

AMENITIES & CORPORATE NEIGHBORS

WHY



ACCESS TO A STRONG & GROWING LABOR FORCE

Allen sits in the center of one of the most talent-rich regions in Texas – giving companies sustained access to skilled labor at every level.

- Deep, diverse workforce supported by the #1 higher-education region in Texas, with 70+ nearby colleges and universities.
- Proximity to the Tier-One University of Texas at Dallas, supplying engineering, computer science, and technical talent.
- Continuous population inflow ensures long-term labor pool stability and supports expansion over time.

A COMMUNITY THAT ATTRACTS & RETAINS TALENT

Employees want to live where they feel supported, safe, and connected – and Allen stands out as one of the most desirable communities in North Texas.

- A+ public school systems in Allen, McKinney, and Plano.
- Housing options for every employee group: upscale townhomes, custom single-family homes, and affordable neighborhoods.
- Safe, highly amenitized environment with parks, entertainment, and family-oriented master-planned communities.

POSITIONED FOR SUSTAINED GROWTH

Allen's location within Collin County – one of America's fastest-growing regions – ensures a future-ready business environment.

- Direct access to rapidly expanding cities including Princeton, Anna, and Melissa (all within 20 miles).
- Ongoing population and business growth supports stable labor supply and long-term operational confidence.
- Pro-business leadership and consistent investment in infrastructure drive predictable, strategic growth.
- Grants available through Allen EDC
 - Tenant Improvements
 - Furniture, Fixtures and Equipment
 - Staffing Cost

UNMATCHED CONNECTIVITY & AMENITIES

Allen enhances both day-to-day operations and executive convenience.

- 10 minutes from McKinney National Airport, with a new commuter terminal expected to begin flights by late 2026.
- Exclusive retail, dining, and lifestyle development along the SH-121 corridor adds value for employees and executives alike. Over 500 acres of mixed use coming from world-class developers.
- Central location within the Dallas–Fort Worth region provides efficient access to major transportation networks.

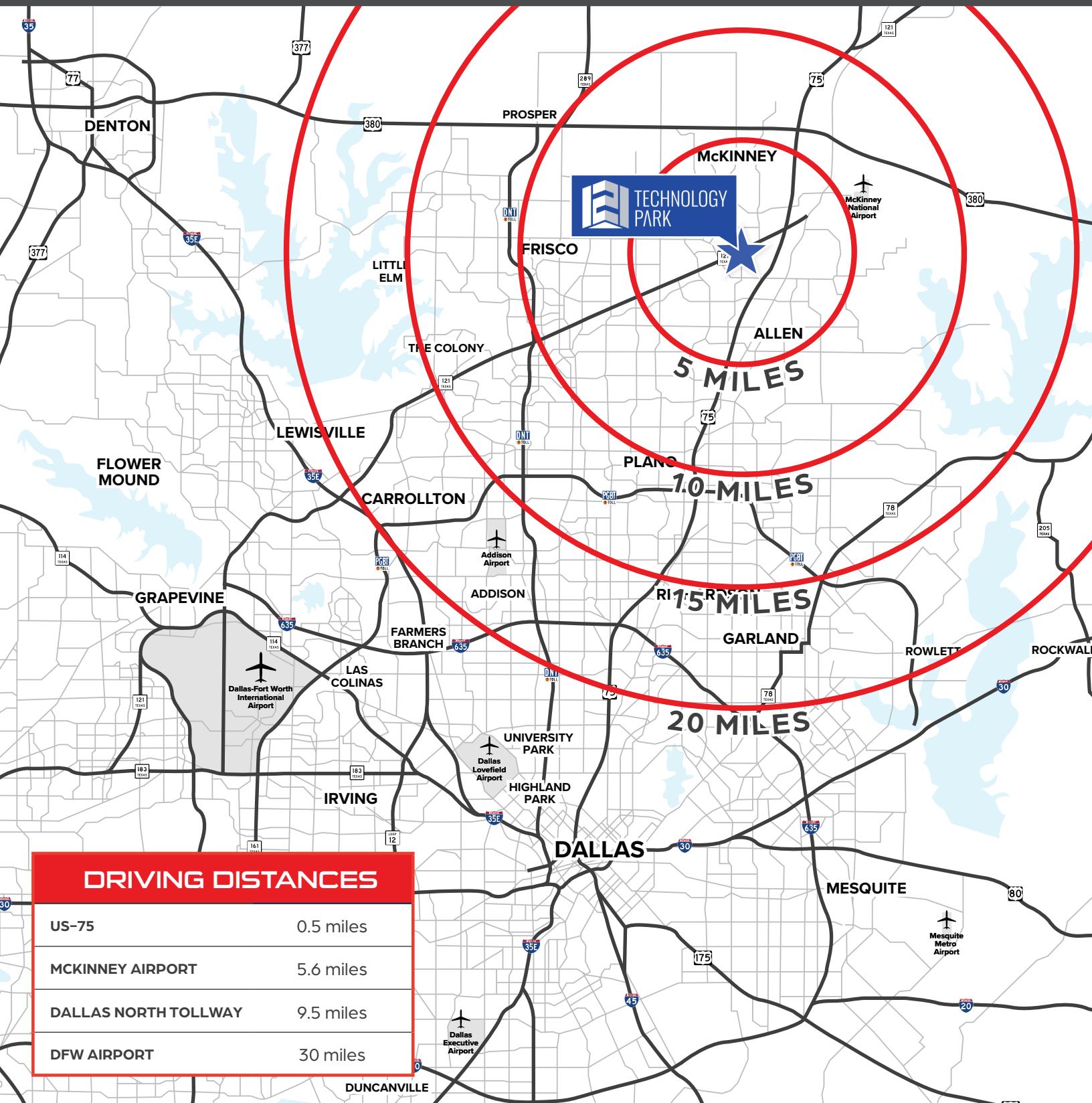
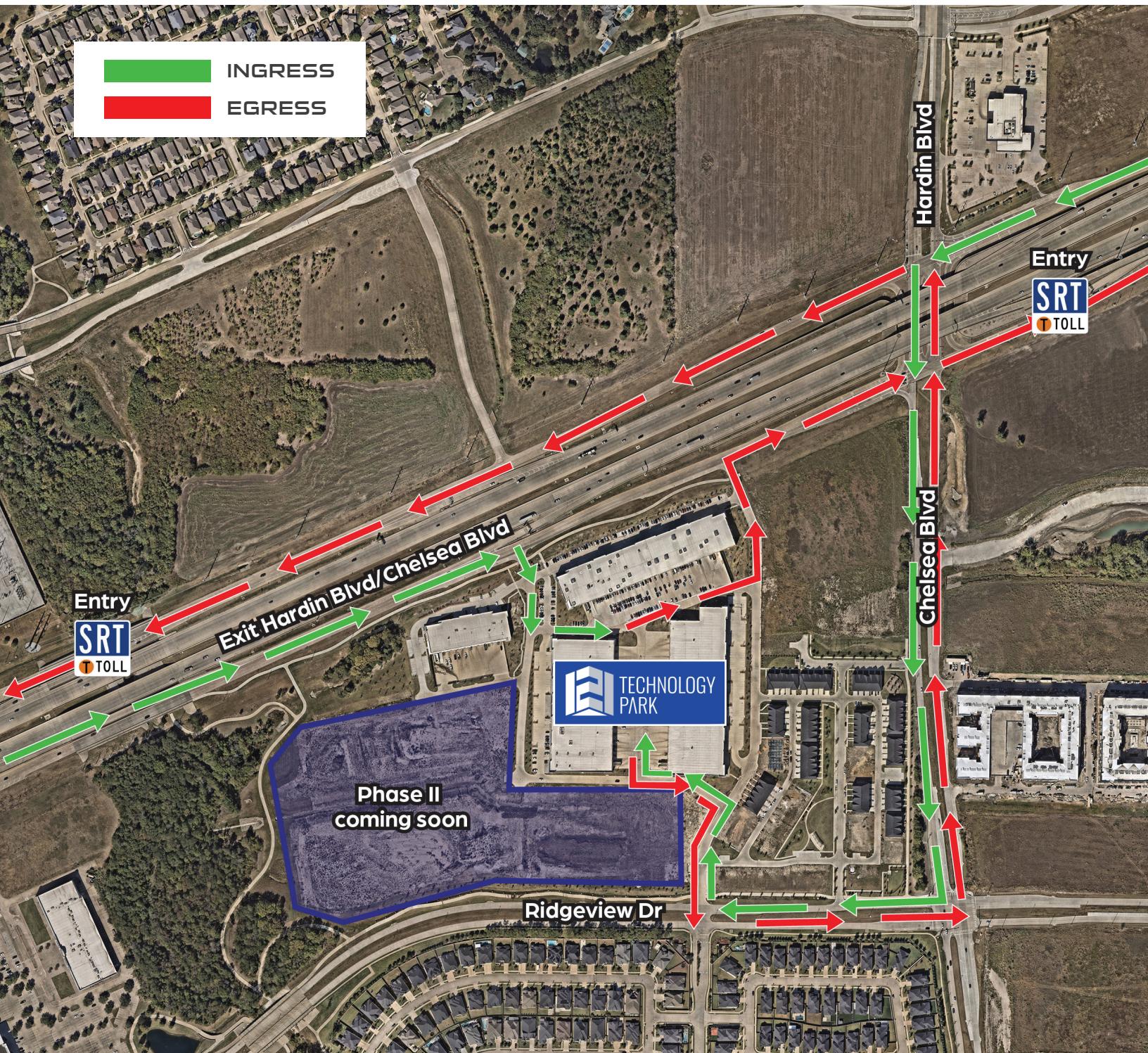
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INGRESS/EGRESS



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HOLT LUNSFORD
COMMERCIAL

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SW STILLWATER
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SITE PLAN

PHASE 1

BUILDING E

SITE HIGHLIGHTS

ADDRESS
859 State Hwy 121, Allen, Texas 75013

FWY ACCESS
Quick entry and exit to Hwy 121

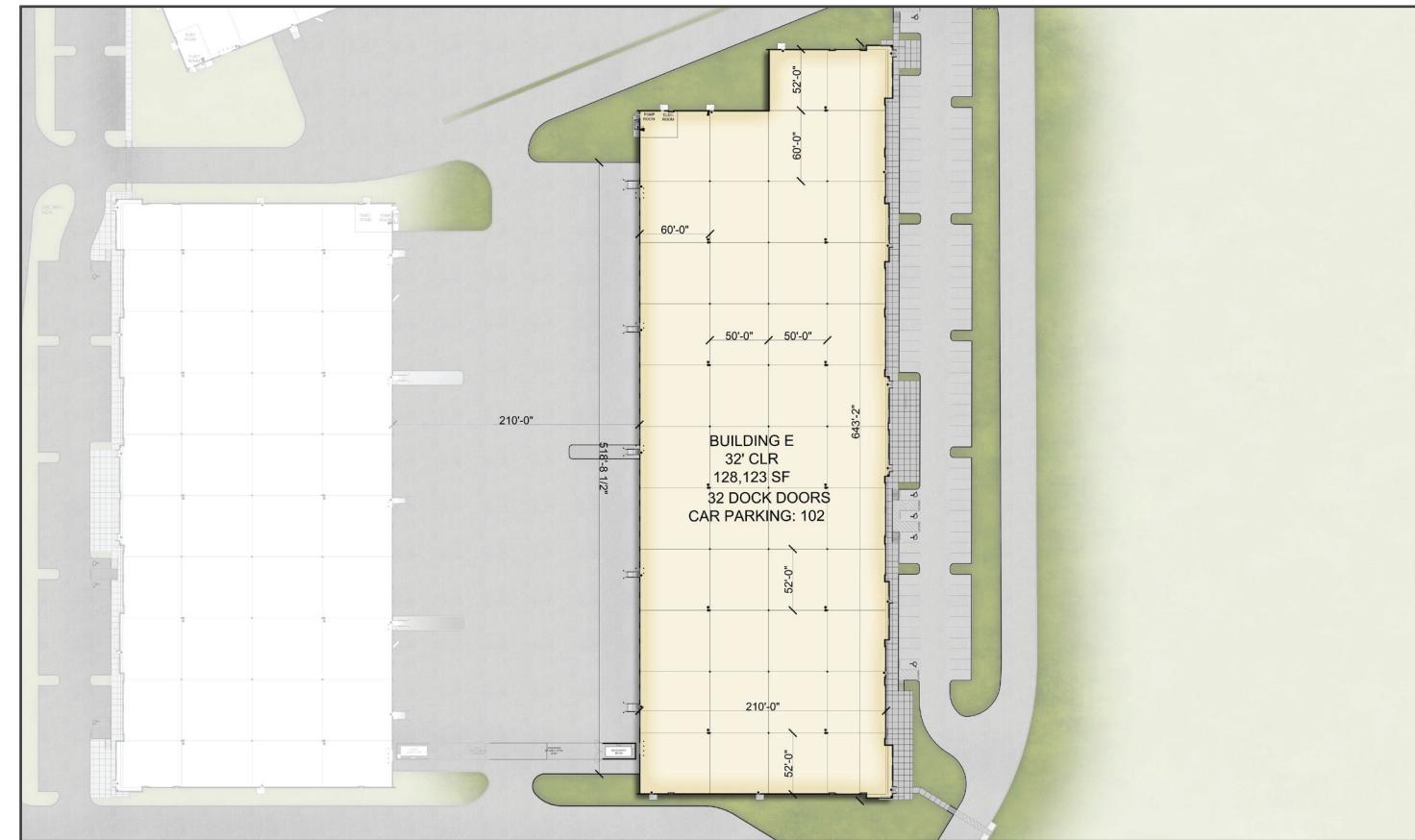
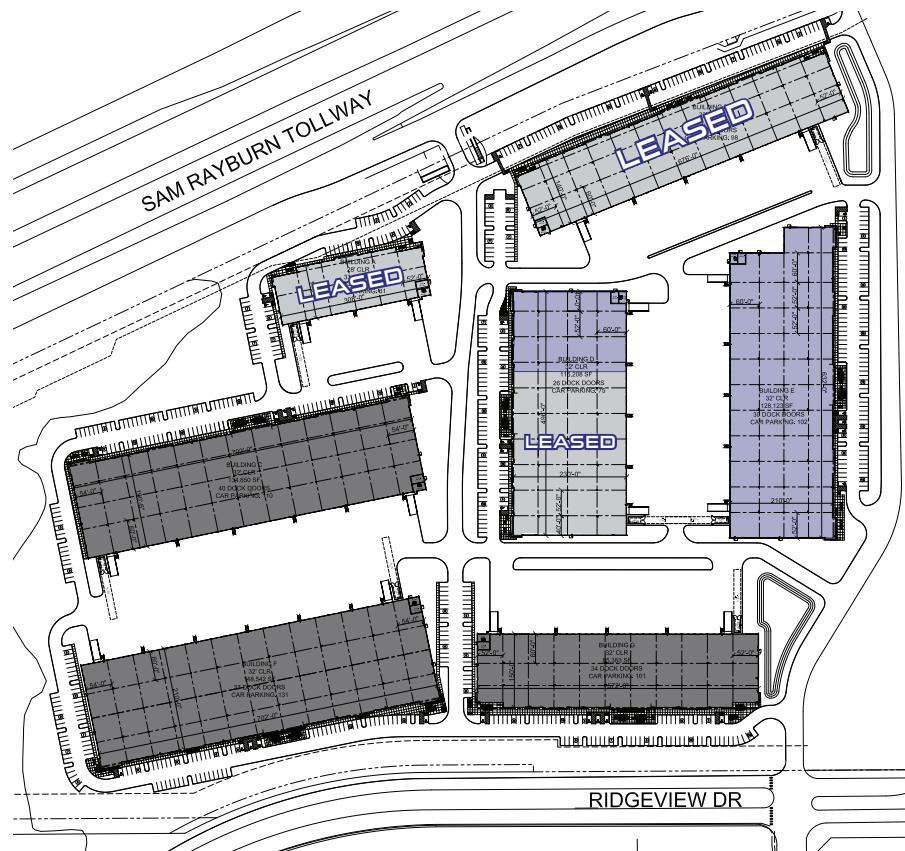
VISIBILITY
Direct visibility to 86k car per day

TRUCK ACCESS
Central drive aisle accessible from Frontage Road and Chelsea Blvd

LOADING
Dock high w/available ramps

POWER
2000 kVa transformers in place | Supplied by CoServ

CURB APPEAL
Enhanced aesthetic on building façade



BUILDING HIGHLIGHTS

BUILDINGS	PHASE 1	PHASE 2			
D	E	C	F	G	
TOTAL SIZE	115,208 SF (39,147 SF available)	128,123 SF	134,853 SF	148,542 SF	85,383 SF
MIN DIV	39,147 SF	32,760 SF	30,861 SF	34,020 SF	15,600 SF
OFFICE AREA	BTS	BTS	BTS	BTS	BTS
BUILDING DEPTH	230'	210'	190'	210'	150'
BUILDING DIMENSIONS	496'W x 230'D	632'W x 210'D	702'W x 190'D	702'W x 210'D	572'W x 150'D
TYPICAL BAY SIZE	52'W x 60'D	52'W x 50'D	54'Wx44'D	54'Wx50'D	52'Wx50'D
STAGING BAY	60'	60'	60'	60'	60'
CLEAR HEIGHT	32'	32'	32'	32'	32'
LOADING	28 dock high doors	32 dock high doors	38 dock high doors	35 dock high doors	32 dock high doors
RAMPS	TBD	TBD	2 ramped doors	2 ramped doors	2 ramped doors
TRUCK COURT	210' (shared)	210' (shared)	235' (shared)	235' (shared)	210'
CAR PARKS	75	102	110	131	101
POWER	2500 kVa transformer - supplied by CoServ				
SPRINKLERS	ESFR	ESFR	ESFR	ESFR	ESFR

	TOTAL SIZE	128,123 SF
	MINIMUM DIVISIBLE	32,760 SF
	OFFICE AREA	BTS
	BUILDING DEPTH	210'
	BUILDING DIMENSIONS	632'W x 210'D
	TYPICAL BAY SIZE	52'W x 50'D
	STAGING BAY	60'
	CLEAR HEIGHT	32'
	LOADING	32 dock high doors
	RAMPS	TBD
	TRUCK COURT	210' (shared)
	CAR PARKS	102
	POWER	2500 kVa transformer - supplied by CoServ

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BUILDING D

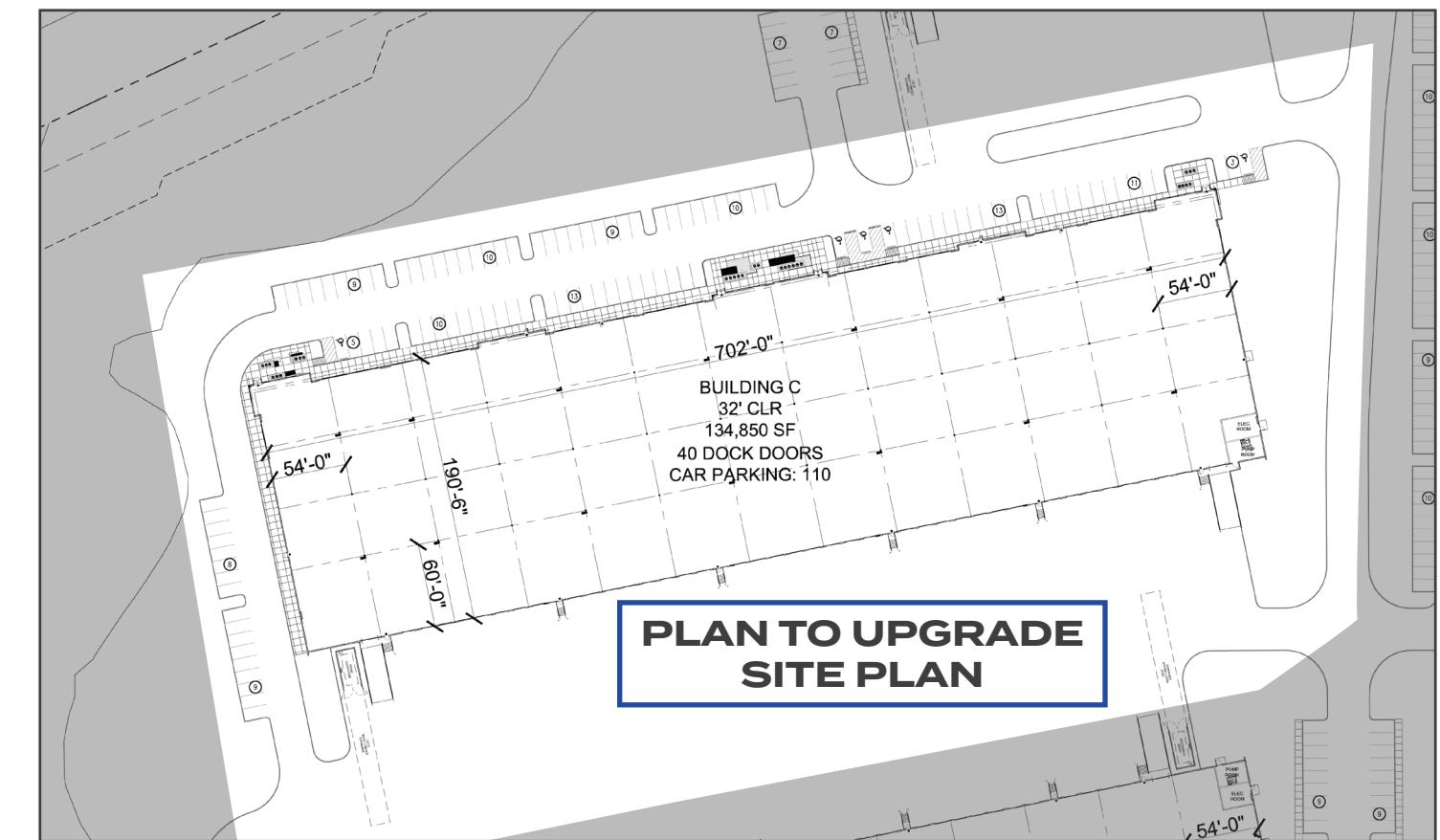
PHASE 1



	TOTAL SIZE	115,208 SF (39,147 SF Available)
	MINIMUM DIVISIBLE	39,147 SF
	OFFICE AREA	BTS
	BUILDING DEPTH	230'
	BUILDING DIMENSIONS	496'W x 230'D
	TYPICAL BAY SIZE	52'W x 60'D
	STAGING BAY	60'

	CLEAR HEIGHT	32'
	LOADING	28 dock high doors
	RAMPS	TBD
	TRUCK COURT	210' (shared)
	CAR PARKS	75
	POWER	2500 kVa transformer - supplied by CoServ

PHASE 2



	TOTAL SIZE	134,853 SF
	MINIMUM DIVISIBLE	30,861 SF
	OFFICE AREA	BTS
	BUILDING DEPTH	190'
	BUILDING DIMENSIONS	702'W x 190'D
	TYPICAL BAY SIZE	54'Wx44'D
	STAGING BAY	60'

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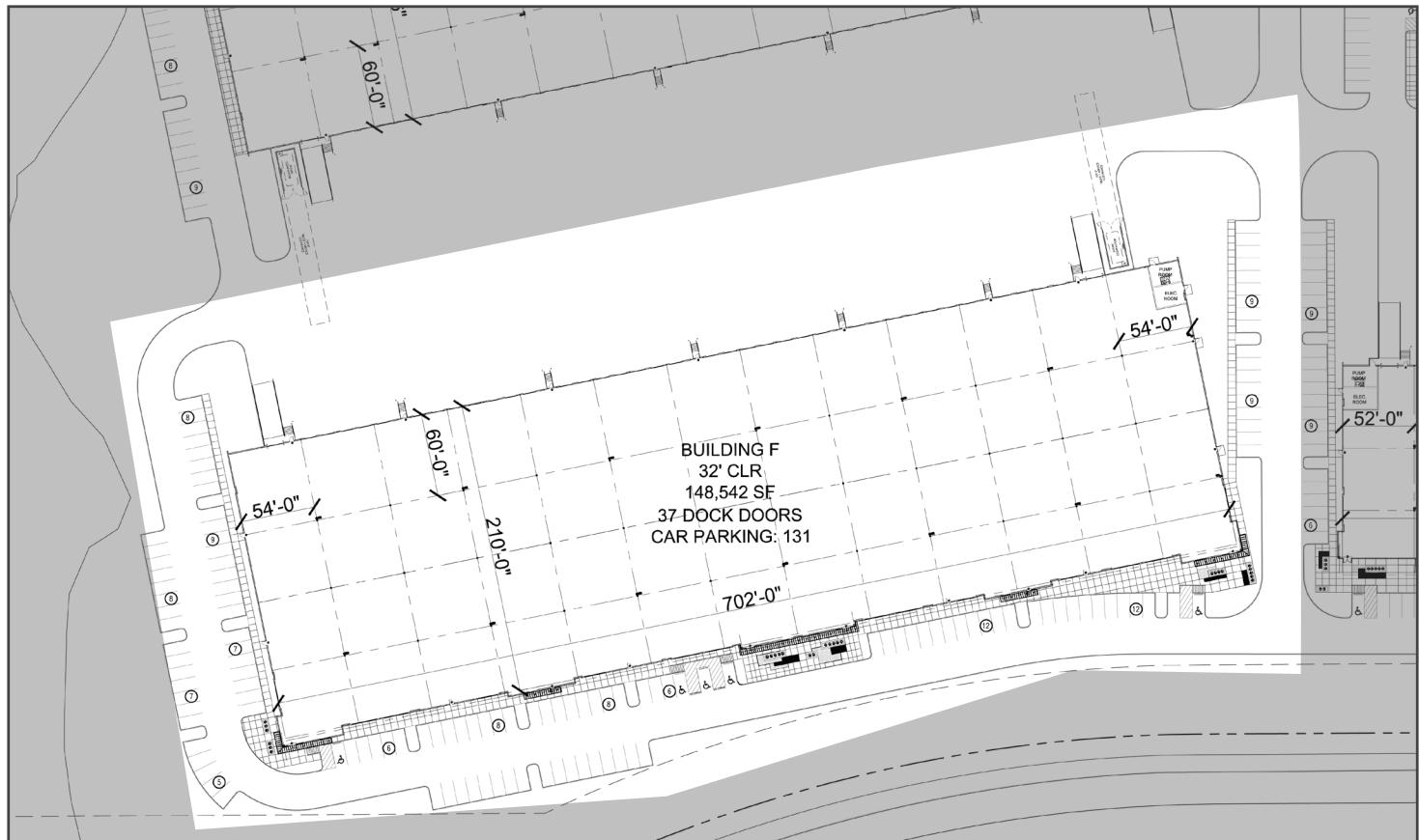
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BUILDING F

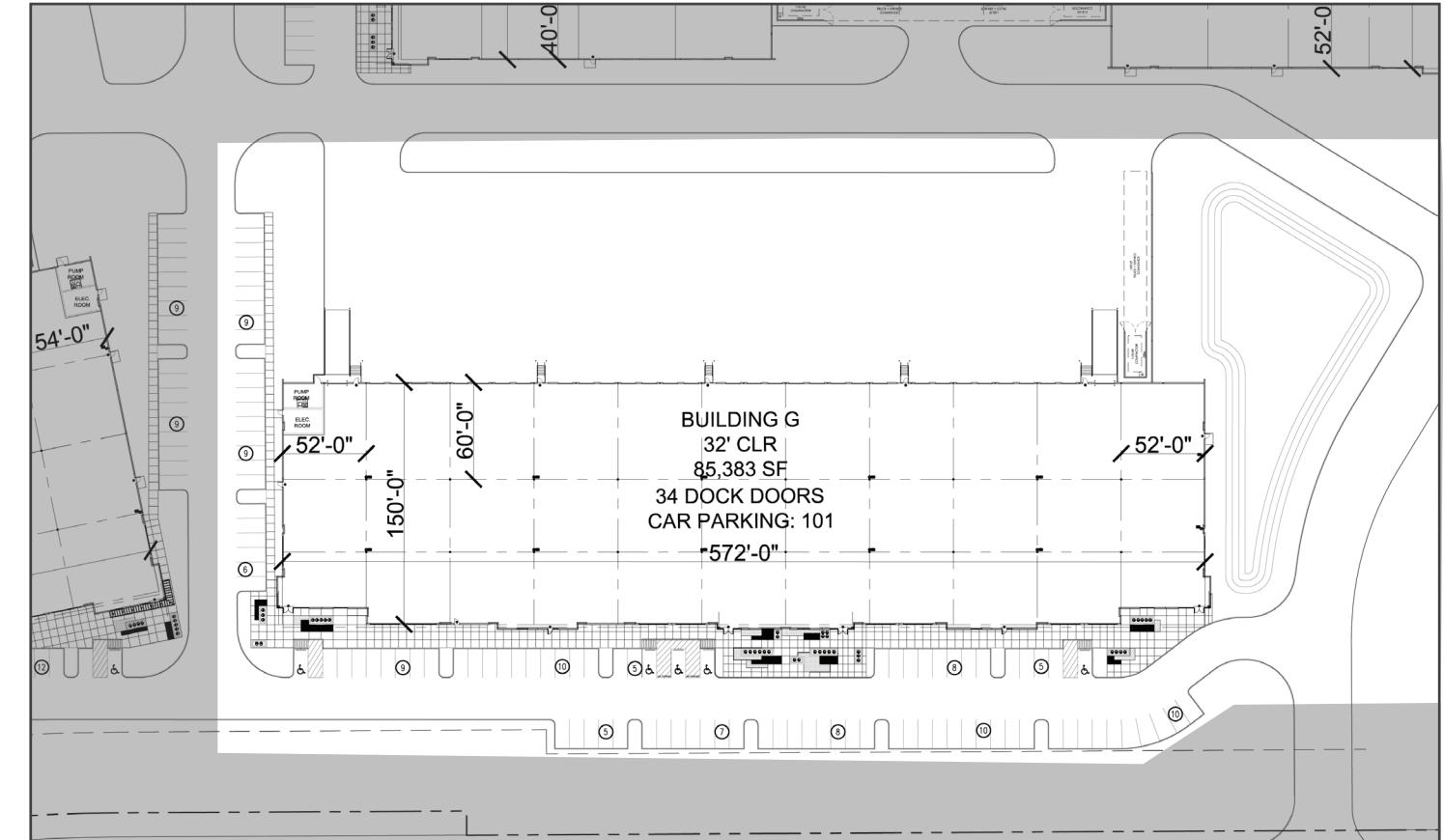
PHASE 2



	TOTAL SIZE	148,542 SF
	MINIMUM DIVISIBLE	34,020 SF
	OFFICE AREA	BTS
	BUILDING DEPTH	210'
	BUILDING DIMENSIONS	702'W x 210'D
	TYPICAL BAY SIZE	54'Wx50'D
	STAGING BAY	60'

PHASE 2

BUILDING G



	TOTAL SIZE	85,383 SF
	MINIMUM DIVISIBLE	15,600 SF
	OFFICE AREA	BTS
	BUILDING DEPTH	150'
	BUILDING DIMENSIONS	572'W x 150'D
	TYPICAL BAY SIZE	52'Wx50'D
	STAGING BAY	60'

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TECHNOLOGY PARK

859 STATE HWY 121 | ALLEN, TEXAS 75013



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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mario Zandstra	312827	mzandstra@holtlunsford.com	972.241.8300
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
	Buyer/Tenant/Seller/Landlord Initials		Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov