



3481 PLANO PARKWAY
SUITE #125



THE BUILDING



3,391 SF SPEC SUITE

Available Now

5:1,000 PARKING

Surface Parking with direct entry to suite

WALKABLE TO RETAIL

Grandscape restaurants & retail next door

15' SLAB TO SLAB

Tall ceilings with Sky lights

EASY ACCESSIBILITY

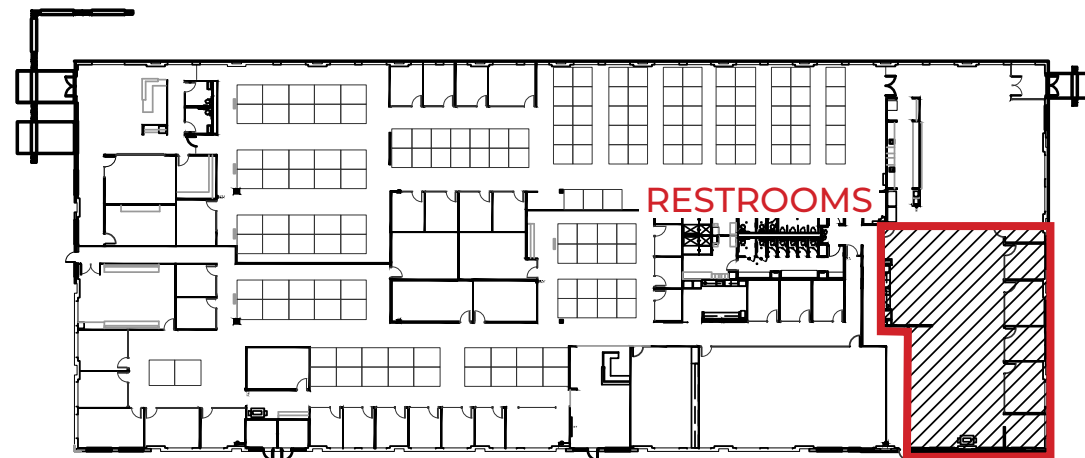
Near SH-121 & Dallas North Tollway



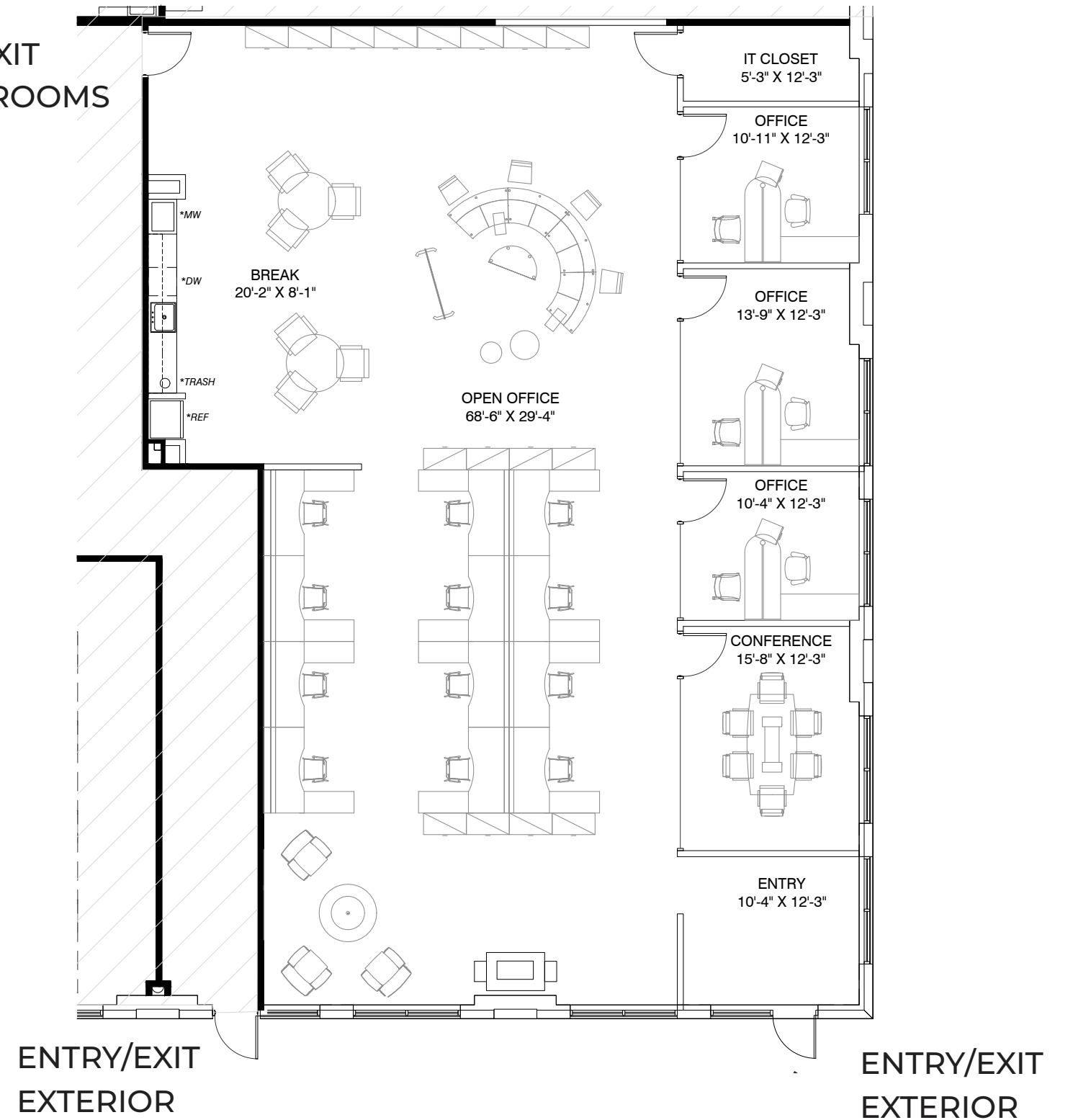
THE FLOOR PLAN



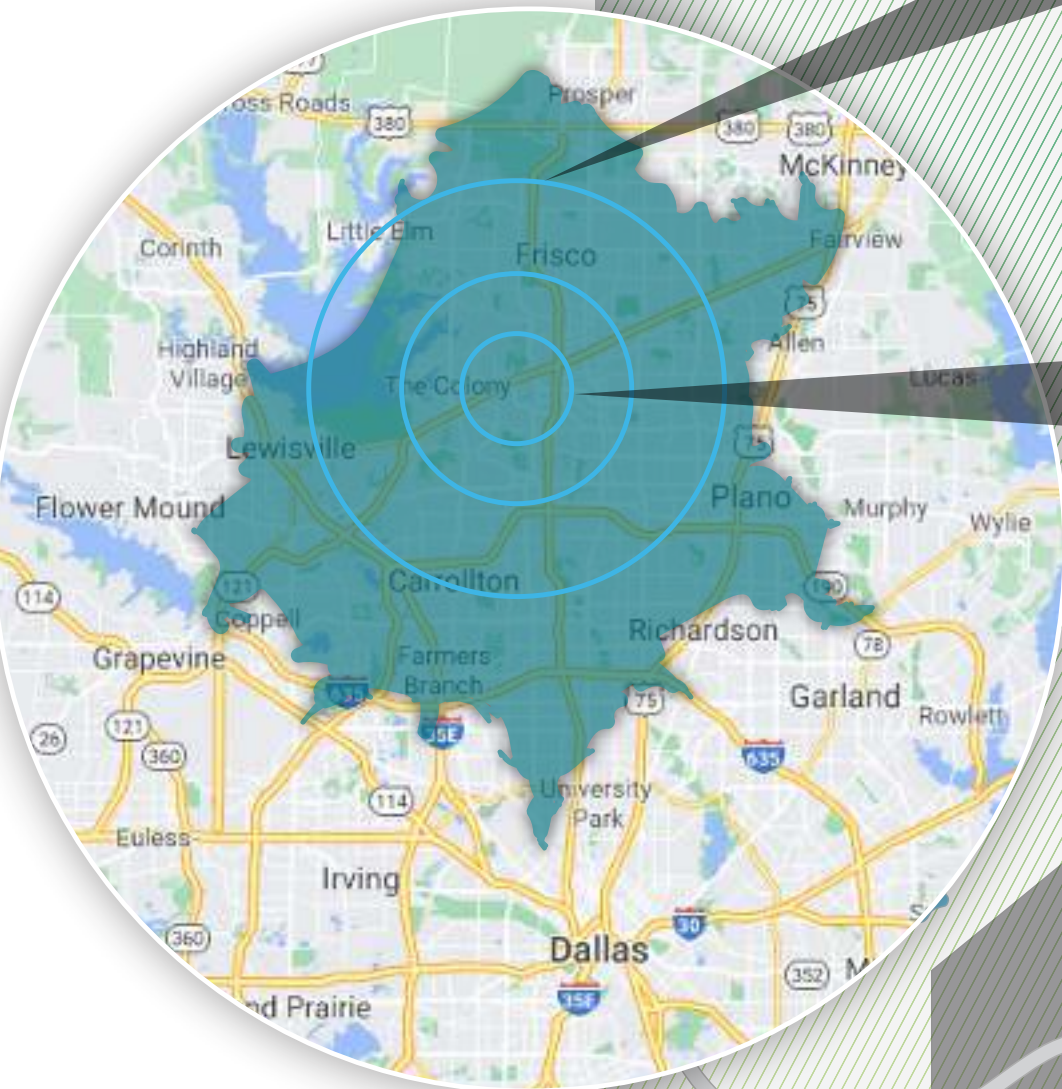
- 2 Entrances
- 3 Private Offices/Huddle Rooms
- 1 Conference Rooms
- Open Kitchen & Break Area
- IT Closet/Storage Room



ENTRY/EXIT
TO RESTROOMS



THE REGION



Dallas-Fort Worth
continues to draw
global and fortune 500
headquarters, by growth and
expansion of local companies
as well as by relocations
of headquarter operations.

WITHIN A 20-MINUTE DRIVE

Skilled labor force: 570,000 people (4 million total in DFW)
Talent: 49% of population with bachelors or higher
Fast growing: projected pop of 1.35 Million and
515,783 households by 2026

2021 DEMOGRAPHICS

	3 MILE	5 MILES	10 MILES
POPULATION	124,813	244,358	922,397
AVERAGE HH INCOME	\$127,592	\$112,655	\$117,570
MEDIAN HOME VALUE	\$343,653	\$354,828	\$348,203
DAYTIME EMPLOYMENT	62,021	171,678	577,212
BACHELORS OR HIGHER	50%	48%	49%

NEIGHBORING HEADQUARTERS

- 1 Amerisource Bergen
- 2 Toyota
- 3 Dr Pepper/Keurig
- 4 Frito Lay
- 5 FedEx
- 6 Liberty Mutual
- 7 JP Morgan/Chase
- 8 Ericsson
- 9 Pizza Hut
- 10 Bank of America
- 11 McAfee
- 12 Dallas Cowboys
- 13 Rave Restaurant Grp
- 14 Prof Golf Assoc (PGA)
- 15 Sanyo
- 16 CrossMark



NEARLY 2,000 FLIGHTS
PER DAY NONSTOP TO
190 DOMESTIC AND
74 INTERNATIONAL
DESTINATIONS



EPICENTER OF HQ
RELOCATION



COUNTLESS
REGIONAL AMENITIES



GREAT ACCESS &
INGRESS/EGRESS



AUSTIN RANCH BY THE NUMBERS

A Prominent Headquarters Location in North Dallas

1,700
ACRES OF LAND

2,462,000 SF
OF COMMERCIAL SPACE

1 MILE
FROM TOLLWAY

80,698 SF
OF ON-SITE RETAIL

18
PARKS

3,900,000 SF
OF SHOPS & RESTAURANTS*

10
NEIGHBORHOODS

8,000
RESIDENTS

7 MILES
OF SCENIC TRAILS

*Includes Grandscape Retail



← TO DFW AIRPORT

HIGHWAY 121

GRANDSCAPE

- Current Office/Dist Center
- Future Office
- Retail
- Multi-Family
- Highway Access

LEGACY WEST

THE SITE
3481 PLANO PKWY

SPRING CREEK PARKWAY

JOSEY LANE

FUTURE LISD SITE

AUSTIN RANCH

THE SHACKS & BOATHOUSE RETAIL

WINDHAVEN PARKWAY

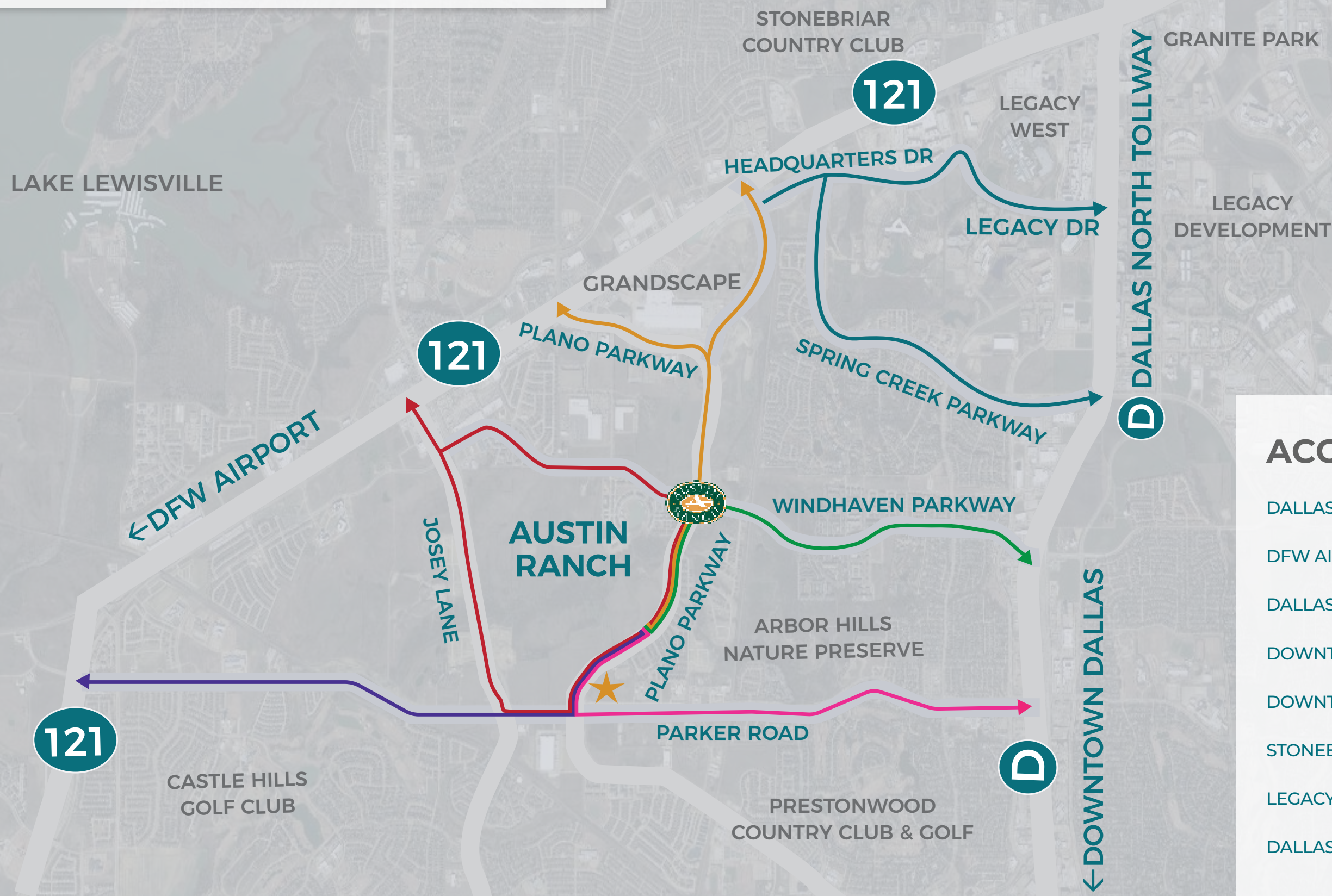
ARBOR HILLS NATURE PRESERVE

← TO DFW AIRPORT

PARKER ROAD

DALLAS NORTH TOLLWAY

- 5 MIN TO TOLLWAY VIA WINDHAVEN
- 6 MIN TO TOLLWAY VIA PARKER
- 5 MIN TO SH 121 VIA HEADQUARTERS
- 8 MIN TO SH 121 VIA PARKER
- 5 MIN TO SH 121 VIA JOSEY/PLANO PKWY
- 3 MIN TO SH 121 VIA PLANO PKWY



ACCESS & DRIVE TIMES

- DALLAS N. TOLLWAY/GEORGE BUSH - 8 MINUTES
- DFW AIRPORT - 15 MINUTES
- DALLAS LOVEFIELD AIRPORT - 20 MINUTES
- DOWNTOWN DALLAS - 25 MINUTES
- DOWNTOWN FT WORTH - 45 MINUTES
- STONEBRIAR CENTER - 10 MINUTES
- LEGACY WEST - 8 MINUTES
- DALLAS GALLERIA - 15 MINUTES

WALKABLE TO RETAIL

ON-SITE DINING & DOG PARK + NEXT DOOR TO GRANDSCAPE



THE SHACKS | DINING + DOG PARK

Nestled among huge oak trees on the shores of Indian Creek, The Shacks features **six small restaurant spaces** that share a **large, open-air patio** overlooking a **dog park** with **regular events** and **live music**.

TEN RAMEN | Ramen house from Japanese cuisine master Teiichi Sakurai

DIRTY BURGER BAR | Gourmet burgers and more from Dallas restaurateur Frank Carabetta

TACKLE BOX | Fresh and flavorful Cajun seafood from the owners of Pier 247

OMG TACOS | The 2nd location of the wildly successful late night fusion taqueria

TURBO COFFEE | Craft coffee and fresh food to-go

GRRROWLERS | Tap Room and Beer Garden featuring local and seasonal beer and wine selections

AUSTIN SQUARE + BOATHOUSE RETAIL | Another 50,000 SF of retail & restaurants are on-site including services such as a dentist, insurance agency, hair salon, nail salon, massage spa and more.

GRANDSCAPE

Grandscape shares a property line with Austin Ranch and is one of the **largest mixed-use developments** in the country. Upon completion, the project will stretch across more than 400 acres, and feature more than **3.9 million square feet** of retail, entertainment, residential, dining and attractions.

DESTINATION RETAIL | Andretti's Indoor Karting & Games, Galaxy Theaters, Electric Gamebox

OUTDOOR LAWN + STAGE | Amphitheater will host events, concerts, outdoor movies and more

THE HOMESTEAD | A collection of local retailers and artisan shops

ENTERTAINMENT VENUES | Lava Cantina, Rock & Brews, The Truck Yard & Windmills

FAST CASUAL & FINE DINING | Over 30 of Dallas' most popular restaurants with more to come

LUXURY HIGH-RISE RESIDENTIAL | 419,000 SF tower with 1-2 bedroom homes & penthouse suites

HOTELS | Homewood Suites, Hampton Inn & Suites with future upscale destination hotels planned

EVENTS | Regularly scheduled concerts, outdoor movies, fitness classes, pop-up markets & more

AREA AMENITIES

ENTERTAINMENT

Top Golf
Andretti's Karting & Games
Hawaiian Falls
PinStack Bowling Lanes
Rock n Brews
Lava Cantina
Arbor Hills Nature Preserve
Lewisville Lake
The Tribute Golf Club
Prestonwood Golf Club
Cinemark
Studio Movie Grill
Jump Street
Galaxy Theatres
FC Dallas
Pole Position Raceway
Dr. Pepper Stadium

BANKS

Wells Fargo
Chase Bank
Bank of America
Comerica Bank
Capital One
Legacy Texas
Veritex Community Bank

SERVICES

Starbucks
Massage Life
Vail Dry Cleaners
Walgreens
CVS
Texaco
Chevron
Racetrac
Quicktrip
Shell
Chevron

GYMS

24 Hour Fitness
Lifetime Fitness
LA Fitness
Uptown Yoga
Alpha Fitness Center
Camp Gladiator
Cross Fit
D'Pilates

RETAIL CENTERS AND SHOPS

The Shacks Dining & Dog Park
Austin Square
The Boat House Retail
Grandscape
Nebraska Furniture Mart
Scheel's Sporting Goods
Legacy West
The Shops at Legacy
The Shops at Willow Bend
The Star in Frisco
Stonebriar Mall
Costco
Walmart Super Center
Super Target
Best Buy
Staples

MULTIFAMILY NEIGHBORHOODS

Thousand Oaks
The Boat House
The Hudson
Flatiron District

DAY CARE

Castle Montessori of Plano
Childcare at Legacy
Legacy Day School
La Petite Academy
Windhaven Academy LLC
Parkwood Montessori Academy
Childrens Courtyard in Plano
TLC Child Development Center
Lakeside Montessori Academy
Kids Count Too Preschool

SINGLE FAMILY NEIGHBORHOODS

Stonebriar
Kings Ridge
Austin Waters
Prestonwood
Castle Hills
The Tribute

HOTELS

Aloft Plano
Budget Suites
Cambria Hotel and Suites
Comfort Suites
Courtyard Dallas/Plano
Courtyard Marriot - The Colony
Embassy Suites Dallas Frisco
Extended Stay Deluxe Suites
Fairfield Inn - The Colony
Hampton Inn and Suites
Hilton Dallas/Plano Granite Park
Holiday Inn - The Colony
Holiday Inn - Plano
Homewood Suites
Home2 Suites Hilton
Hyatt Place Dallas/Plano
Marriott
NYLO Plano
Residence Inn - The Colony
Sheraton Stonebriar
Staybridge Suites
Westin Stonebriar

HOSPITALS / MEDICAL

Baylor Medical Center at Frisco
Childrens Medical Center
Texas Health Presbyterian
Select Specialty Hospital
Baylor Scott & White
Life Care Hospitals of Plano
CareNow
Rapid Med

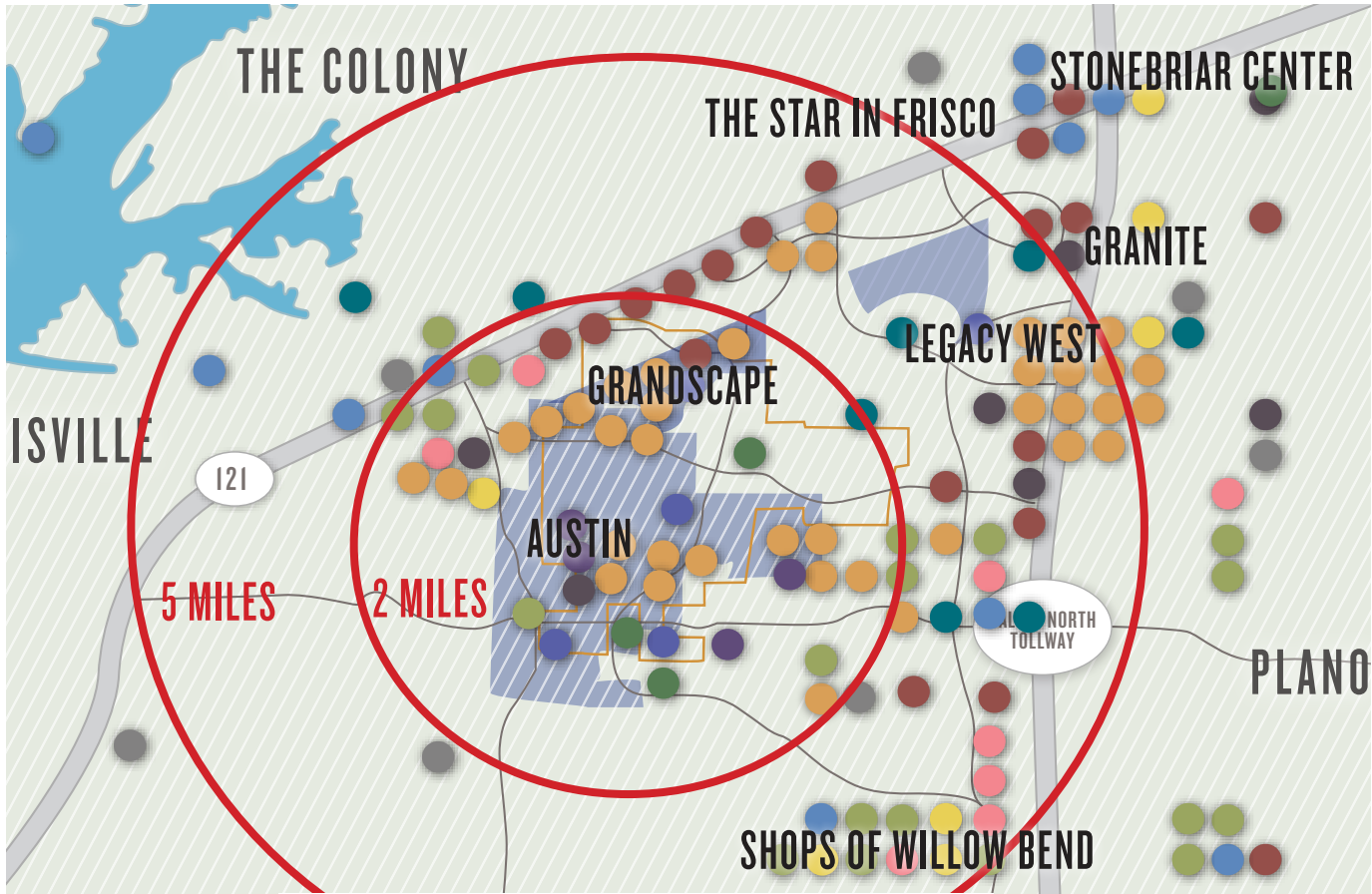
FOOD & DINING

FAST CASUAL

Biscuit Bar
Bone Daddy's
Bread Zeppelin
Café Istanbul
Café Mila
Campisi's
Cava
Cheddar's Scratch Kitchen
Chic-Fil-A
Chipotle
Chuy's
Culver's
Dirty Burger Bar
Dog Haus Hot Dog
Dough Bros Pizza
Eatzi's
Edoko Sushi
Gazeebo Burgers
Grrrowlers Beer Garden
Hard 8 BBQ
Heritage Pizza Co
In-N-Out Burger
Jersey Mike's
Jimmy John's
Lava Cantina
Liberation Coffee
Mama Pita Mediterranean Grill
McSwiggan's Irish Pub
OMG Tacos
Pakpao Thai
Panera Bread
Parkway Tavern
Parry's Pizzeria & Taphouse
Potbelly Sandwich Shop
Raising Cane's Chicken
Razzoo's
Rock 'n Brews
Saintsbury Tavern
Shake Shack
Shakertin's
Smoothie King
Snappy Salads
Starbucks
Tackle Box Cajun Seafood
Ten Ramen
Texas Roadhouse
The Great Greek
The Truck Yard
Turbo Coffee
Twigs American Kitchen
Twisted Root Burger Co
Village Burger Bar
Walk-On's Sports Bistreaux
Which Which

FINE DINING

Ill Forks
Akira Back
Barley & Board
Benihana
Blue Mesa
Blue Fish Sushi
Bob's Steak and Chop House
BreadWinners
Bulla Gastro Bar
Cru Wine Bar
Davio's Italian Steakhouse
Del Frisco's Grille
Earl's Kitchen & Bar
Edith's Bistro
Edoko Sushi
Fin Sushi and Sake Bar
Fleming's Prime Steakhouse
Fogo de Chao
Fork & Fire
Haywire
Isabella's Restaurant and Bar
Kai Sushi
LePeep
Mesero
Mexican Sugar
Mi Cocina
North Italia
Pepper Smash
Perry's Steakhouse
Princi Italia
Quartino Ristorante
Roy's
Salt Grass Steakhouse
Seasons 52
Seven Doors Kitchen
Silver Fox Steakhouse
Sixty Vines
Taco Diner
Taverna
The Capital Grille
Tommy Bahama Kitchen
Toulouse
True Food Kitchen
Union Bear
Whiskey Cake Kitchen



MULTI-FAMILY RESIDENTIAL

TENANT EMPLOYEE SPECIALS & DISCOUNTS AVAILABLE

THE BOAT HOUSE

— AUSTIN RANCH —



526 luxury rentals

Resort style pool overlooking scenic Painted Lake

Lakefront fitness center and community room

Nature trails for hiking and biking

Preferred employer discounts at all our properties

699 luxury rentals

Ozone filtered split-level pool on the lake

Lakefront fitness center and community room

Art and sculpture throughout property

Walking distance to The Shack & Boat House retail

1511 units in 3 neighborhoods

Sand volleyball courts, playground & parks

5 resort style pools and 4,300 sf fitness center

Frequent social events and happy hours

Walking distance to Austin Square retail



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