

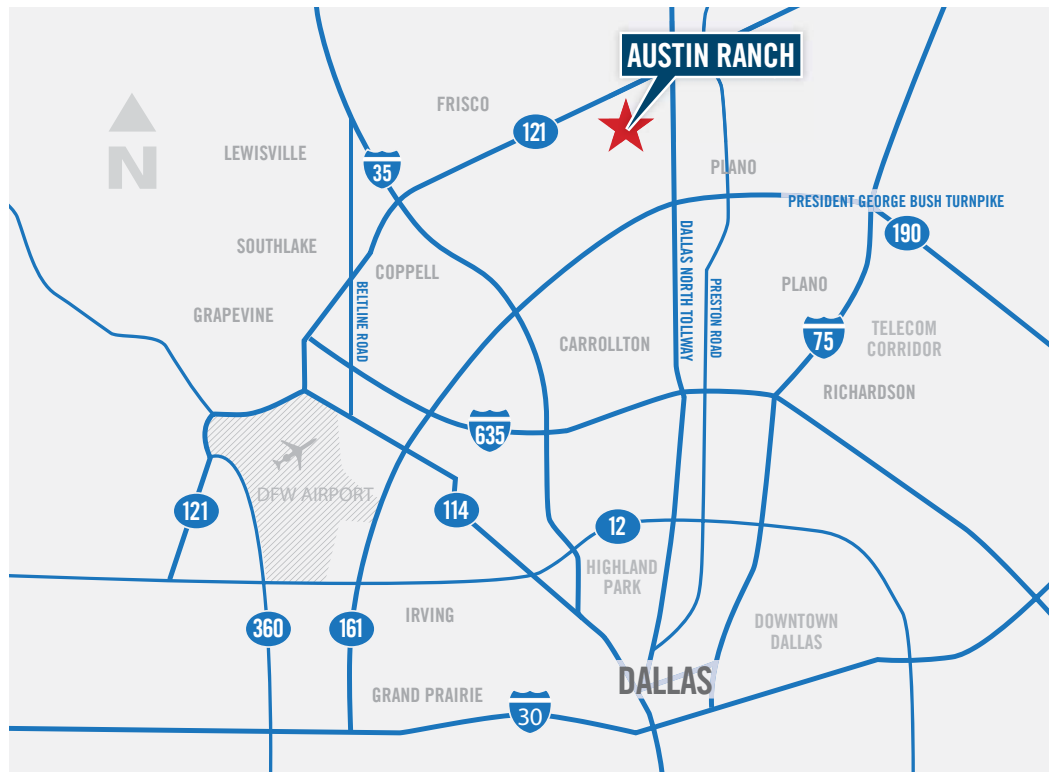
**THE OFFICES OF AUSTIN RANCH**  
BUILD TO SUIT  
THE COLONY, LEWISVILLE, AND CARROLLTON, TEXAS





THE OFFICES OF AUSTIN RANCH WILL ULTIMATELY ENCOMPASS 16 MILLION SQUARE FEET AND ACCOMMODATE 43,000 EMPLOYEES. OFFERING INSTANT ACCESS TO SH 121, IH 35E, AND THE DALLAS NORTH TOLLWAY, THE OFFICES OF AUSTIN RANCH IS AN EASY COMMUTE FOR EMPLOYEES ACROSS THE METROPLEX.





AUSTIN RANCH IS A MASTER-PLANNED OFFICE PARK THAT INCLUDES 700 ACRES OF CORPORATE CAMPUSES, AND 200 ACRES OF BUILD TO SUIT OFFICES, OFFICE PARKS, APARTMENTS, TOWNHOMES, CONDOS, AND SINGLE-FAMILY HOMES. NATURAL CREEKS, SCENIC VISTAS AND HIKING AND BIKING TRAILS ARE ALL OFFERED ON-SITE.

As the national platform of LIVE/WORK/PLAY developments continue to evolve, Austin Ranch offers an unsurpassed mixed-use development of office, retail, and residential product. The location offers less time commuting with the ability to shop or even live around the corner.

Austin Ranch is competitively priced with comparable developments in the area and offers architectural quality and functionality with an artistic flare that is the trademark of the Billingsley Company.





## PROJECT FEATURES

- 1,900-acre master planned development
- Over 200 acres of existing office and industrial parks
- Adjacent to business areas such as Legacy, Grandscape, the SH 121 corridor, Plano, and Frisco
- Accommodates 700 acres of corporate campuses, speculative offices, tech and flex space and industrial buildings
- Instant access to State Highway 121, North Tollway, IH 35E and President George Bush Turnpike
- Committed to energy conservation, sustainability and long-term value
- Natural beauty and rolling vistas with trails, creeks and ponds
- Architectural design guidelines for quality and aesthetics
- Adjacent to other major residential developments such as Castle Hills, Kings Ranch and Prestonwood Country Club

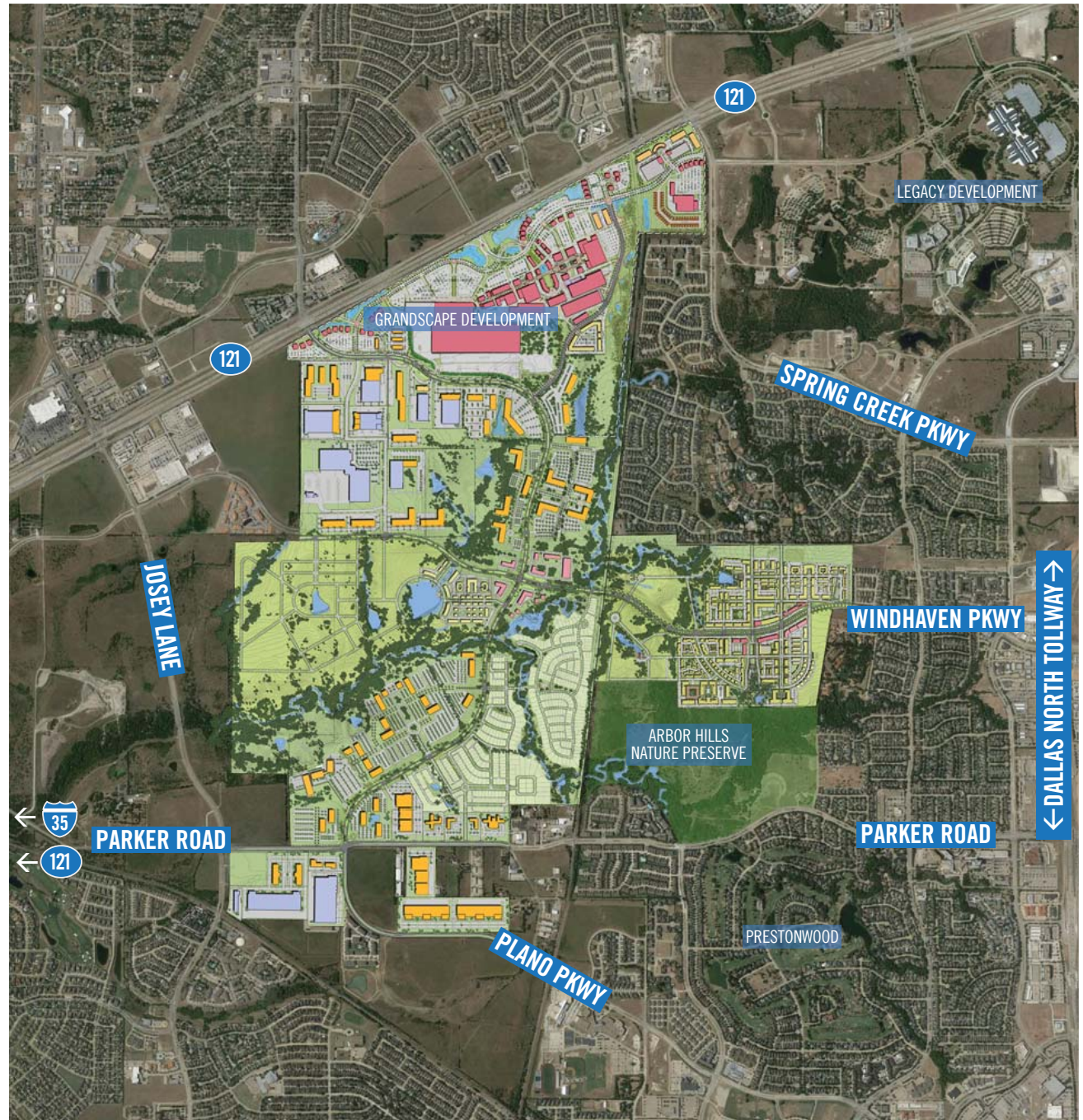
## ARBOR HILLS NATURE PRESERVE

Located on the western border of Plano, Arbor Hills Nature Preserve is a 200-acre park that features vast areas of natural beauty for mountain biking, walking, jogging, and hiking. Amenities include:

- Natural biofilter for cleaning surface run-off from the parking lot before it reenters ground water tables
- Picturesque observation tower
- Pavilion for recreational activities
- Thanks to a grant from REI, an interpretive trail marker system to help users identify more details about the park

## RETAILERS AT AUSTIN RANCH

- |                        |                              |
|------------------------|------------------------------|
| • Cafe Gecko           | • The Nutrition Hut          |
| • Zen                  | • Reinvention Salon          |
| • McSwiggan's Pub      | • OSI Hardware               |
| • State Farm Insurance | • Veranda Italian Bistro     |
| • Aflac                | • Lonestar Coffee & Wine Bar |
| • Market on the Square | • Uptown Yoga                |
| • Boss Cleaners        | • The Liquor Cabinet         |
| • Classic Nail         | • Corbett Dentistry          |





## NEW INFRASTRUCTURE PROJECTS

### Headquarters Drive **OPENS 2014**

This road will link the Legacy development with Grandscape and Austin Ranch. Headquarters Drive will give commuters easy access to Grandscape and the northern half of Austin Ranch. Terminating at the northern end of Plano Parkway (the north-south spine of Austin Ranch), Headquarters Drive will become another front-door entrance to Austin Ranch.

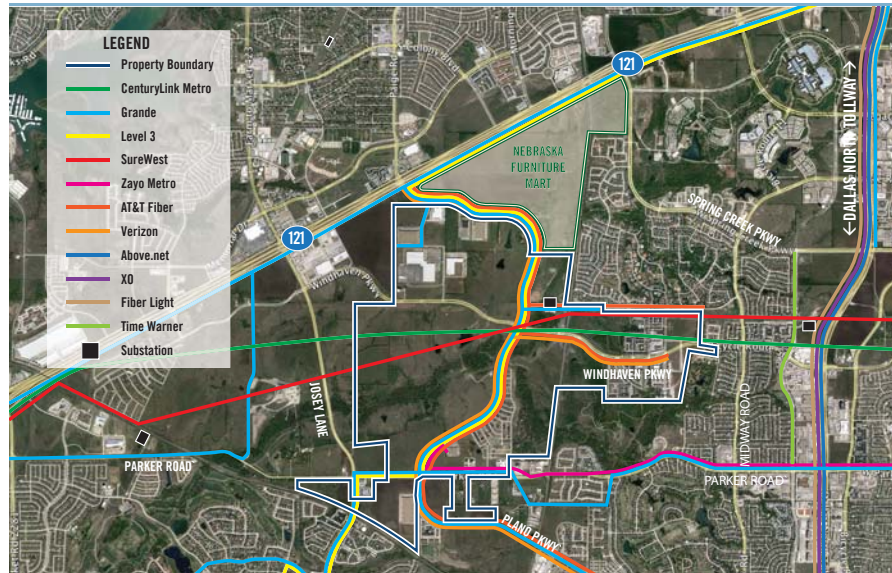
### Parker Road **OPENS 2016**

Designs are complete and ground is about to break on 3.5 miles of six-lane divided roadway from Plano Parkway west to SH 121. Serving as the southern border of Austin Ranch, Parker Road has given commuters fast access to the Dallas North Tollway. Now commuters will have equally fast and easy access to SH 121 to the west. Drastically decreasing drive time to DFW International Airport and the D/FW's midcities, the widening of Parker Road will certainly improve access to Austin Ranch from the west side of the Metroplex.

## DATA AND FIBER

- Multiple fiber providers: AT&T, Verizon, Above.net, Fiber Light, Time Warner, and others
- Contracted providers offer the best electricity rates in the deregulated Texas market
- Connectivity between selected buildings
- Generator pad sites available at every building
- Underground infrastructure providing uninterrupted service and reliability
- Located on the Texas Oncor grid
- Up to 10 MW available
- Four substations available within 2 miles

## FIBER MAP



## GRANDSCAPE AND NEBRASKA FURNITURE MART

Austin Ranch has recently welcomed a new neighbor in the Grandscape development. North Texas' new site for Nebraska Furniture Mart, Grandscape is a master planned, mixed-use development scheduled to open in the Spring of 2015.

Grandscape will become a world-class development with top-of-the-line restaurants and retail, entertainment uses, and a hotel convention center plus limited-service hotels. When completed, Grandscape will stretch across 400+ acres, offering 3.9 million square feet of retail, entertainment, dining and attractions. Grandscape is virtually a city within the center of D/FW. They are attracting big, bold, and bright names in retail, starting with Nebraska Furniture Mart of Texas, a retail powerhouse that by itself will attract a projected eight million shoppers per year.



### Plans for Grandscape include:

- One-of-a-kind retail
- Convention center hotel and spa
- Unique restaurants
- Outdoor large-scale amphitheater

## ACCESS/ROUTES







[AUSTINRANCH.COM](http://AUSTINRANCH.COM)

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We partner in creating life-enhancing communities

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