

The logo for iBP 190 is displayed on a blue rectangular background. It features a white stylized 'i' followed by 'BP' in a bold, sans-serif font, and '190' in a thin, white outline font.

BILLINGSLEY
COMPANY

THE CAMPUS

IBP 190 is a **72-acre campus** centrally located in North Dallas, with unmatched access to the entire metroplex. The versatile masterplan offers the flexibility to accommodate companies of all sizes, from a 50,000 square foot corporate office to a large regional headquarters of up to **1 million square feet**. IBP 190 offers a unique opportunity to **customize your campus** for your company's current needs with room to expand for future growth.

The development will include **several amenity spaces** and **parks** with trails and is just minutes away from hundreds of **restaurants, fitness studios** and **regional shopping malls** in one of the **fastest growing** areas in the country.

PARK FEATURES:



Fitness Center with Locker Rooms

Conference Facility

Curated Market Style Grocery

Tenant Lounge

Complimentary Coffee Bar

Walking Trails

20 Acre Park Next Door

Outdoor Meeting Spaces

Game Areas

Putting Green

Fire Pits

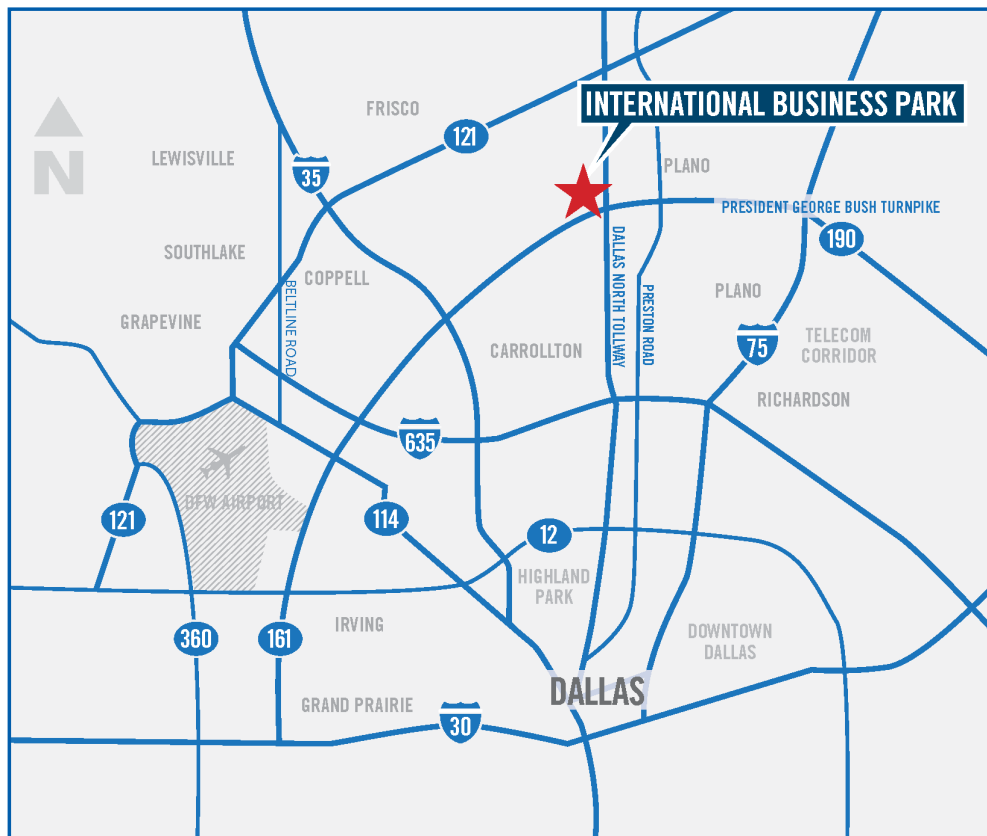
Regularly Scheduled Tenant Events

Daily Food Trucks

Central Location with Great Access

LOCATION

IBP 190 is centrally located on the north side of President George Bush Turnpike, 1 block from the Dallas North Tollway in one of the **fastest growing job markets** in the country. The property has unbeatable access to North Dallas and the surrounding suburban communities, making it an **easy commute** for employees.



Visible from freeways boasting over **330,000 cars** per day, the campus is ideal for a corporate office. Many of the **largest corporate headquarters** such as Toyota, Liberty Mutual, JP Morgan Chase & FedEx are located just **6 miles** from the IBP 190 campus.

Corporate Neighbors

Accor/Motel 6
Reach Local
Hyundai Capital
Securus
Fischer Financial
Cigna
Amazon

Drive Times

1 min: Shops at Willow Bend
6 min: Legacy West
8 min: The Star in Frisco
6 min: Addison Airport
17 min: Lovefield Airport
20 min: DFW Airport
20 min: Downtown Dallas

MASTER PLAN

OPPORTUNITY

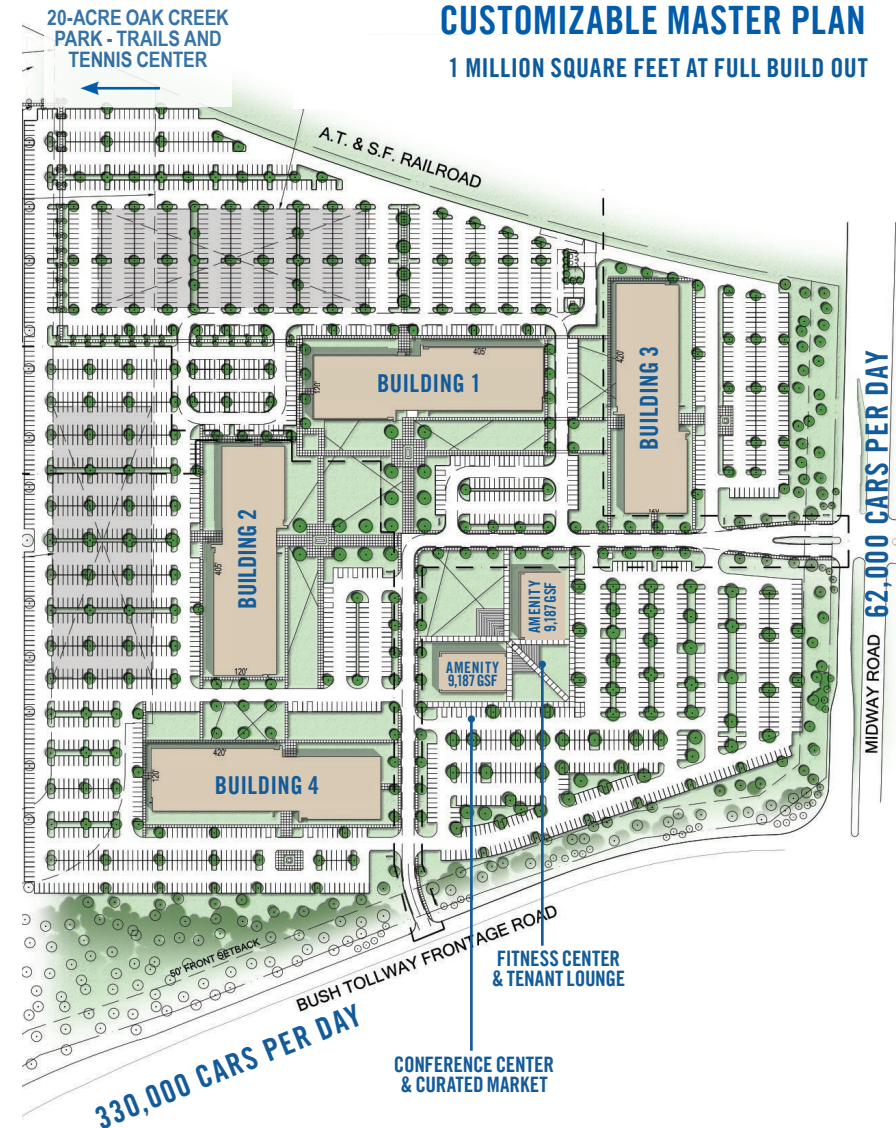
- 72 Acres available - flexible site plan for build to suit office campus
- Versatile site can accommodate from 50,000 SF up to 1 million SF
- Customizable parcels from 2 story up to 6 story buildings
- Flexible buildings and floor plans designed to meet client's needs
- Two Amenity buildings with tenant lounge and curated market
- 100 seat conference center & fitness center with locker rooms
- Two parks on-site with outdoor meeting areas and Wi-Fi
- Structured & surface parking - ratio can vary to meet clients needs
- Flexible design inspired from the ground up
- Fully designed plans available for immediate kick-off
- Adjacent to 20-acre Oak Creek Park & Tennis Center

ACCESS

- Direct access to SH-190/Bush Turnpike
- 1 block from Dallas N. Tollway
- Prime access to a high-quality labor pool
- Class AAA drive-up appeal
- Top-of-building signage opportunities
- Visibility from SH-190/Bush Turnpike (330k cars/day)
- Exceptional on-site and nearby retail amenities
- Central location, just minutes from DFW Airport, Plano, Frisco, & Downtown Dallas

CUSTOMIZABLE MASTER PLAN

1 MILLION SQUARE FEET AT FULL BUILD OUT



AMENITIES

Our amenities provide the perfect balance of work and wellness. We **listen** to our clients needs to provide unique solutions and build communities that **exceed expectations** in employee retention, recruitment and corporate culture.

TENANT SERVICES

- Regularly Scheduled Tenant Events & Activities
- Food Trucks in the Park
- Lobby Food Delivery through Foodsby
- On-Site Car Wash, Booster Fuels Car Refueling
- Concierge Dry Cleaning & Shoe Shine Services
- 24/7 On-Site Security Officer
- On-Site Property Management Team
- Electric Car Charging Stations

AMENITY BUILDING

- Curated Market Style Grocery
- Fitness Center with Cardio Room
- Locker Rooms with Showers & Towel Service
- Free Weekly Boot Camp & Yoga Classes
- 100 Seat Conference Center
- Tenant Lounge with Seating & Wi-Fi
- Complementary Coffee Bar

INDOOR & OUTDOOR ENTERTAINING AREAS

- 2 Parks On-Site
- Paved Walking Trails
- Outdoor Parks With Grills, Games
Putting Green & Fire Pits
- Free Wi-Fi In Common Areas &
Outdoor Spaces
- Art And Sculpture Throughout Campus
- Adjacent To Oak Creek Park With Tennis
Facilities & Basketball Courts



RETAIL



Located within a **10-minute drive** there are many casual and fine dining restaurants, hundreds of boutiques and destination retail at the Shops at Willow Bend, Legacy West, The Star in Frisco and Stonebriar Center.

1,042
RESTAURANTS



FINE DINING



FAST CASUAL RESTAURANTS

445
SHOPS & RETAILERS



ENTERTAINMENT & EVENTS



SHOPS, MALLS & MARKETS

73
HOTELS

165
BANKS

42
DAY CARES

129
PHARMACIES



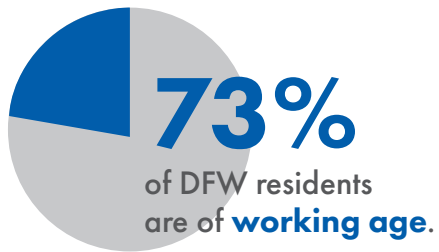
GYMS & BOUTIQUE FITNESS STUDIOS



DESTINATION RETAIL

DEMOGRAPHICS

IBP 190 is **centrally located** near many desirable neighborhoods - Plano, Frisco, Castle Hills & Bent Tree - that feature a diverse, educated and **highly skilled workforce**. Dallas is ranked #2 in Forbes Best Places for Business and Careers list.



Within 5 mile radius, **57% of workers** have a **college education**, with nearly 51% holding a bachelors or other advanced degree.

10 MILE RADIUS



Median Age:
37.1



Education of Bachelors
Degree or Higher
47%



Median HH Income:
\$84,137



Population in 2020:
1,237,675



Population in 2025:
1,367,293

(4.7% Projected Growth)

DFW METROPLEX



Median Age:
34.2



Education of Bachelors
Degree or Higher
34%



Median Income:
\$70,281



Population in 2020:
7,573,136



Population in 2025:
8,750,000

(15% Projected Growth)

SUSTAINABILITY

Billingsley Company is committed to building communities that will improve with time. We work hard to make our campuses as green as possible using **energy-saving** and **sustainable materials** and providing a variety of **recycling programs** to our tenants and residents.

100% Renewable Electricity

Daily Recycling Program

E-Waste & Battery Recycling

Construction Recycling

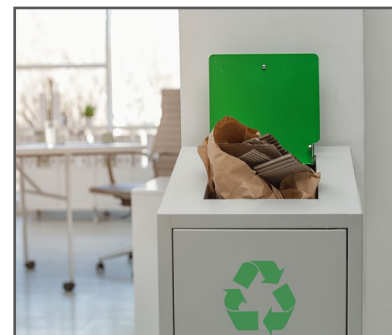
Water Conservation

Electric Car Charging Stations

Landscape Composting

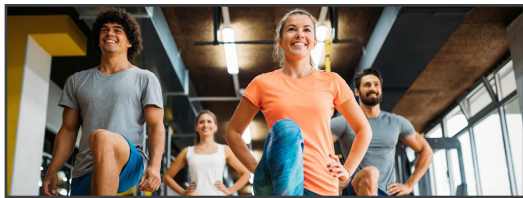
Green Janitorial Supplies

Shredding Events



MAKING SPACE FOR WELLNESS

Providing a **healthy** & **sustainable** work environment is our top priority. Our buildings are designed to meet industry wellness standards providing a community that enhances the lives of those who live or work in them.



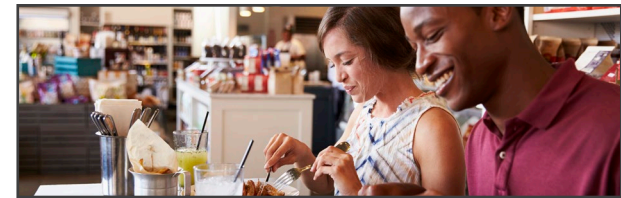
Movement

Promoting physical activity by offering a fitness center, weekly fitness classes, walking trails, and easy access to nearby sport courts.



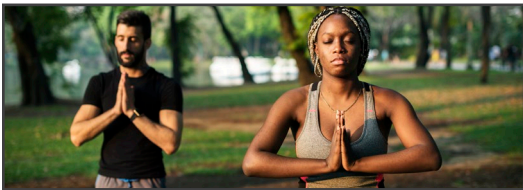
Air

Ensuring high quality indoor air with Merv-13 filtration system as well as access to fresh air spaces like parks, trails and open-air balconies.



Nourishment

Offering healthy food options through a carefully curated market, on-site food trucks and hundreds of restaurants nearby.



Mind

Dedicating spaces and programs for improving mental & emotional health such as weekly meditation and yoga classes.



Light, Water & Sound

Designing buildings with materials to create sound barriers, provide abundant natural light and include water filtration stations to deliver a healthy physical environment.



Community

Creating opportunities to socialize and connect through regularly scheduled events and spaces to gather in our parks, amenity lounge, lobbies and coffee bar.

ABOUT BILLINGSLEY

Billingsley Company is a Dallas-based development company whose expertise lies in developing raw land into thriving **mixed-use communities**. The quality of materials, thoughtfulness of public space, engagement with nature and the richness of amenities give longevity and vibrancy to our spaces that only get better with time.

Billingsley owns over 3,200 acres of land in DFW and in the past decade we have built over:

5+ million SF of office (41 buildings)

8,500 apartment homes

6+ million SF of industrial buildings

624,000 SF of retail



REPUTATION FOR QUALITY



SPEED TO MARKET



FLEXIBILITY FOR GROWTH



LONG-TERM OWNERSHIP



DEDICATED DEVELOPMENT TEAM



INTEGRITY & TRUST

IBP CAMPUS

IBP 190 is part of the established International Business Park, a 300 acre office park with 11 buildings and over 1,200,000 square feet of office space, 800 high-end apartments and 30,000 square feet of on-site retail and restaurants.



An aerial photograph of a suburban area. A white outline highlights a specific plot of land, which appears to be a mix of grass and dirt. The surrounding area includes residential neighborhoods with houses, commercial buildings, and parking lots. Major roads are visible, including the Dallas North Tollway and the Pres George Bush Turnpike. The overall scene is a mix of developed and undeveloped land.

FOR LEASING INFO:

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PRES GEORGE BUSH TURNPIKE

DALLAS NORTH TOLLWAY

BILLINGSLEY
COMPANY