

FRISCO ALL STAR FLEX CENTER 4



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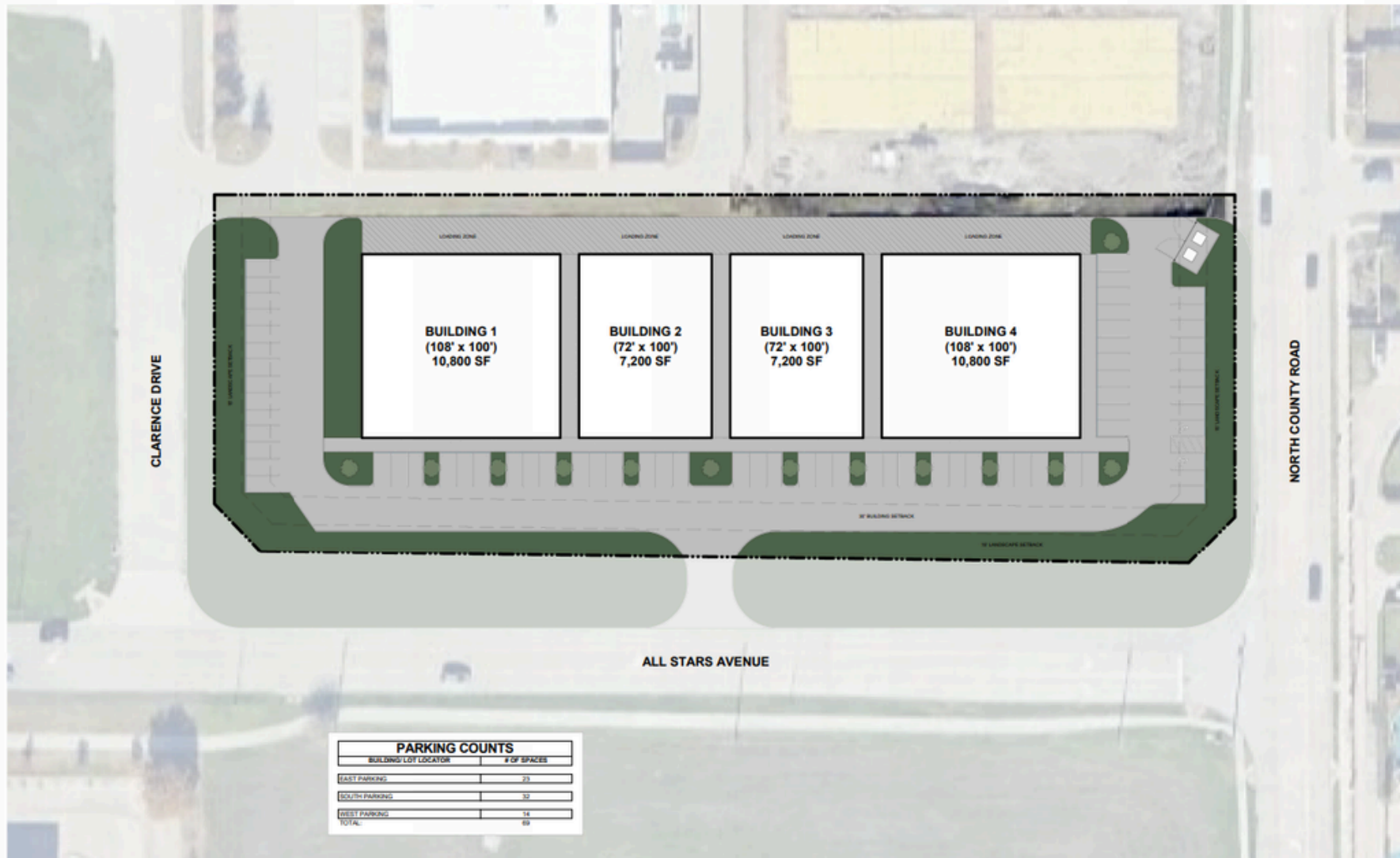
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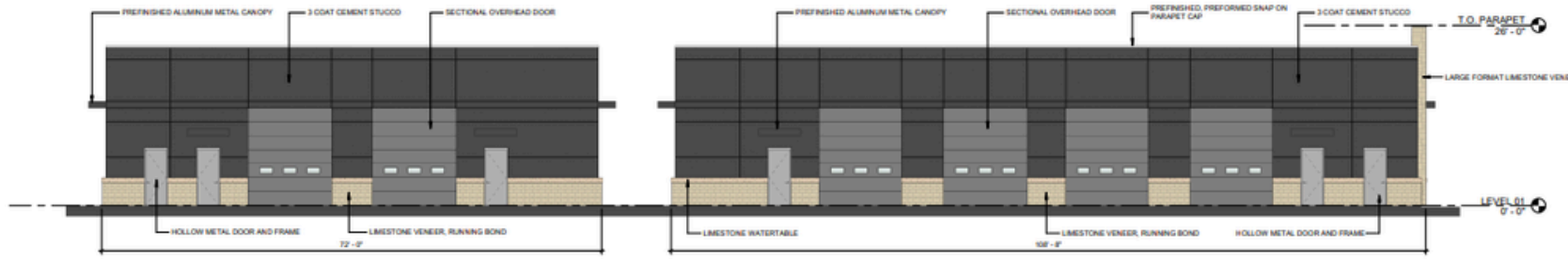
**FOUR BUILDINGS FOR
LEASE OR SALE**



SITE PLAN



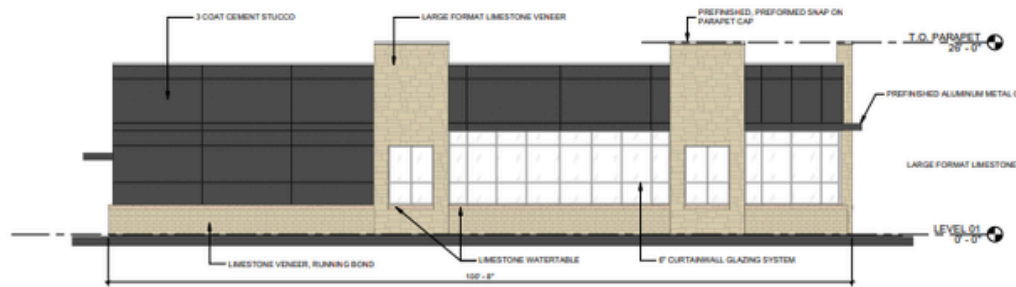
EXTERIOR ELEVATIONS



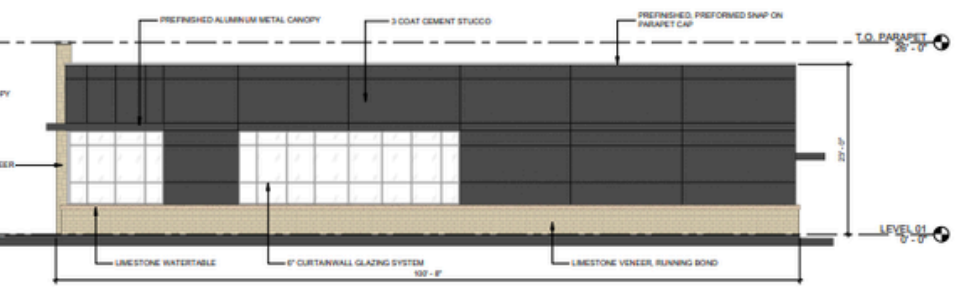
FACADE CALCULATIONS

BUILDINGS 1 & 4					
SOUTH FACADE		NORTH FACADE			
MASONRY	823 SF	52%	MASONRY	436 SF	17%
GLAZING	253 SF	32%	GLAZING	0 SF	0%
STUCCO	317 SF	18%	STUCCO	1,875 SF	75%
ACM	443 SF	24%			
STREET FACING FACADE					
MASONRY	423 SF	22%	MASONRY	423 SF	22%
GLAZING	431 SF	19%	GLAZING	431 SF	19%
STUCCO	1,043 SF	54%	STUCCO	1,415 SF	75%
BUILDINGS 2 & 3					
SOUTH FACADE		NORTH FACADE			
MASONRY	823 SF	52%	MASONRY	272 SF	17%
GLAZING	580 SF	34%	GLAZING	0 SF	0%
STUCCO	254 SF	15%	STUCCO	1,318 SF	81%
ACM	212 SF	13%			
INTERIOR FACING FACADES					
MASONRY	423 SF	22%			
GLAZING	431 SF	19%			
STUCCO	1,415 SF	75%			

4 EXTERIOR ELEVATION - BUILDINGS 1-4 - NORTH
 1/8" = 1'-0"
 TOTAL SURFACE AREA: BUILDING 1/4: 2,488 SF; BUILDING 2/3: 1,633 SF
 NOTE: BUILDINGS 1 & 4 ARE IDENTICAL; BUILDINGS 2 & 3 ARE IDENTICAL.



2 EXTERIOR ELEVATION - BUILDING 1 & 4 - STREET FACING
 1/8" = 1'-0"
 TOTAL SURFACE AREA: 3,375 SF
 NOTE: BUILDINGS 1 & 4 STREET FACING FACADES ARE IDENTICAL.

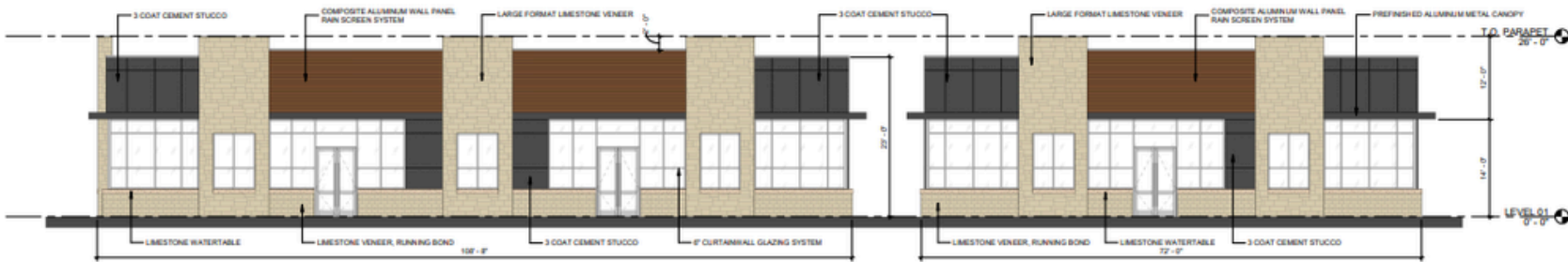
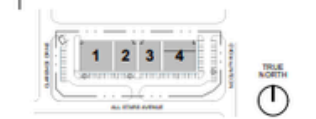


3 EXTERIOR ELEVATION - BUILDINGS 1-4 - INTERIOR SIDE
 1/8" = 1'-0"
 TOTAL SURFACE AREA: 3,375 SF
 NOTE: BUILDINGS 1-4 INTERIOR FACING FACADES ARE IDENTICAL.

EXTERIOR FINISH LEGEND

- LIEDERS BUFF LIMESTONE (LARGE FORMAT ASHLAR)
- CHARCOAL STUCCO
- CLEAR ANODIZED ALUMINUM
- COMPOSITE WOOD PANELS
- LIEDERS BUFF LIMESTONE (MODULAR FORMAT)
- LIEDERS BUFF LIMESTONE BANDING
- GLAZING

SITE PLAN



1 EXTERIOR ELEVATION - BUILDINGS 1-4 - SOUTH
 1/8" = 1'-0"
 TOTAL SURFACE AREA: BUILDING 1/4: 2,635 SF; BUILDING 2/3: 1,732 SF
 NOTE: BUILDINGS 1 & 4 ARE IDENTICAL; BUILDINGS 2 & 3 ARE IDENTICAL.

CITY PROJECT NUMBER: FACP25-0090



ALL STARS PARKWAY
 EXTERIOR BUILDING ELEVATIONS
 JULY 16, 2025



PROPERTY DETAIL OVERVIEW

PROPERTY FEATURES

- New Construction Delivery Date Q1-2027
 - Tilt-wall construction
 - 1-mile east of Dallas North Tollway
 - Parking – 69 spaces
 - Zoning allows for most retail, office showroom, and light industrial uses
 - Each building is separately platted
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- 10800 SF each, 20' Clear Height.
 - 120/208V 3ph 600amp tap can
 - Column spacing– 54' spacing. Only one column in center.
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- 7200 SF each, 20' Clear Height.
 - 120/208V 3ph 600amp tap