

FOR INFO



# THE CHAMPIONS FRISCO DEVELOPMENT

SWC OF US HIGHWAY 380 & MAHARD PARKWAY  
FRISCO, TEXAS

# DUWEST

CREATING, ENHANCING & PROTECTING VALUE

**SCOTT RODGERS** Partner  
scottrodgers@duwestrealty.com | 214.720.0004

4403 North Central Expressway #200 Dallas Texas 75205  
**duwestrealty.com**

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# THE CHAMPIONS FRISCO DEVELOPMENT | SWC of US-380 & Mahard Parkway, Frisco, TX

## OVERVIEW

- For sale or lease
- 76.86 acre development with multiple asset class opportunities here with Multifamily, Retail, & Office
- Nearby developments include upscale retail, hotels, hospitals, residences and the nationally-renowned PGA of America Headquarters and golf facilities.
- Call for pricing

## TRAFFIC COUNTS

US Hwy 380 / University Dr: 51,319 VPD  
 Dallas North Tollway: 50,353 VPD  
 (TXDOT 2021)

## DEMOGRAPHICS

	2-mile	3-mile	5-mile
2022 Population	9,332	38,341	181,440
2027 Projected Pop.	12,028	45,660	211,331
Daytime Pop.	6,753	30,457	144,729
Avg HH Income	\$155,358	\$170,765	\$168,513



*Frisco is the fastest-growing city in Texas, and the 2nd fastest growing city in America!*



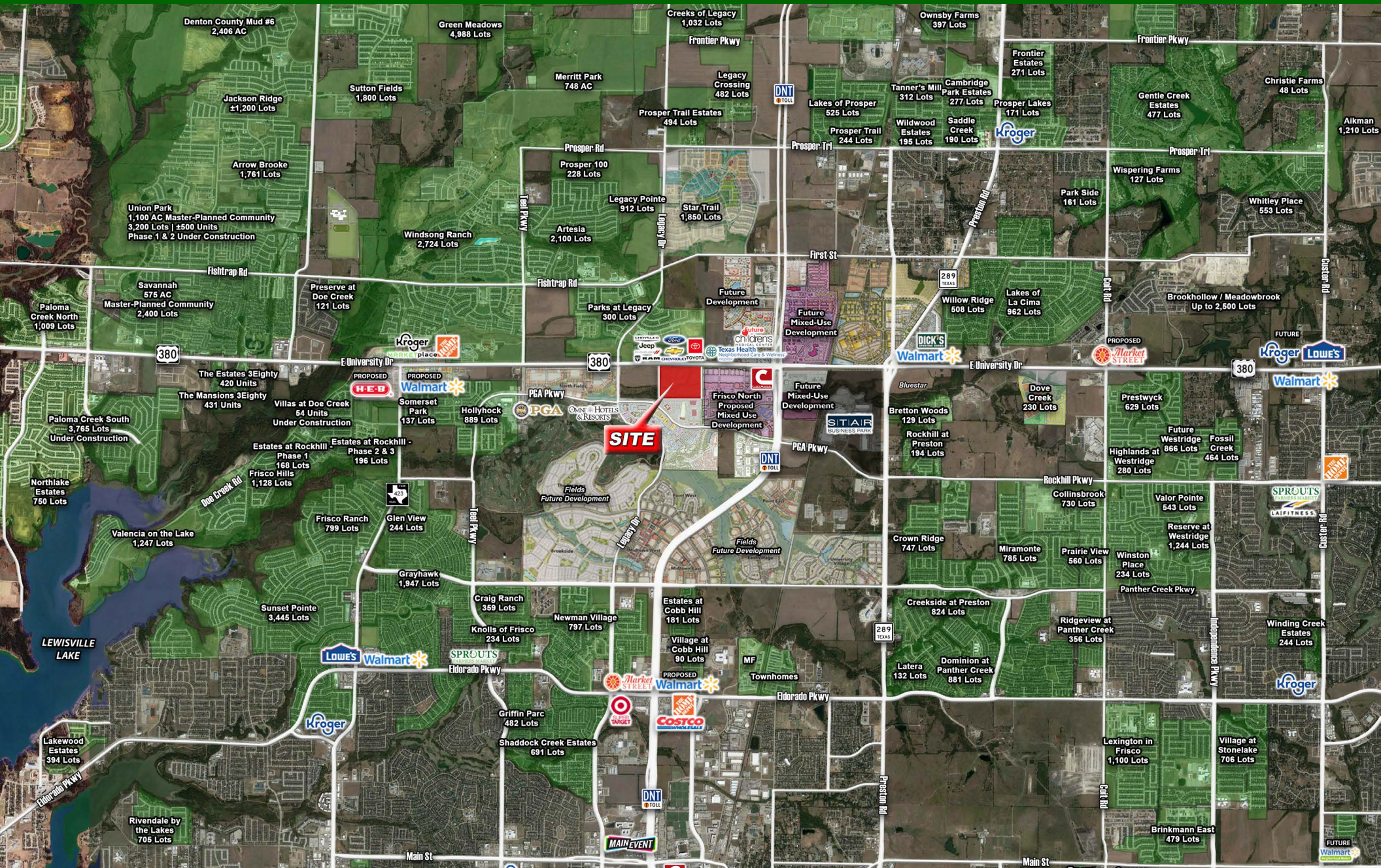
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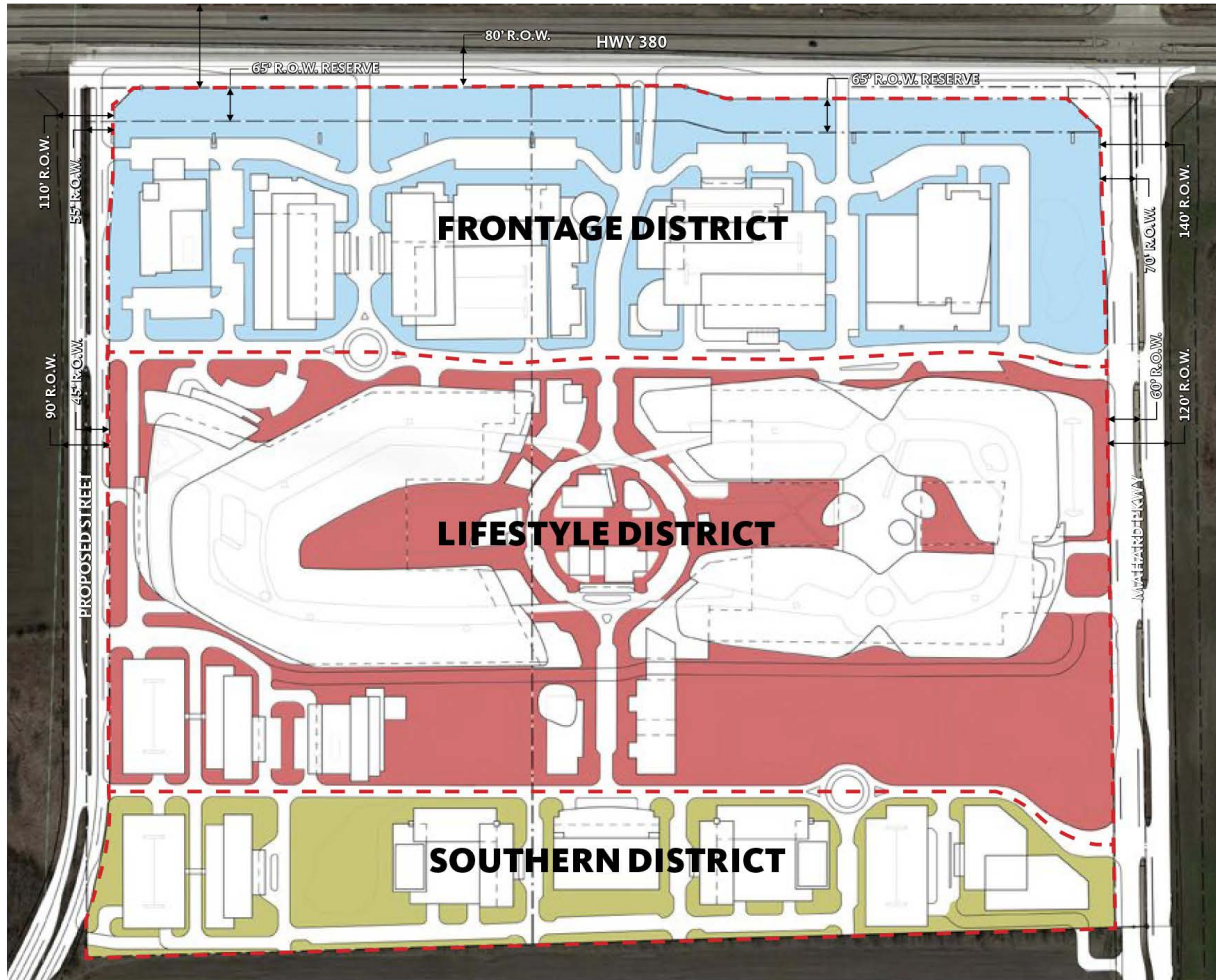


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## CURRENT ZONING OVERVIEW



Current Zoning	PD-271 Mixed-Use
Zoning	Retail, Office, Hotel, Multi-family
Residential Requirements	Residential shall consist of Urban Living and Senior Living; a maximum of 1,200 Dwelling Units are allowed on the property.* Residential uses are allowed only in the Southern District and in the western portion of the Lifestyle District. Multi-Family Parking: One Hundred Percent (100%) of the required parking for an urban living use shall be provided in structured parking. One and One-Half (1.5) parking spaces for each one-bedroom and two-bedroom unit, and Two (2) parking spaces for each unit with Three (3) or more bedrooms. The minimum parking requirement for Senior Living shall be One (1) parking space per unit..
Zoning Overlays	None
Future Land Use Plan	Suburban Regional Activity Center
Open Space Requirement	No less than ten percent (10%) of the acreage within the Property, excluding existing and proposed public right-of-way.

*\*multi-family use only allowed after certain commercial milestones are reached*

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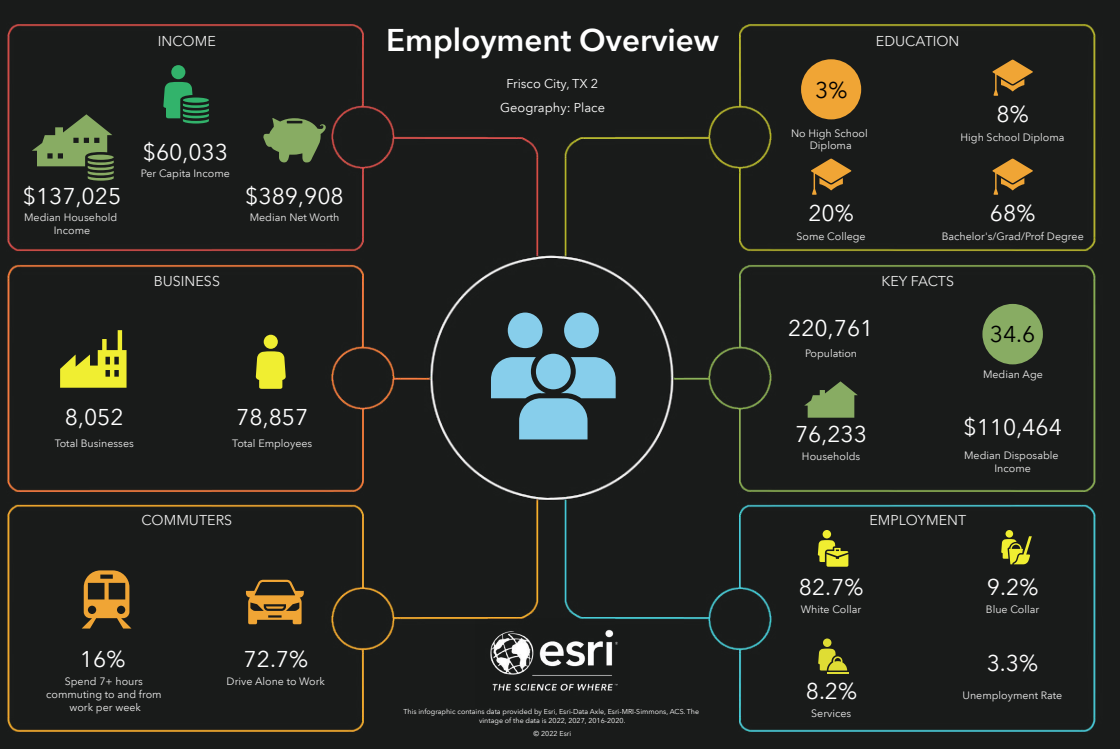
## MARKET OVERVIEW - FRISCO, TEXAS

- Located approximately 25 minutes north of downtown Dallas and just 20 minutes from DFW International Airport, Frisco was named the **#1 “Best Place to Live in America”** by Money Magazine in 2018.
- With an estimated 180,000 residents, **Frisco’s population has grown by more than 430% since 2000** and has consistently been one of the fastest-growing cities in the country for two decades.
- **Frisco features a robust and well-diversified industry** attracted by the city’s state-of-the-art work environment and skilled workforce.
- In late 2018, the **PGA of America announced it will relocate its long-time headquarters from Florida to Frisco**. As part of the relocation, it will anchor a mixed-use development including two championship golf courses with the expectation of hosting future PGA Championships and other major events.
- In early 2019, **Keurig Dr Pepper announced it will relocate its Texas headquarters to Frisco**— in a to-be-constructed office building in The Star at Frisco, adjacent to Frisco Station.
- Frisco residents enjoy an **exceptional quality of life** including master-planned residential communities, nearly **1,400 acres** of parks and trails, three golf courses, and world-class retail and entertainment.
- Frisco is home to **seven professional sports teams**, including the Dallas Cowboys, FC Dallas (Major League Soccer), Frisco RoughRiders (AA affiliate of the Texas Rangers), and the Texas Legends of the NBA Development League.
- **Frisco’s North Platinum Corridor**, including Frisco Station and Hall Park, was the epicenter of the first pilot program in Texas for on-demand, driverless car service on public roads.





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## FRISCO EMPLOYERS WITH 500-999 EMPLOYEES

- The Heart Hospital Baylor Plano
- Abbott
- AT&T
- Palo Alto Networks
- Reata Pharmaceuticals
- Baylor Scott & White Medical Center - Plano
- Cigna
- Raytheon
- Children's Health Plano
- Crestron Electronics
- Tyler Technologies
- Pizza Hut, U.S.
- nThrive
- PennyMac Financial Services
- Alkami Technology
- Samsung Telecommunications America

## FRISCO EMPLOYERS WITH 1,000+ EMPLOYEES

- Capital One Finance
- Bank of America
- JPMorgan Chase
- Toyota Motor North America
- NTT Data
- Ericsson
- Liberty Mutual Insurance
- JC Penney
- USAA
- Fannie Mac
- PepsiCo
- Frito-Lay
- Texas Health Plano
- Medical City Plano
- FecEx Office
- Stewart Systems
- Samsung Electronics America
- Hewlett-Packard Enterprise

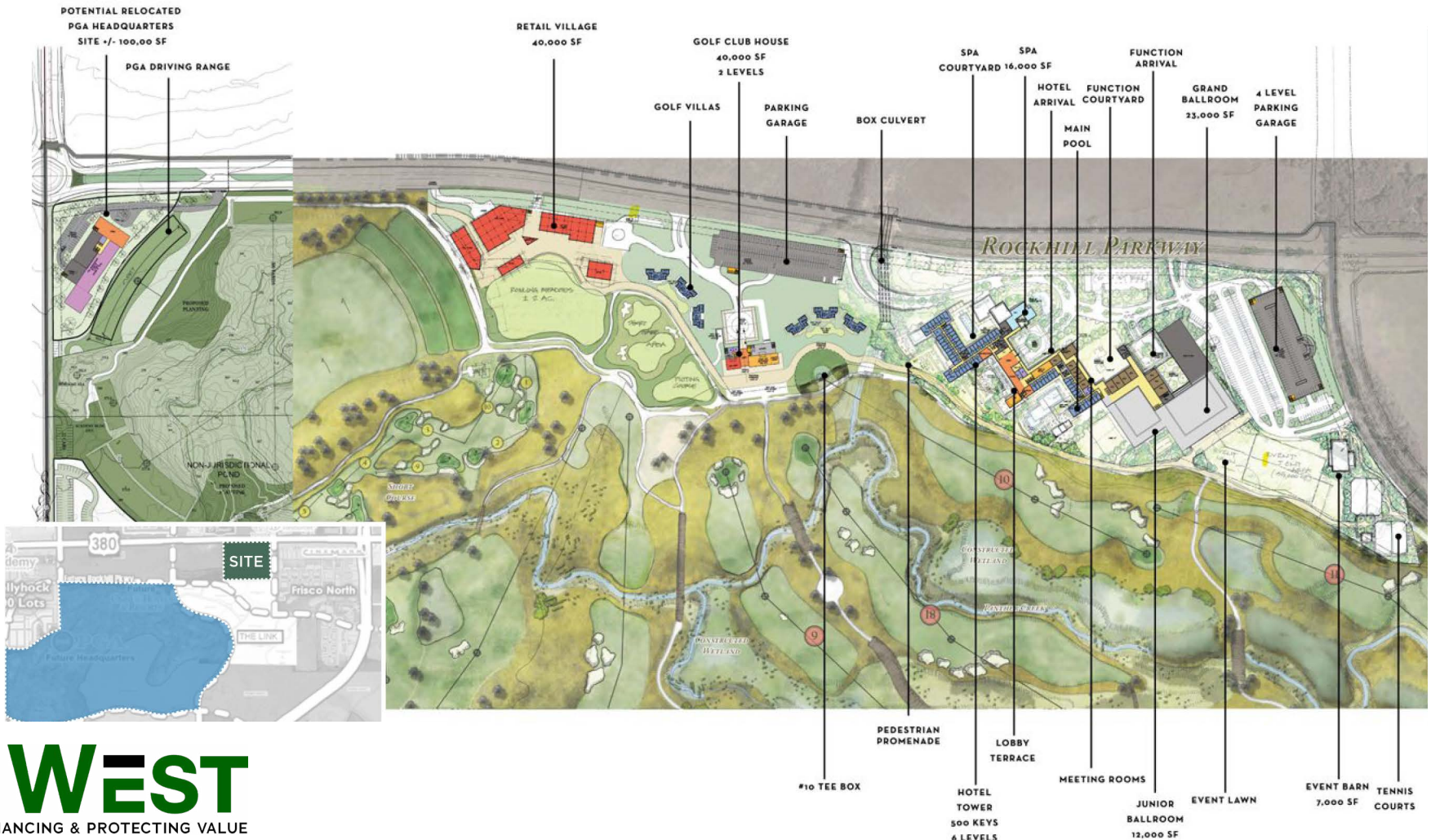
## PROMINENT EMPLOYMENT CENTERS IN FRISCO

- **Legacy Central:** 85-acre technology-oriented mixed-use campus with 1M SF of office, 20K SF of food-based retailers & a 150-key upscale select service hotel.
- **CityLine:** \$1.5B mixed-use project consisting of 2.5M SF of office space, two parks, and over 230K SF of retail
- **Legacy West:** 240-acre master-planned mixed-use development housing 16,200+ employees
- **Legacy Business Park:** 2,655-acre business park housing over 60,000 employees and major corporate headquarters

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## ADJACENT ATTRACTIONS - PGA OF AMERICA HEADQUARTERS & OMNI RESORT

The PGA of America is moving its headquarters from Palm Beach County, Florida to Rockhill Parkway in Frisco, Texas where it will anchor a 660-acre mixed-use development of world class stature. The attraction, which is valued at over half a billion dollars, will contain the headquarters campus, Omni resort and convention center, two 18-hole championship golf courses, a 9-hole practice facility, club house, specialty retail and more. Development of this project is already underway with anticipated headquarters completion in Summer 2021 and golf course completion by Summer 2022. Multiple championship events will occur at this facility beginning in 2023, culminating with the Women's PGA Championship in 2025 and the PGA Championship in 2027.



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## ADJACENT ATTRACTIONS - FIELDS DEVELOPMENT

The Fields is a 2,100-acre master planned development of unprecedented size and magnitude in Frisco. This visionary catalyst project - essentially surrounding the southern areas of Frisco North - will contain over 10,000 homes, up to 18 million square feet of commercial development and 12 parks spread over 72 acres of greenspace. Adjacent developments anchoring this project area include the PGA of America Headquarters and the University of North Texas expansion campus, both of which are underway. The Fields is anticipated to bring unprecedented vibrance, economic base and value generation to North Frisco.



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## ADJACENT ATTRACTIONS - THE LINK

The Link is a \$1 billion mixed-use addition to PGA Frisco, its name inspired by the pedestrian promenade that connects the two developments through an expansive greenspace network. The Link boasts direct views of the PGA Championship golf course, which will open in the summer of 2022, and a direct connection to the Omni Resort & Conference Facility, which will open in the summer of 2023. At full build-out the resort-styled destination will include a mix of Class A office, destination retail, luxury residential, dynamic entertainment, boutique hospitality, and sports-focused wellness uses.

At build-out, the project is anticipated to include over 2 million sq. ft. of office space, roughly 2,200 multi-family dwellings and over 500 single-family homes and cottages.



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## FRISCO'S NORTH PLATINUM CORRIDOR

### TEXAS HEALTH HOSPITAL FRISCO

Developer:  
Texas Health Resources & UT Southwestern Medical Center

#### 20-acre hospital & medical office complex

- 325K SF, 8-story hospital
- 80-bed acute care facility
- Medical office: 120K SF w/ 90K SF for clinic space
- 4-story parking garage
- 24/7 emergency room
- Women's services
- Neonatal ICU
- Hospital opened in December 2019
- Investment value: \$270 Million

### STONEBROOK BUSINESS PARK

Developer:  
Goveia Commercial Real Estate

#### 37-acre, Class A, mixed-use development

- 3-story, Spec Class A value office: 480K SF
- Retail & restaurants: 38K SF
- 2 Hotels w/ 300 rooms
- Conference center
- 2 parking garages w/ 1,350 spaces total & Additional 1,086 surface parking spaces

### NATIONAL SOCCER HALL OF FAME

Developer:  
FC Dallas, City of Frisco, Frisco ISD, U.S. Soccer Federation

- Public-private partnership among FC Dallas, the City of Frisco, Frisco ISD, and U.S. Soccer Federation
- 100K SF, including 24K SF of exhibit space
- NSHOF Experience: 19,350 SF
- NSHOF Club: 3,200 lower level seats and 250 upper level seats, & 3 event areas
- 3K SF soccer specialty store
- Opened on November 2, 2018
- Investment Value: \$39 Million

### FRISCO STATION

Developer:  
The Rudman Partnership, Hillwood Properties, VanTrust Real Estate

#### 242 acres, Mixed-use development

- Office: 6M SF
- Medical office: 990K SF
- Retail: 200K SF
- Restaurants: 75K SF
- Hotel: 200 rooms
- Residential: 2,400 MF units
- Investment value: \$1.8 Billion



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## FRISCO'S NORTH PLATINUM CORRIDOR

### THE GATE

Developer:  
Invest Group Overseas (IGO), Ryan Companies

- Office space: 4 Million SF
  - Building 1: 300,000 SF, 12 floors, 25,000 SF floor plates
  - Building 2: 200,000 SF, 8 floors, 25,000 SF floor plates
  - Building 3: 400,000 SF, 16 floors, 25,000 SF floor plates
- Hotel rooms: 250
- Multi-family units: 2,400
- Single family units: 73
- Retail space: 122,000 SF
- Restaurants: 75,000 SF
- Medical offices: 415,000 SF
- Investment value: \$1 Billion

### HALL PARK

Developer:  
Hall Group

#### 162-acre development, office & retail/restaurants

- Class-A office: more than 2.5 million
- Building 17: 12-story, 300K SF, spec Class-AA office building completed Dec. 2017
- Home of the Texas Sculpture Garden & world-renowned public art collection

### BAYLOR SCOTT & WHITE SPORTS THERAPY & RESEARCH AT THE STAR

Developer:  
Blue Star Land

- 9-story, 300K medical office building
- Surgery center, pharmacy, outpatient imaging, urgent care
- Indoor/outdoor sports performance center
- 1,063 space structured parking garage
- Opened April 2018
- Investment Value: \$110 Million

### THE STAR IN FRISCO

Dallas Cowboys World Corporate Headquarters and Multi-use Event Center

#### 91-acre, mixed-use development

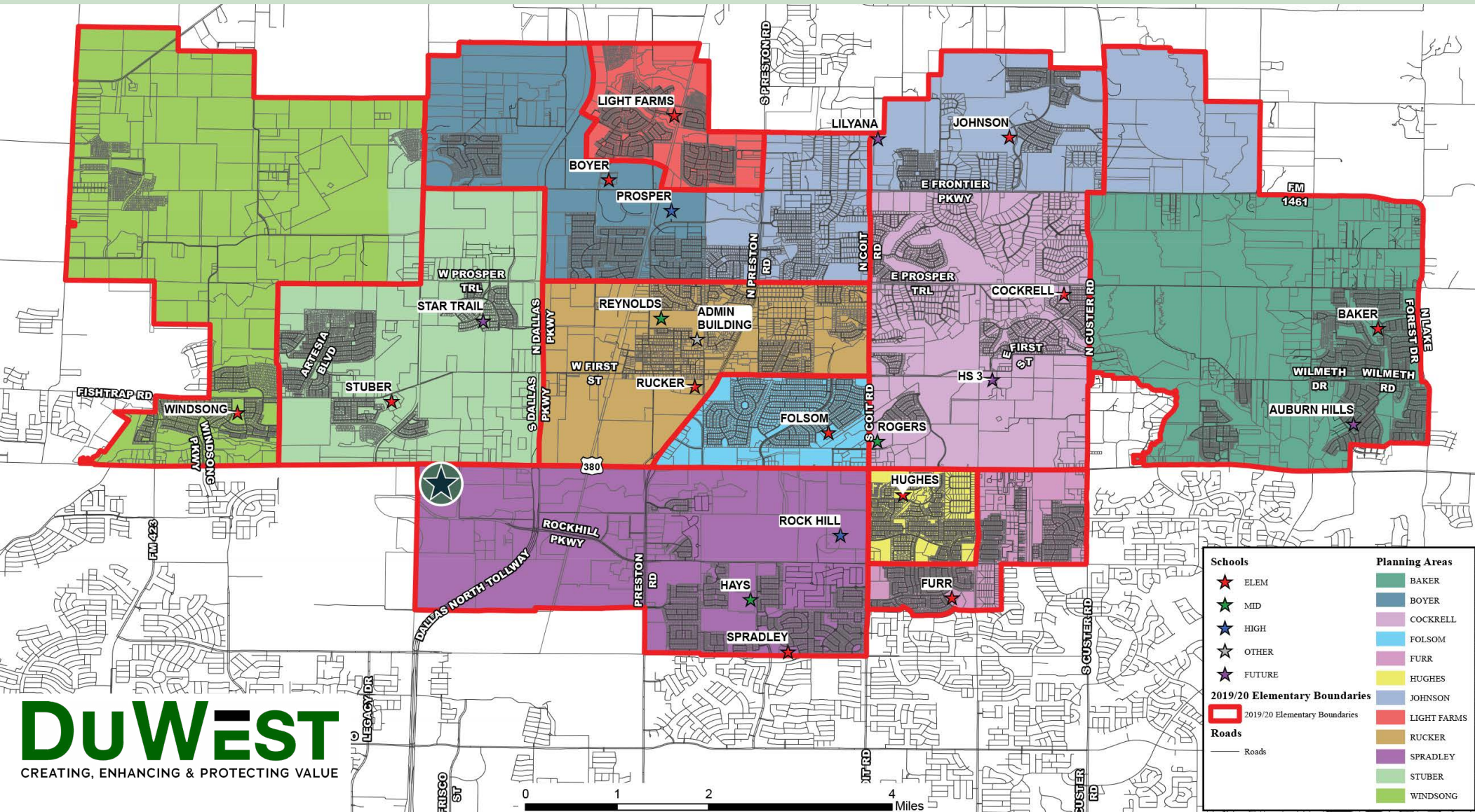
- 66 acres retail, privately developed
- 5-acre headquarters, privately developed
- 20 acre multi-use event center, publicly developed
- Potential development impact: 1,708,000 SF
- Two hotels with 480 rooms
- Potential 4,500 new jobs at full development
- Multi-use indoor stadium 12,000 seats
- The Ford Center at The Star: HQ and MUEC opened August 2016
- Investment value: \$1.5 Billion



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## PROSPER ISD: A DESTINATION DISTRICT

Prosper Independent School District is a top-rated public school district in Texas. Prosper ISD has a state accountability “A” rating, a Niche “A+” rating and is one of 250 school districts across the U.S. and Canada recognized for advanced placement (AP) growth. It has over 16,000 students enrolled in grades PK, K-12 with an overall student-teacher ratio estimated at 16 to 1 (source: Niche). Prosper ISD school campuses directly serving the property are Spradley Elementary, Hays Middle, and Rock Hill High School.



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## DFW MARKET OVERVIEW

Dallas/Fort Worth is home to more than 10,000 corporate headquarters, the largest concentration in the U.S. As a leading business and financial center, the DFW metro boasts an excellent quality of life with amenities including the arts, professional sports organizations and a wide array of entertainment destinations. According to the Dallas Regional Chamber, Dallas/Fort Worth is regularly identified as one of the nation's top markets for new and expanded corporate facilities. DFW has attracted an impressive list of expansions or relocations that spans several diverse industries, maintaining a "Top 5" position for such investments across the United States.

MORE THAN  
**10,000**  
CORPORATE  
HEADQUARTERS

**DUWEST**  
CREATING, ENHANCING & PROTECTING VALUE

## **1<sup>ST</sup>** FASTEST GROWING METRO IN THE U.S.

±400 NEW RESIDENTS EACH DAY  
MORE THAN 1.3 MILLION RESIDENTS WERE ADDED  
FROM 2010 TO 2020 AND OVER 10.6 MILLION  
PEOPLE ARE EXPECTED TO LIVE IN DFW IN 2040

HIGHLY DESIRABLE CENTRAL U.S.  
LOCATION WITH THE **WORLD'S**  
**3RD-BUSIEST** AIRPORT

## **# 2** IN REVENUE GENERATED FROM FORTUNE 500 COMPANIES

**PRO-BUSINESS**  
ENVIRONMENT WITH  
**LOW COST OF LIVING**  
& DOING BUSINESS

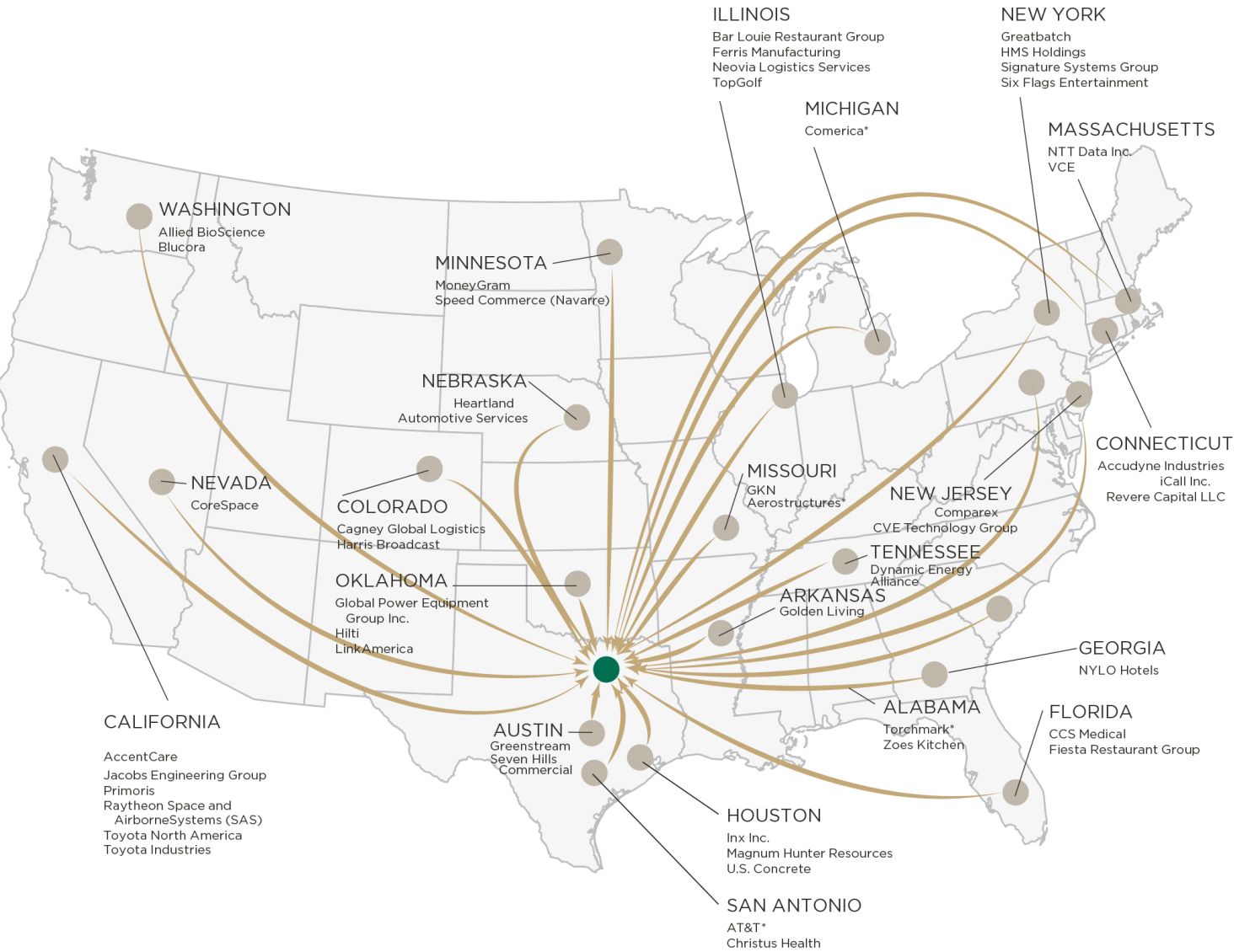
## **3<sup>RD</sup>** HIGHEST PROJECTED GROWTH AMONG MAJOR U.S. MARKETS IN 2021 (OVER 196,000 NET JOBS ADDED)





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## DFW - CORPORATE RELOCATIONS



## DFW A DEVELOPMENT DESTINATION

Fueled by its low-cost, low-tax and high-quality corporate environment, DFW has enjoyed a sustained period of economic and population expansion as local companies expand their presence and others relocate to this much sought-after, central U.S. location.

DFW is supported by a robust, diverse economy with a strong and consistent record for job growth. The region added 1.3 million residents over the past 10 years, ranking as the top population growth market in America. Along with New York and Los Angeles, DFW is consistently a Top 3 job growth market in the U.S.

**Dallas/Fort Worth is in the top population growth market in the United States.**



# 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.

11-2-2015



## 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.

**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.

**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
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**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.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>DuWest Management Inc.</u>	<u>605046</u>	<u></u>	<u>214-720-0004</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>
Designated Broker of Firm	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>
Sales Agent/Associate's Name	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>

Buyer/Tenant/Seller/Landlord Initials

Date