



MERCER BUSINESS PARK



HIKE AND BIKE TRAIL



BILLINGSLEY COMPANY'S NEWEST ACQUISITION AND D/FW'S MOST ACCESSIBLE BUSINESS ADDRESS IS LOCATED AT MERCER BUSINESS PARK. THE 70 ACRES OF OFFICE CAMPUS IS LOCATED PRIMARILY IN THE CITY OF FARMERS BRANCH AT THE CROSS-ROADS OF IH 35E, IH 635, AND NEAR PRESIDENT GEORGE BUSH TURNPIKE. THE DEVELOPMENT WILL INCLUDE THE BRICKYARD, COMPRISED OF NEARLY 900 HIGH-DENSITY URBAN MULTI-FAMILY UNITS.

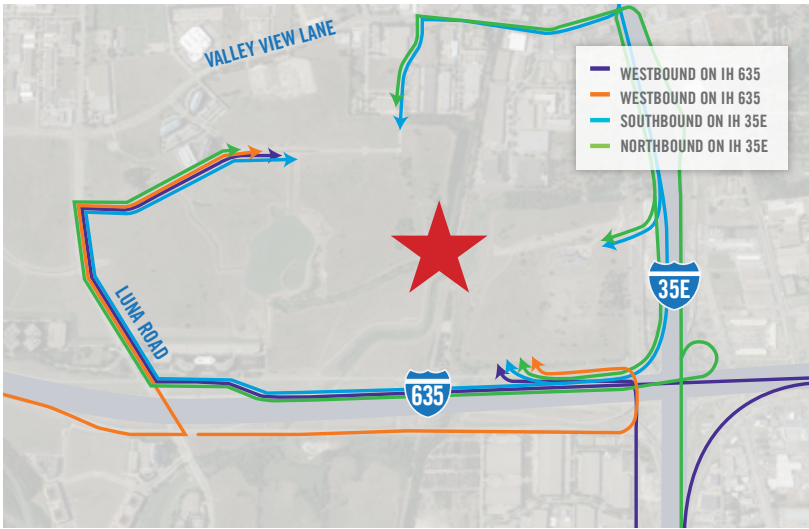
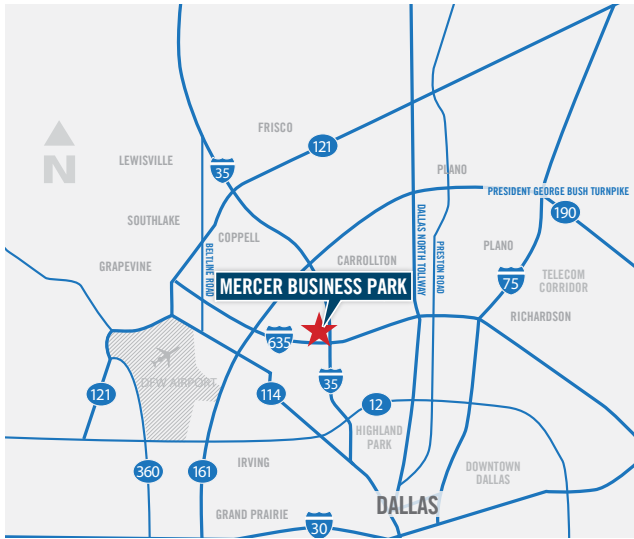
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COMPANY OVERVIEW



Pizza Inn Headquarters - Austin Ranch

Billingsley Company is a locally based development company specializing in master-planned communities. Our roots in this business begin with owning raw land. We develop communities with the integrity of long-term owners and the understanding of real estate trends and how they fit in our community. In the past decade we have built over 15 office buildings (2+ million SF), 2 million SF of industrial buildings, 3,600 apartments, and over 400,000 SF of retail. From One Arts Plaza anchoring the Arts District in the Dallas CBD to headquarters for Pizza Inn, BeautiControl, and Orthofox at Austin Ranch, we pride ourselves in listening to our clients and giving them exactly what they need. We partner in creating life-enhancing communities.

Billingsley Company leads the commercial real estate development industry in customer satisfaction, on-time project completion, and below-budget management techniques.

Our core capabilities include:

- Quality - we strive to achieve the highest quality benchmarks, each and every time.
- Maximum Value - our value engineering process helps clients evaluate the various options that affect cost, image and value derived from potential design solutions.
- Trust - it's not what we say, it's what we do. We earn our clients' trust by demonstrating our impeccable integrity every step of the way.
- Speed to Market - our knowledge and streamlined processes deliver outstanding work within required timelines.
- Cross-Industry Team Building - we excel at orchestrating all the partners - including clients, architects, financial providers and construction crews - to complete projects successfully.

BILLINGSLEY'S BUILD TO SUIT CAPABILITIES

When Corporate America thinks real estate development, it thinks of Billingsley Company. We have emerged as a leader in the build to suit market. Our team's clients include 7-Eleven, Nationstar, Freddie Mac, Pizza Inn, Accor and many other leading companies. We provide:

- A personal approach and custom solutions that meet each client's unique needs.
- Fast track capabilities based on constant communication with our clients.
- Access to our national network of industry professionals who have earned our trust.
- Outstanding quality from start to finish.

BUILD TO SUIT TEAM EXPERTISE

We can offer turnkey and lease-back options, and thanks to our size and financial strength, we can provide start-to-finish solutions where needed, from development and equity on the front end to ongoing property management. Whatever your needs, our team has the expertise to execute projects of any size and complexity.

- Design and Development
- Project and Construction Management
- Property and Asset Management

UNDERSTANDING THE PROCESS

As the single-source provider, we understand and manage all of the development and construction components for a project. Hands-on leadership and seasoned team members create a consensus-building atmosphere that keeps all stakeholders involved and motivated to achieve even the most complex goals. We act as the general manager of the development process, providing services which are vital in all stages of the process including:

- Site identification, due diligence and acquisition (if necessary)
- Evaluating project feasibility, budgeting, scheduling and cash flow analysis
- Procurement of approvals and permits, including zoning and other entitlements
- Project finance advisory services
- Coordination of project design and engineering
- Construction bidding and management and tenant finish coordination
- Project close-out and tenant move coordination

THE BENEFITS OF BILLINGSLEY BUILD TO SUIT

Reputation for Excellence: As long-term owners of real estate, we are committed to achieving your objectives while maintaining the standards of excellence we have set in the industry.

Speed to Market: Billingsley's control of over 4,000 acres of land can significantly accelerate the development process. To the same end, the depth of our market knowledge of alternative land sites will also expedite the land acquisition process. In many cases we are familiar with and have analyzed and researched land sites in the market as potential investment opportunities.

Financial Stability: We do not seek equity partners, do not have an executive committee, and rarely participate in joint venture deals, which eliminates time lag when it comes to decision making.

Dedicated Development Team: Our compact team of decision makers are involved in every aspect of predevelopment through property management, giving you a dedicated partner in the development process.



Digital Island's Data Center - International Business Park

LEED® CERTIFICATION AND SUSTAINABLE BUILDING

Billingsley is no stranger to sustainable building practices. We make every effort to turn our communities and newest buildings as green as possible by working towards Energy Star® efficiencies, further LEED® certifications, and serving as a member of the U.S. Green Building Council. While we recognize the obvious competitive advantages of green building such as lower construction and operating costs, long term value increases, and fostering healthy environments, green building also encompasses our company's philosophy. Sustainable building is about responsibly maintaining a worldwide and civic responsibility to the earth as well as future generations.

Billingsley Company has spearheaded several sustainable programs, including a unique recycling program at Austin Ranch apartments. Recycling programs at apartments at our apartments have been in place for several years . The Lake at Austin Ranch also has a well that provides water for all landscaping, so the property doesn't use city water or energy for irrigation and landscaping stays green and lush all year. Many have noticed such sustainable initiatives and awarded honors to the company for its work.

Accolades include the following:

- North Central Texas Corporate Recycling Association's Annual Green 3 Recycling Award
- Nomination for the Green Star Environmental Award from the City of Plano
- Certificate of Partnership by the U.S. Environmental Protection Agency's Green Power Partnership.
- Rogers-O'Brien Construction, who partnered with Billingsley to build 6100 Plano Parkway, received the Environmental Star of Excellence Award from the City of Plano for Sustainable Building including recycled debris

The cash award for this prize was donated to Plano Senior High School's Environmental Club for new trees on campus.

CYPRESS WATERS: SUSTAINABLE BUILDING AND DESIGN

Billingsley Company is implementing several sustainable building practices in the design and build-out of the 1,000-acre master-planned Cypress Waters. The mixed-use development consists of multi-family, office, and retail uses so we have applied several sustainable techniques during design and construction of each zone.

Sustainable Features:

- Green Building — All new buildings will follow the City of Dallas' Green Building Code
- Raw water irrigation system — Designed a system that uses water from North Lake to irrigate all of the landscaping in the entire development, thus reducing the demand for potable water.
- New urbanist walkable environment — Bike paths and hike/bike trails throughout the development that will create an active park zone surrounding the lake and connect the trail systems of surrounding cities.
- Xeriscape landscaping — Implementing the planting of indigenous plants throughout the development to radically reduce the need for irrigation.
- Recycling of construction materials — Recycling program planned and implemented for all phases of multi-family construction.
- Low-flow fixtures — Installed in all multi-family units to further reduce the demand for potable water.
- Mass transit — Master plan integrates future connections with Dallas Area Rapid Transit (DART) and regional rail line.
- Lake edge landscaping — Vast planting around the entire lake edge to create a verdant natural wooded zone to attract migrating geese and natural habitats for birds of North Texas.

In addition to sustainable building practices, Billingsley Company is partnering with Texas A&M's AgriLIFE Research and Extension Center. A&M's Center has identified the land around North Lake as a beneficial research laboratory in that it is a small urban watershed surrounded by varying land uses. Researchers with A&M's Urban Water Program are utilizing North Lake to refine water quality models to better predict hydrology and nutrient transport in urban and built environments.

6100 PLANO PARKWAY INTERNATIONAL BUSINESS PARK

6100 Plano Parkway is Plano's first pre-certified Gold LEED building. The three-story, 175,000 square foot, \$30 million building is one of 50 office and retail structures in International Business Park. The building is situated on 12 acres just northwest of the Dallas North Tollway and President George Bush Turnpike.

Benefits of the building include 14% average savings in electrical costs, maximized efficiency of mechanical equipment, 35% renewable energy, filtered indoor air, and ventilation system monitoring that sustains occupant comfort. The building plan also saves water with an average 30% annual water reduction of about 380,000 gallons, site water drainage to planting areas, and landscaping with drought-tolerant plants. Commuters are also rewarded with designated parking for bikes and fuel-efficient vehicles. About 20% of building components are recycled materials and approximately 95% of construction waste was recycled (1,400 tons).



LEED® AMENITIES AT 6100 PLANO PARKWAY:

- 22 bike spaces
- 38 preferred parking spaces for low-emissions vehicles
- Four individual showers and changing rooms
- Reduced temperature paving via high solar reflectivity
- On-site recycling facilities
- Low fume emitting construction materials
- Indoor environment quality control
- Individual thermal comfort control
- Infrastructure provided for tenant upgrade to advanced lighting controls

Managing project costs in a very competitive rental market was critical to the success of this speculative development. By focusing on the implementation of cost-effective sustainable design strategies, project costs were kept within a reasonable cost range of similar construction in this market sector. The building selected high albedo materials, including white-painted facades, cool roofing and concrete driveways, to reduce heat island effect and save on cooling costs. Using sensor-controlled lighting and HVAC systems, tenants of the building save approximately \$36,000 annually in energy costs alone.

The City of Plano nominated 6100 Plano Parkway for the North Central Texas Corporate Recycling Associations (Construction & Demolition) annual Green 3 recycling award. We accumulated 925.97 tons of debris from the construction site. 920.1 Tons of concrete, wood, and metals from the project were recycled. Only one dumpster — 5.87 tons of trash — was sent to the city landfill.

SUSTAINABILITY HIGHLIGHTS:

- 14% reduced energy use
- Water savings: 379,531 gallons per year
- 92% construction waste diverted from landfill



LEED® is a third party certification and nationally accepted benchmark for the design, construction and operation of high performance green buildings that was developed by the U.S. Green Building Council in 2000. Ratings of buildings include Certified, Silver, Gold, and Platinum. The U.S. Green Building Council suggests that in addition to reducing the negative environmental impacts of the built environment, green building practices can reduce operating costs, increase worker productivity, and improve indoor air quality.

BUILD TO SUIT SUCCESS STORIES

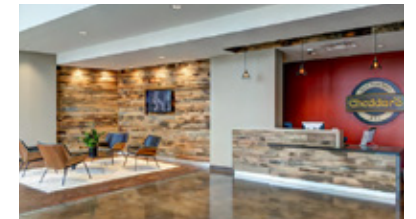
Ability to Meet Tight Deadlines

Cheddar's success and growth had brought the need for a larger headquarters with the ability to expand. Billingsley Company was able to serve up just what they needed. The entire project was successfully completed in 190 days, from lease execution to tenant move in.

“Our new space at Cypress Waters will allow us to support our 150 restaurants in 28 states and hopefully more as we continue to grow and expand. This new space offers an open, collaborative design flow, a test kitchen for R&D, and a training wing, we had an extremely small window for a new building and we knew that Billingsley Company could help seize the opportunity.”

Rick Payne

Executive Vice President, Cheddar's Casual Cafe



Easy Accessibility and Supreme Brand Visibility

Sanyo left Hall Office Park in search for more efficient space; a place where they could galvanize their corporate image and recruit top talent in the region. In Austin Ranch, part of a 1,700-acre master-planned development and adjacent to Grandscape and Nebraska Furniture Mart, Sanyo's new location will be the first of three office buildings on a site that Billingsley Company has named Old Oak Pond. The single story building on Plano Parkway and will feature 30,000 square feet of build to suit office space for the Japanese major electronics company.

“Austin Ranch was a wonderful location for us to build. We will be right across the street from Grandscape, plus we're seconds from SH 121 so our employees have an easy commute.”

Andy Sirjord

Vice President of Operations and Large Format Sales, Sanyo



Flexibility that Brings Repeat Customers

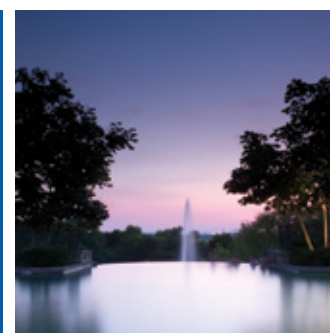
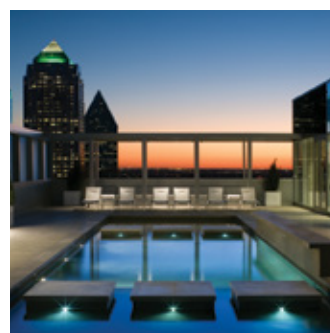
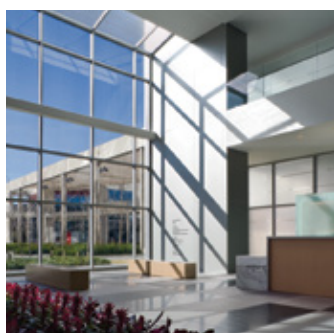
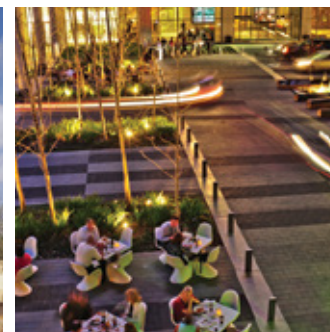
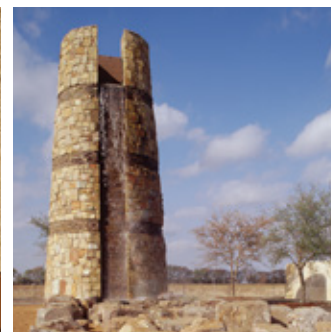
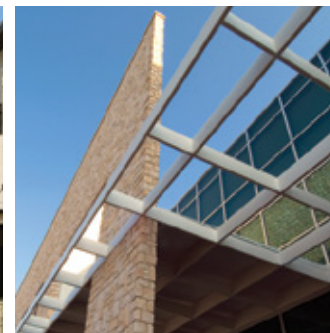
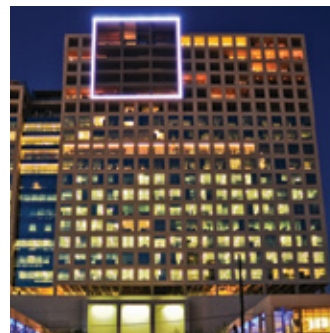
In 2005, 7-Eleven signed a 15-year lease for 240,000 square feet in One Arts Plaza. Currently, the company's needs have changed, it required more space—and more parking. Billingsley Company wanted to accommodate 7-Eleven's expansion needs and Cypress Waters was an appealing alternative for them. It gave the company the opportunity to be in a single-tenant facility with plenty of parking and room for growth. 7-Eleven's relocation will create as many as 1,250 jobs in Irving and generate \$10 million in tax revenue for the city and \$15 million in annual taxable sales.

“The development's central location within the region, making it a convenient commute for employees all over, was key reason 7-Eleven decided to move.”

Lucy Billingsley

Partner, Billingsley Company





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