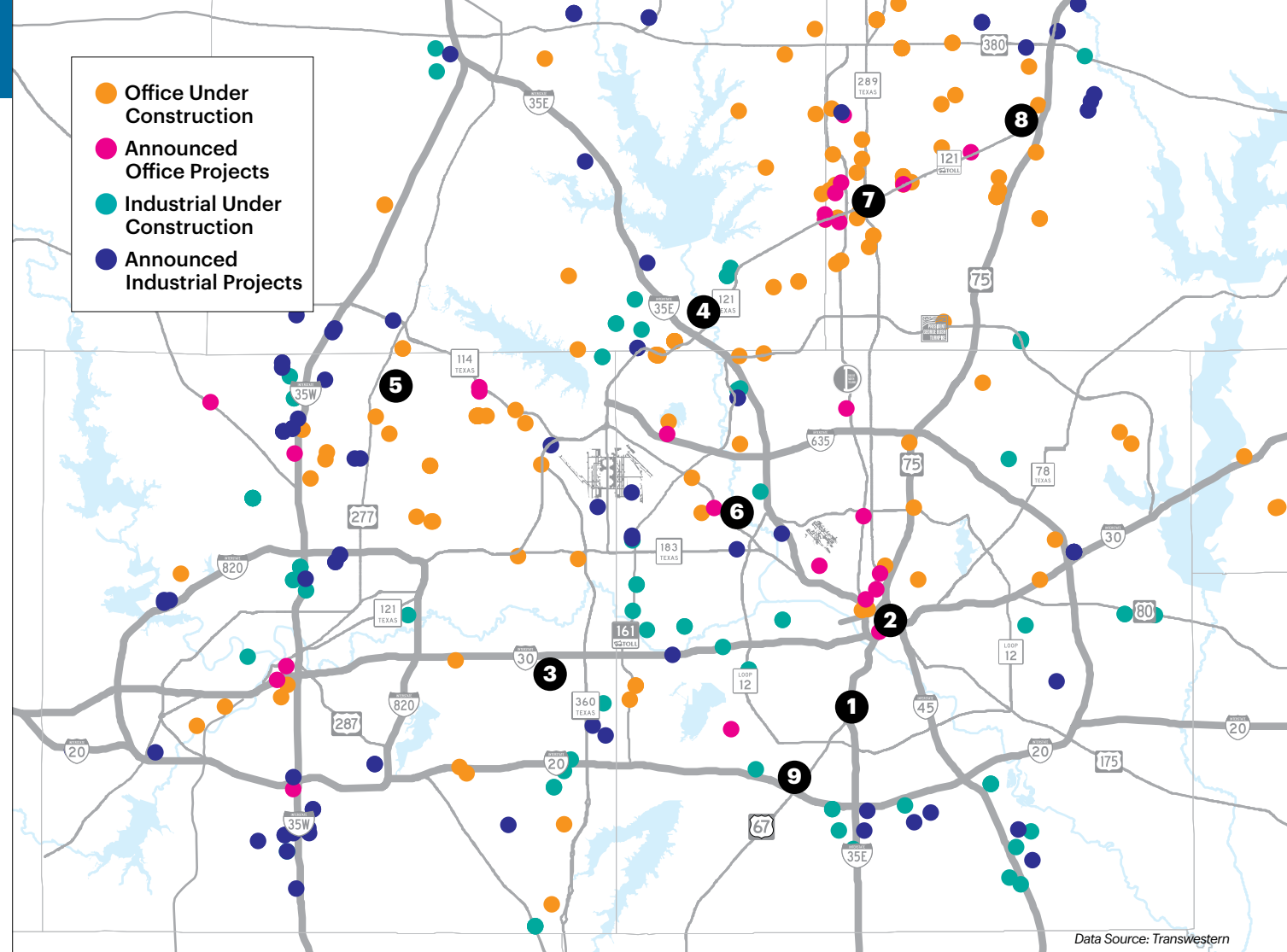


5 Charles Schwab Headquarters

As of Jan 1, 2021, the Charles Schwab campus in Westlake became its official corporate headquarters after relocating from San Francisco. The new 1.4 million square foot campus already houses more than 2,500 employees in phase one. Once phase two is finished, it will accommodate approximately 6,000 employees.

6 Hidden Ridge - Phase II

This innovative mixed-use project developed in partnership between Verizon and KDC is a 157-acre campus in the heart of Las Colinas. Verizon offices and Pioneer Natural Resources' 1.1 million square foot headquarters facility anchor the development, which will ultimately feature over 3 million square feet of office space, 80,000 square feet of retail/restaurants, more than 1,000 residential units, a 200-room boutique hotel, and a dedicated Dallas Area Rapid Transit (DART) station. Phase II will house six new buildings offering 490,000 square feet of office and 30,000 square feet of retail space.



Data Source: Transwestern

7 121 & Dallas North Tollway

Grandscape is a \$1.5B, 400+ acre project anchored by Nebraska Furniture Mart. Located in The Colony, the 3.9 million square foot Berkshire Hathaway investment will be one of the largest mixed-use developments in the country.

Legacy West is a \$3B mixed-use development in Plano located at the north end of Legacy West Urban Village. Recent announcements include the opening of LVL29 (29-story high rise project) and construction of a five-star, 14-story Miyako Hotel.

The Platinum Corridor in Frisco, located along the Dallas North Tollway, will be the headquarters for The PGA of America, which relocated from Florida. They plan to build a 600-acre, mixed-use development anchored by a headquarters facility. The University of North Texas will also build a 100-acre campus in the area which will ultimately serve 20,000 students. The \$100M project will include academic and administrative buildings, a wellness facility, student housing, and a library.



8 121 Corridor



More than 900 acres are available in Allen for development of corporate campuses and mixed-use projects. The Farm, a recently-announced mixed-use development, proposes 1.6 million square feet of office, 142,000 square feet of retail, a hotel, 60,000 square feet of restaurants, and over 2,400 townhome and residential units. In McKinney, Kaizen Development Partners plans an 8-story, 200,000 square foot office building in the District 121 mixed-use development adjacent to Craig Ranch. Hub 121, a nearby entertainment development, will offer retail and restaurants in walking distance.

9 RedBird Mall

The Reimagining RedBird initiative has breathed new life into a struggling urban mall in southern Dallas. The 78-acre site will include several hospitality opportunities including a 124-room hotel; vibrant office buildings; green space and family activities; and a new 150,000 square foot outpatient medical center operated by UT Southwestern.