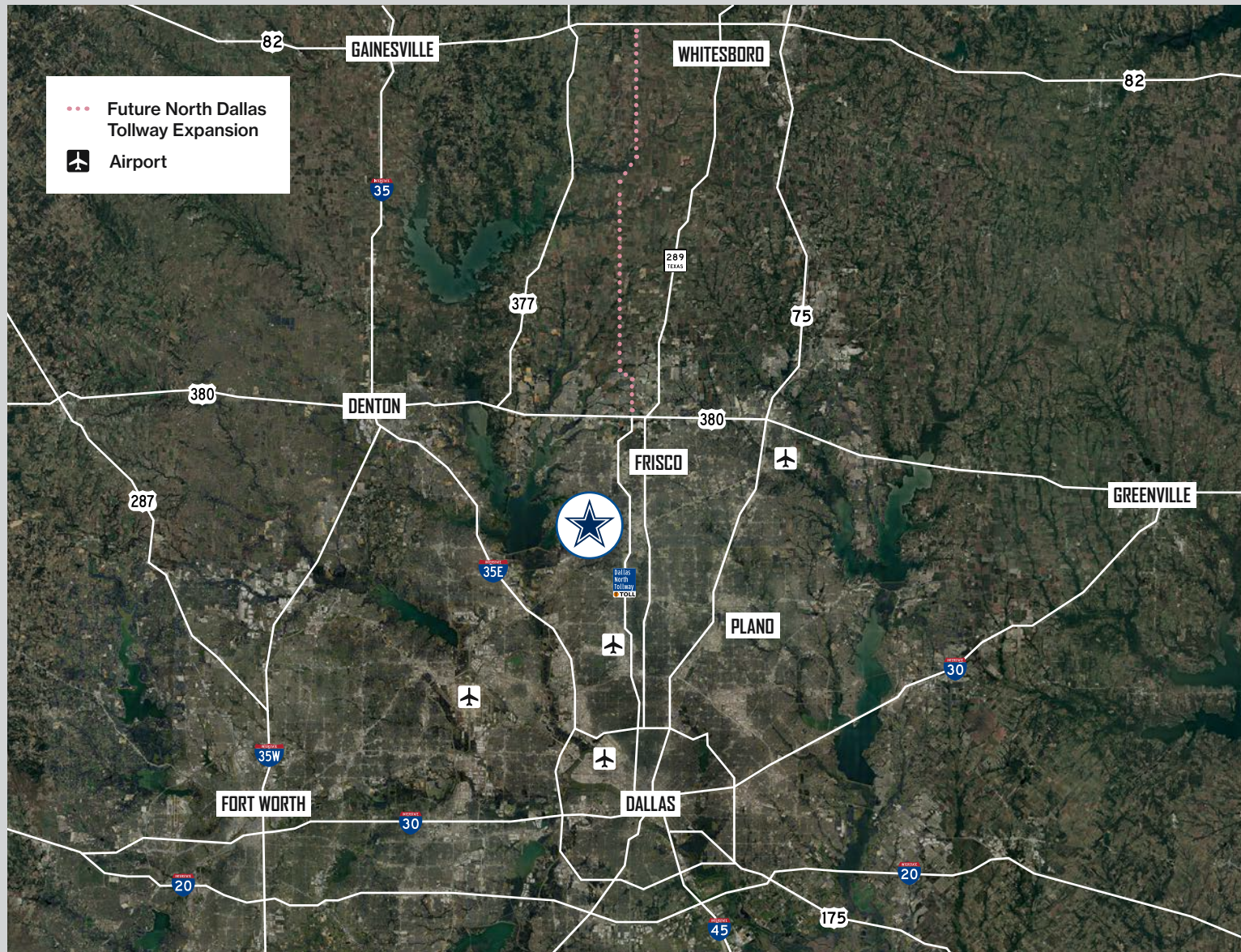




THE STAR

# WELCOME TO FRISCO

AMERICAS FASTEST GROWING CITY



## A Top-Rated City

A thriving city with a booming economy, affluent demographics, and a business-focused environment. Located in the Dallas-Fort Worth metroplex, Frisco offers easy access to transportation hubs, a highly skilled workforce, and award-winning master-planned neighborhoods.

# #1

Fastest Rising City in the US

# #1

Best City to do Business in Texas

# #1

Safest City in the US

# #1

Fastest Growing City in Last Decade

# IT'S ALL HERE. START TO FINISH.

91

Acre Landmark  
Development

1.5M+

Square Feet  
Class A Office

200K

Square Feet  
Destination Retail

12K

Seat Event Center

\$2B+

Investment

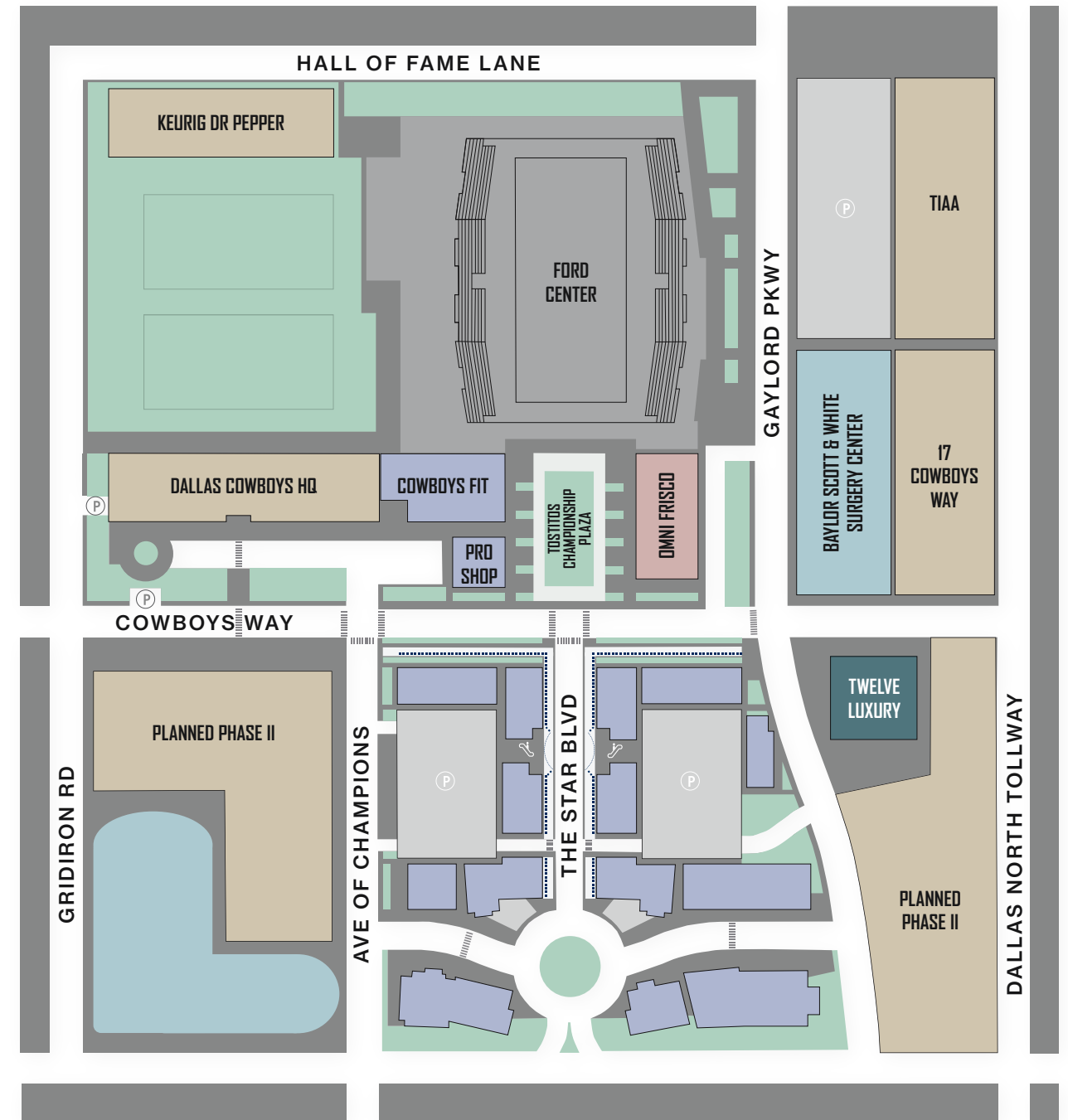
300

Key Hotel

## SELECT OFFICE TENANTS



## THE MASTER PLAN



Office Retail Hotel Medical Residential

**Keurig Dr Pepper HQ**  
350K SF / Phase III

**Frisco Event Center**  
12K Seat Multi-Use

**Baylor Scott & White**  
300K SF Surgery Center

**TIAA**  
500K SF / Phase V

**Dallas Cowboys HQ**  
400K SF / Phase I

**Omni Frisco Hotel**  
300 Keys

**17 Cowboys Way**  
313,417 SF / Phase IV

**Cowboys Club**

**Cowboys Fit**

**Omni Event Space**

**Tostitos Championship Plaza**

**12 Cowboys Way**  
160 Luxury Residences

**Destination Retail**  
200K SF / 23 Restaurants

**Planned Phase II**

**Planned Phase II**



# DESTINATION RETAIL

200K SF with 23 Restaurants



# OMNI FRISCO HOTEL

300 Key Luxury Hotel

OMNI HOTEL

SPORTS THERAPY & RESEARCH

# BAYLOR SCOTT & WHITE SURGERY CENTER

300K SF Surgery & Rehabilitation Center

twelve

# 12 COWBOYS WAY LUXURY RESIDENTIAL

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**17-Stories of 160 Luxury Residences**  
Includes VIP Access to Cowboys Club & Ford Center  
Plus Stadium Pre-Sales



# DALLAS COWBOYS HQ

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400K SF Build-to-Suit

Keurig  
DrPepper

# KEURIG DR PEPPER HQ

---

350K SF Build-to-Suit  
24-Month \$180M

# PHASE IV 17 COWBOYS WAY

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**313K SF Class A Office**  
18-Month \$157M

TIAA

# PHASE V TIAA

---

500K SF Build-to-Suit  
24-Month \$250M

# OVER 200K SF OF FRISCO'S FINEST

EVERYTHING YOU NEED



Cowboys Club



Cane Rosso



Tricky Fish



Wabi House

Your ultimate destination for upscale dining, luxury shopping, and premier lifestyle services – all in one iconic location. Home to world-class restaurants, high-end boutiques, and exclusive wellness and entertainment experiences, The Star offers a vibrant, sophisticated environment that caters to every need.

- Ascension
- AT&T
- Cane Rosso
- Cards in a Box
- Charles Schwab
- Charlotte Jones Collection
- Concrete Cowboy
- Cowboys Club
- Cowboys Fit
- Dallas Cowboys Pro Shop
- Dee Lincoln Cigar Bar
- Dee Lincoln Prime
- Dee's Table
- Flea Style
- Formation at The Star
- Formula Wellness
- Heirloom Haul
- Hiatus Day Spa & Med Spa
- J.Hilburn
- King Ranch Saddle Shop
- La Parisienne French Bistro
- Lenovo Legion Esports Center
- Lombardi Cucina Italiana
- Lucchese
- Luxe Eyewear
- Mi Cocina
- Miller Lite®House at The Star
- Monkee's of Frisco
- Musume
- Neighborhood Services
- Pete's Dueling Piano Bar
- Plainscapital Bank
- Rachel's Kitchen
- Roti Grill
- Sidecar Social
- Snowbird Cocktail Lounge & Kitchen
- Tangerine Salon
- The Common Table
- The Gents Place
- The Glen
- The Monarch Stag
- Tupelo Honey Southern Kitchen & Bar
- Wabi House

■ Restaurants & Bars   ■ Shopping   ■ Services

# THE TOP FOOD EXPERIENCE

**The Cowboys Club**

A private social club and restaurant, where members can socialize, collaborate, relax and entertain in an elevated atmosphere.

# COWBOYFIT



PERSONAL TRAINING



ADVANCED RECOVERY



GROUP CLASSES

## 60K+ SF LUXURY GYM AT COWBOY FIT

---

### Cowboy Fit

Comprehensive fitness and recovery experience with luxurious gym amenities, elite team of personal trainers, expansive recovery lounges and a full schedule of group fitness classes

# YEAR-ROUND



LIVE MUSIC & BOXING



HOLIDAY CELEBRATIONS



MARATHONS & MORE

# ACCESS IT ALL, YEAR-ROUND EVENTS

**A Vibrant & Engaging Destination**  
Year-round events, from live music and seasonal festivals to community gatherings and sports celebrations.

# PHASE II OVERVIEW

## 290,157 SF

**Delivery**

19 months after lease execution

**Parking Ratio**

4.0/1,000

**Designer**

Cesar Pelli

**Number of Floors**

10

**Average Floorplate**

32,522 RSF

**Proposed Office Building**  
290,157 RSF

**290,157 SF Office**  
19 month delivery after lease execution

# PHASE II SITE OVERVIEW



# VIEW FROM WARREN

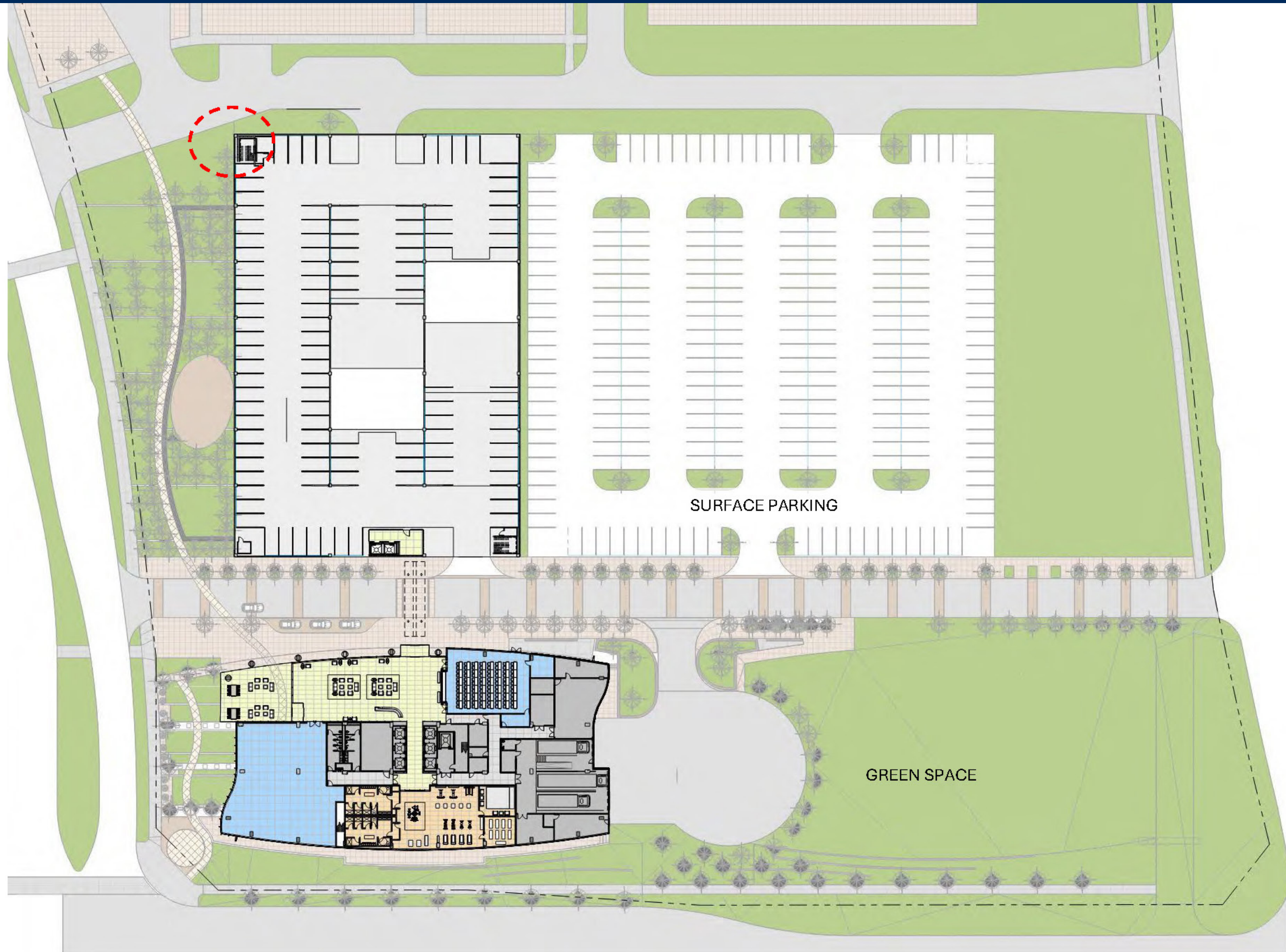
**Northwest View**  
From Dallas North Tollway & Warren Pkwy

# VIEW FROM WARREN

Northwest View  
From Dallas North Tollway & Warren Pkwy









# COVERED WALK WAY



# COVERED WALK WAY





★ THE STAR

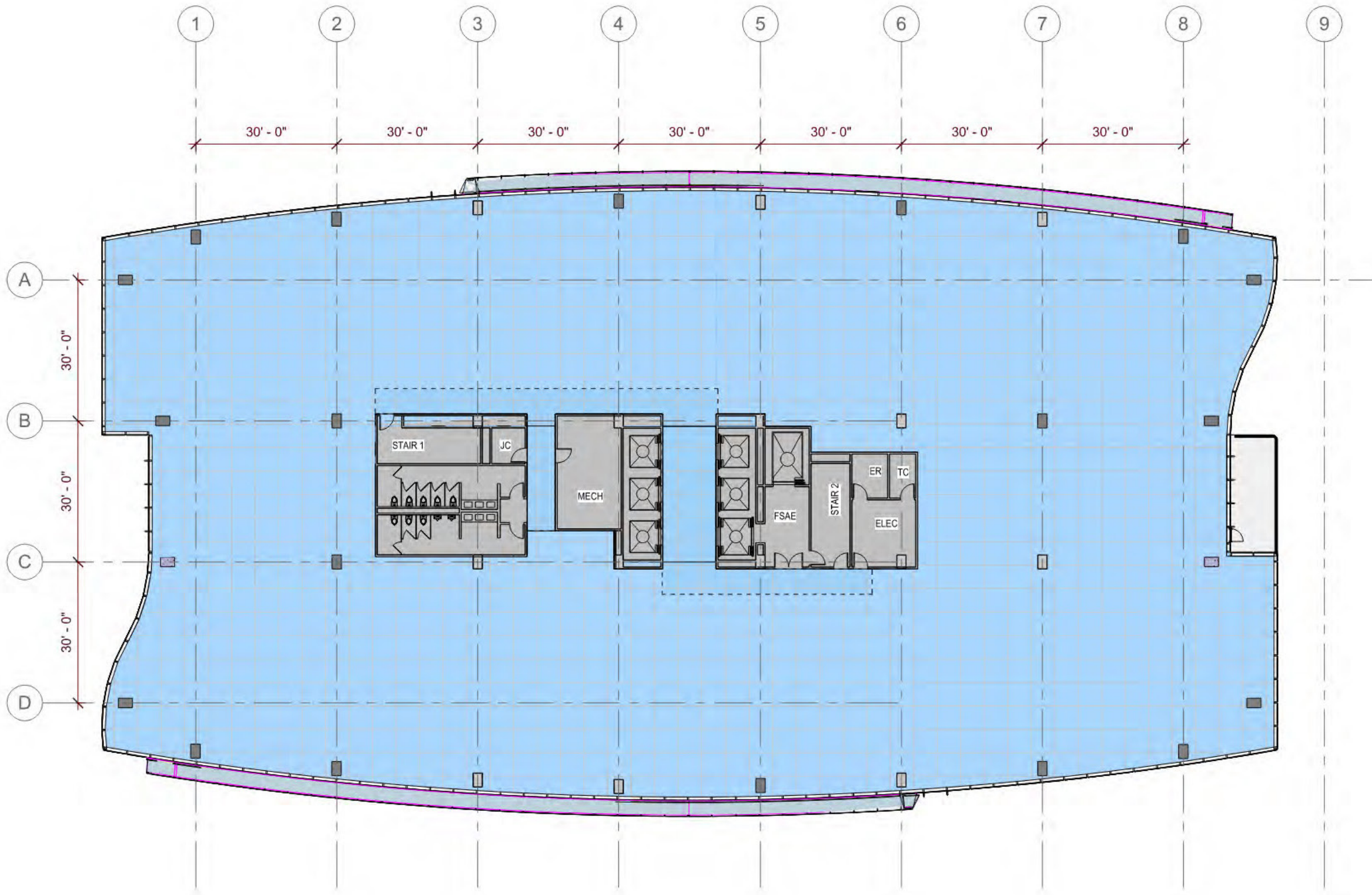


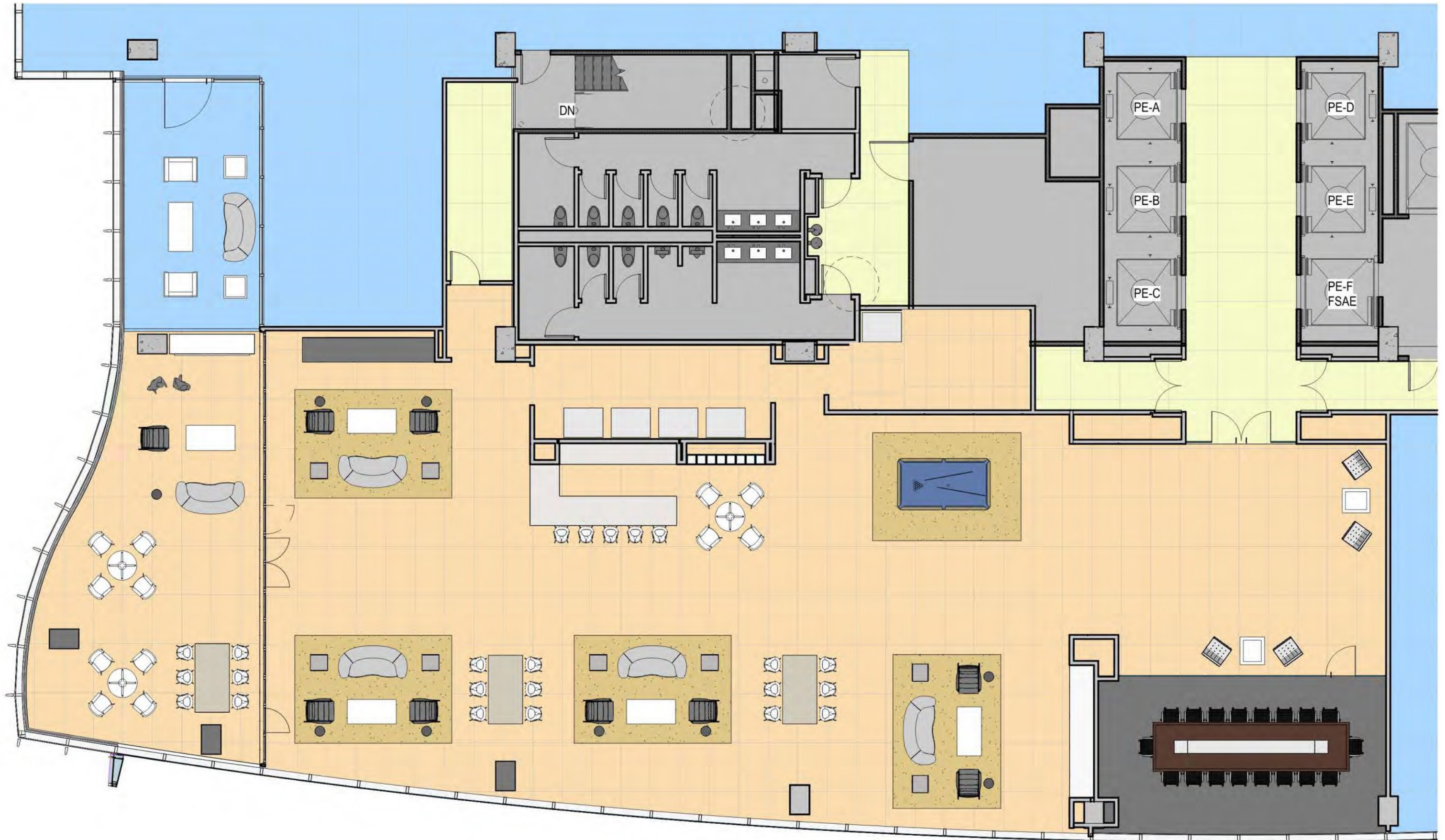
LOBBY





# CONFERENCE CENTER





# AMENITY AREA





# AMENITY AREA



# AMENITY AREA



# TERRACE



**IT'S ALL HERE.  
START TO FINISH.**



# THE STAR

IT'S ALL HERE. START TO FINISH.  
A FRISCO LANDMARK DEVELOPMENT.

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