

Significant Projects

The Dallas-Fort Worth region is well known for taking on massive 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 Cypress Waters

Cypress Waters is a **1,000-acre mixed-use development**. The Billingsley Co. property has become a magnet for head-quarters like **7-Eleven**, **AMN Healthcare**, and **Nokia**. New tenants include **Omni Logistics** (retail), **Ascent Solutions** (cyber-security), and Alphabet subsidiary, **Wings** (drone delivery). Software company **Optym** will relocate from Florida and local health care leader, **Lightbeam**, will open offices in 2023.



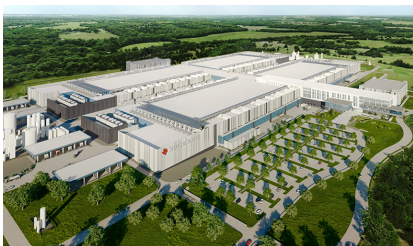
2 Downtown Dallas

Goldman Sachs has broken ground on **North End**, a new **\$500 million office tower complex** near Victory Park that will house 5,000 employees. The 980,000-square-foot office is the first phase of an 11-acre mixed-use development overlooking a 1.5-acre park. **The East Quarter** is an urban neighborhood revival effort by Todd Interests that **connects the CBD core with Deep Ellum**, a nightlife destination. Adding to the restoration of 18 historic buildings and construction of 300 Pearl, a new 20-story mixed-use development, is a new \$195 million, 47-story residential tower designed by HKS that will break ground in 2023. Nearby in the **Dallas Arts District**, Portman Holdings will construct a three-tower mixed-use Dallas Gateway development, a 50-story tower flanked by two residential towers. Dallas Mavs owner **Mark Cuban** is nearing completion of an **\$11 million, 22,000-square-foot drug manufacturing facility** in Deep Ellum to support his industry-disrupting Cost Plus Drugs Co.



3 Texas Live!

Globe Life Field, home of the **Texas Rangers**, first opened its doors for the 2020 MLB season. The 38,000-seat, retractable-roof facility anchors a **\$2.25 billion mixed-use Arlington Entertainment District** known as Texas Live! The new Live! by Loews resort sits in walking distance to the **Dallas Cowboys' AT&T Stadium**, the **Esports Stadium Arlington**, and the anticipated **National Medal of Honor Museum**. And a **\$1 billion Phase II** is underway with a \$550 million Loews Arlington Hotel and Convention Center and luxury resort-style apartments called One Rangers Way, a 300-unit community with 43,000 square feet of amenity space.



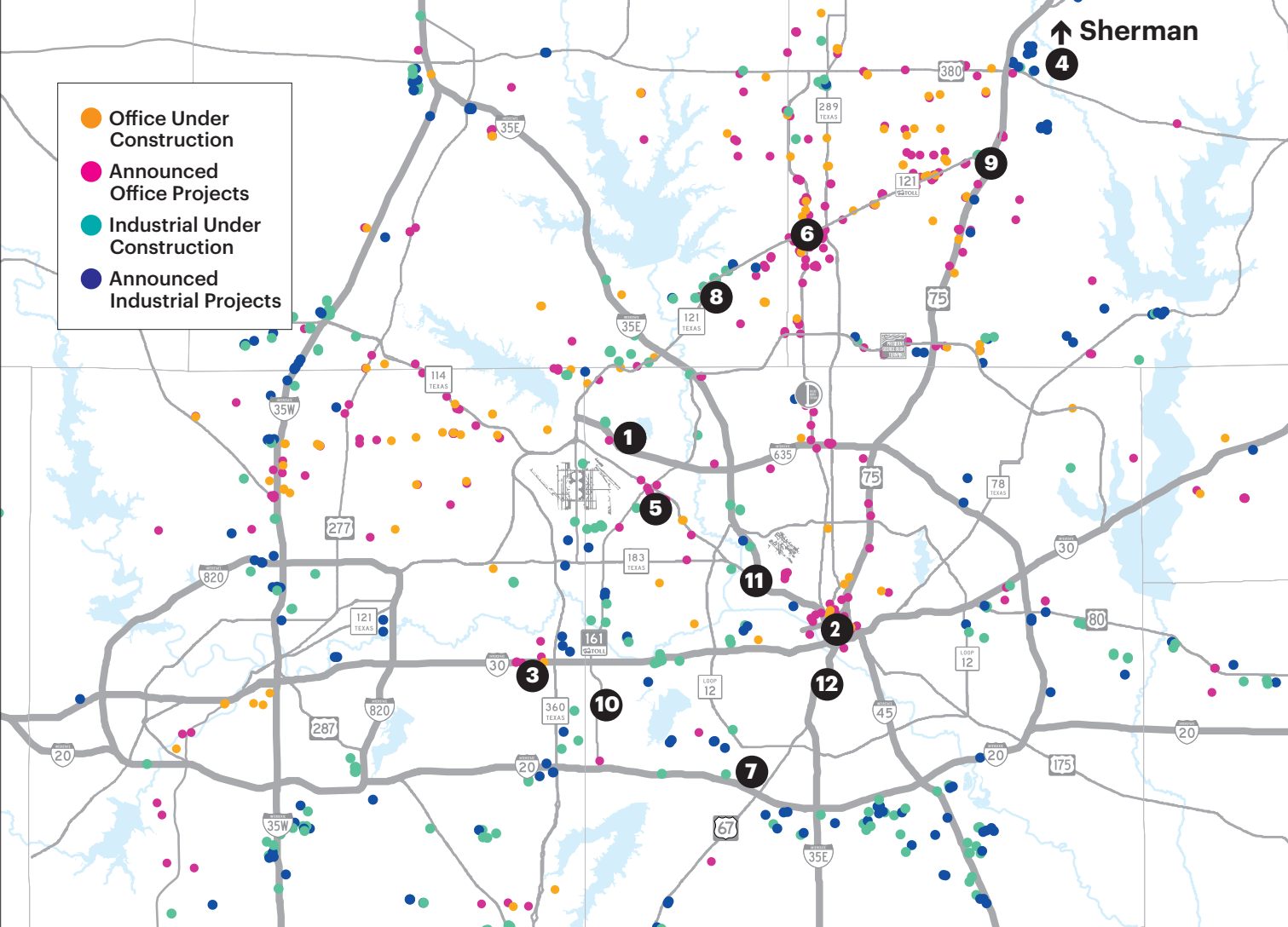
4 Texas Instruments

Texas Instruments broke ground on the **largest private sector economic development project in Texas' history** in 2022. The new 300-mm semiconductor wafer fabrication plant located in Sherman represents a potential **\$30 billion investment** supporting up to 3,000 direct jobs. While production is expected to begin in 2025, TI went live with another 300-mm plant in Richardson in 2022. Also in 2022, semiconductor manufacturer, **Globotech**, announced the selection of Sherman for a new **\$5 billion, 3.2 million-square-foot silicon wafer facility** to begin production by 2025. Finally, **Finisar** announced plans for expansion of its current Sherman semiconductor plant.



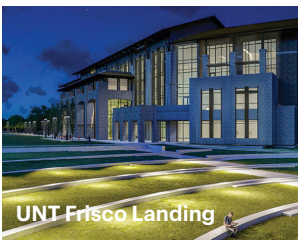
5 Wells Fargo

Wells Fargo announced the construction of a new campus on the north shore of Lake Carolyn in Irving's Las Colinas development. With a **\$455 million capital investment** in an 800,000-square-foot facility, Wells Fargo will consolidate most of its 3,000 local employees to the 22-acre campus which is expected to open by 2024. The campus will anchor a planned **Northshore District** which will also host a 17-acre mixed-use project that will include retail, public open space along the lake, and 400,000 square feet of additional office space. The Wells Fargo campus will be the **largest office development in Las Colinas** since 1985.



6 121 & Dallas North Tollway

Grandscape, named one of the most innovative entertainment venues in the world, is a **\$1.5 billion, 433-acre mixed-use development** in The Colony. Though the project is anchored by a 560,000-square-foot **Nebraska Furniture Mart**, the project boasts many unique entertainment options including a 180-foot tall **Grandscape Wheel**; an adults-only mini-golf concept, **Puttery**; an immersive group gaming experience, **Electric Gamebox**; and will soon open an immersive virtual event experience, **Cosm**. **Legacy West** is a **\$3 billion, 255-acre mixed-use destination** in Plano that includes 415,000 square feet of retail, more than 1,200 residential units, and a 303-room Renaissance Hotel. The three-story **Legacy Hall** is home to dozens of restaurants, plus the **Lexus Box Garden**, a 1,500-person capacity outdoor beer garden and event space with a 600-square-foot stage and LED-screen. **North Platinum Corridor** in Frisco, located along the Dallas North Tollway, is home to the 162-acre **HALL Park**, one of the premier office parks in Texas. A **\$7 billion transformation** is underway to expand campus usage with a boutique hotel, multifamily residences, a food hall and the 5.7-acre **Kaleidoscope Park**, an innovative, public greenspace that will open in 2023. Close by, the **University of North Texas** began classes at the \$100 million, 135,000-square-foot **Frisco Landing**, the first building on its new 100-acre campus.



7 RedBird Mall

The first phase of the **\$200 million, 95-acre RedBird Mall redevelopment** project is nearing completion and includes new office, retail, and residential components. The **Starbucks** on site is one of the highest trafficked stores in Dallas and many new retail and restaurant establishments have opened. The 300-unit **Palladium RedBird** apartment building was completed in 2021. Health organizations have opened operations on site, including **Children's Health**, **Parkland Hospital**, and a 150,000-square-foot **UT Southwestern** facility. Additional project plans include a Marriott hotel and a grocery store.



8 Castle Hills

Castle Hills is a highly accessible **2,900-acre master-planned, mixed-use community** in Lewisville. Two main communities anchor the development. **Crown Center** is a **140-acre mixed-use project** that will ultimately include 2,000 apartments, 3 million square feet of office space, 140,000 square feet of dining and shopping, and 500 hotel rooms. **The Realm** is a **\$1.5 million mixed-use project** that will include 5,000 apartments and 1.5 million square feet of retail offices and restaurants.



9 North U.S. 75 Corridor

Legacy Central in Plano is an 85-acre, **technology-oriented mixed-use campus** that serves as home to a number of corporate headquarters and offers amenities such as a food hall and green space that connects the campus. **Heritage Creekside** is a **\$900 million, 156-acre mixed-use project** that includes over 1,000 multi-family units, 287 single-family homes, and multiple restaurants, retail, and 1 million square feet of office buildings.

The Farm, a 135-acre mixed-use development in Allen, was selected in its category as the **best real estate deal** by the Dallas Business Journal. The first element to open in 2022, **The HUB**, is a **3-acre, family-friendly entertainment venue** that will support the planned office, retail, hotel, and residential elements.

In McKinney, Kaizen and JLL delivered an eight-story, 200,000-square-foot office building in **District 121**, a \$250 million, 18-acre mixed-use development. **Hub 121**, a nearby 85,000-square-foot entertainment project, opened retail, restaurant, and coworking space in 2022, and will soon offer a music pavilion and 6,000-square-foot event space.



10 EpicCentral

EpicCentral is a **172-acre mixed-use park site development** located in Grand Prairie that anchors the EpicCentral entertainment district corridor. EpicCentral is home to the **Epic Waters Indoor Waterpark**; **The Summit** adult recreation center; **The Epic multi-use community facility**; **Playgrand Adventures**, an all-inclusive playground; **Bolder Adventure Park**; and a 90,000-square-foot **Chicken N Pickle**. A new 15,000-square-foot convention center and two connecting hotels will open in Fall 2023. Elsewhere in the EpicCentral corridor, **BigShots Golf** is planning a 12-acre, two-story tee-line with 80 interactive climate-controlled tee boxes; **Andretti Indoor Karting and Games** will build a 96,000-square-foot facility; and **Bass Pro Shops** will build a **100,000-square-foot Outdoor World** destination store.




11 Pegasus Park

Pegasus Park is **Dallas' first state-of-the-art life science cluster** located less than 5 miles from downtown Dallas and adjacent to the Medical District. The **23-acre campus** is anchored by the **18-story Pegasus Tower** that houses a diverse array of tenants from corporate partners like **McKesson** to growing startups like **Taysha Gene Therapies** to top university research and commercialization offices from **UT Southwestern** and **Southern Methodist University** to dozens of social impact non-profits. **BioLabs** operates the **BioTech+ Hub at Pegasus** where a 40,000-square-foot flexible lab, training, and office space house advanced biotech ventures including **Colossal** and **ReCode Therapeutics**. The Hub will expand in 2023 with **Bridge Labs**, a new 135,000-square-foot lab and office building. **MassChallenge** and other accelerator programs also operate at the Hub.

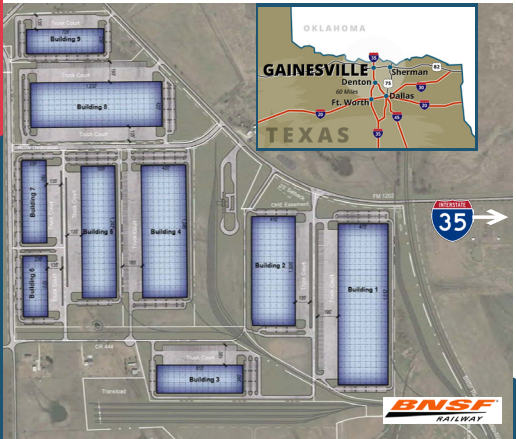



12 Southern Gateway Park

Phase One of the **\$172 million, five-acre deck park over I-35E** is slated to open in spring of 2024 as the centerpiece of a **\$670 million, TxDOT-led highway reconstruction project** completed in 2022. The supporting infrastructure work was completed just as the project received **\$7.75 million for park amenities** from the FY2023 omnibus spending bill. Among other features, the park will offer a stage pavilion and a **15,000-square-foot lawn for performance events**. A promenade will thread through the park passing by a restaurant/retail complex and educational elements like "history stairs," an amphitheater, and an escarpment wall for neighborhood art and stories. The park will be augmented by the **Dallas Zoo's planned 7-acre park** that will ultimately help stitch together Oak Cliff neighborhoods cleft by the opening of the freeway in 1960.




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