



PALISADES CENTRAL

2426 NORTH CENTRAL EXPY | RICHARDSON TEXAS

BUILD TO SUIT
OPPORTUNITIES FOR
LEAD TENANTS

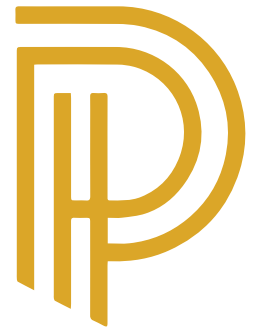
OFFICE SPACE FROM
75K RSF TO 1M RSF



PACIFIC OAK

Jones Lang LaSalle Brokerage, Inc.





PALISADES CENTRAL



HIGHLIGHTS & NEIGHBORHOOD



Signage and
naming rights



Fitness
Center



Conference
center



Outdoor
green space



Structured
Parking



On-site
Security



Convenient access
and prominent
signage along
Central Expressway



Minutes from
DART light
rail station

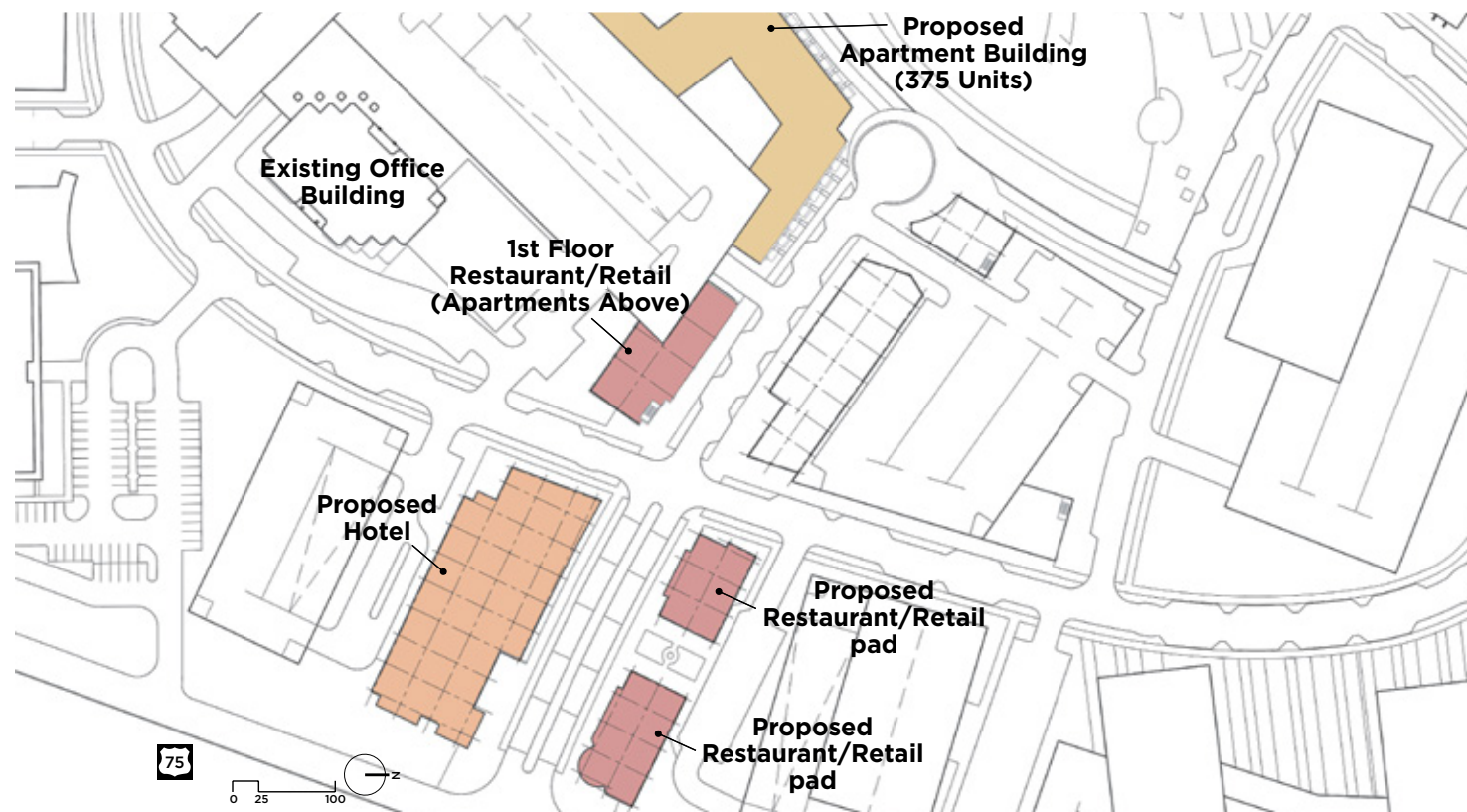


Surrounded by recreational
spaces: Prairie Creek Park, Crowley
Park, Sherrill Park Golf Course
and many more

PALISADES CENTRAL



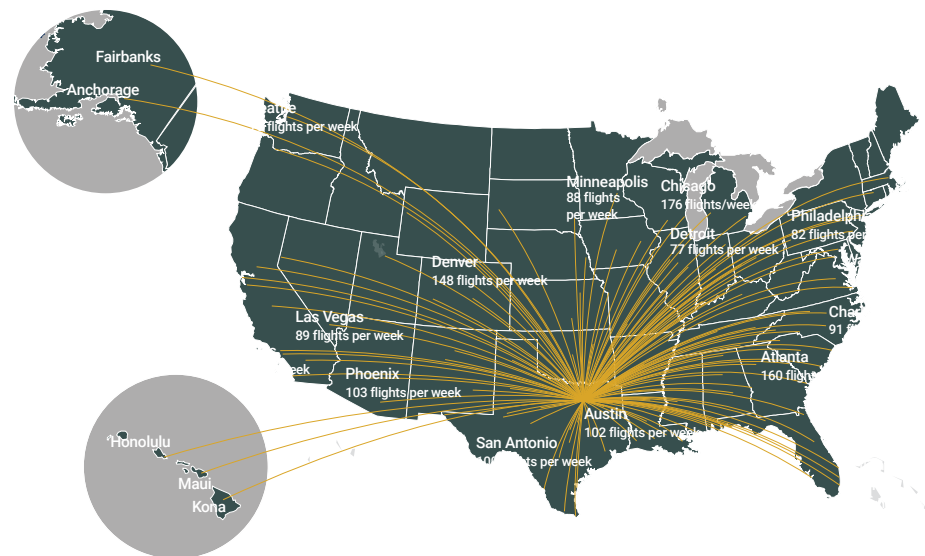
Residential High-Rise Resi Office Retail Hotel Parking Garage Exist. Office



DALLAS BY THE NUMBERS

- ① in total job growth
- ② largest state based on population
- ③ for number of patents received annually
- ⑥ largest tech talent pool nationally
- ⑥ in highest retention rate of higher education graduates who stay and work in the region
- ⑨ in world's largest economies, home to 20+ Fortune 500 companies

DFW Int'l Airport Domestic Destinations



WHY RICHARDSON?



COMMUNITY FAST FACTS



Only 15 minutes North of Downtown Dallas



A 30 Minutes drive from DFW International Airport & Dallas Love Field

ACCESS

DFW International Airport is 2nd largest airport in the US.

2ND LARGEST

Access to every major city in the continental U.S. within 4 hours.

SOUTHWEST AIRLINES

Dallas Love Field Airport is home to Southwest Airlines, the largest domestic airline in the country.

28 MAJOR HUBS

DFW International Airport cargo network connects the region to 28 major hubs around the world.

AFFORDABLE

No personal or corporate income tax.



Four DART light rail stations (plus the new silver line ready by late 2022)



Cost of Living 4% below the national average



Home to DFW's leading public research university; The University of Texas at Dallas



Over 10,000 apartments under development within a 2 mile radius



Known as the Telecom Corridor; home to the world's largest telecommunications companies



58% of the population hold a bachelor's degree or higher

FLIGHT TIME FROM DFW

New York, NY (NYC)	3 Hours 15 Minutes
San Diego, CA (SAN)	2 Hours 5 Minutes
Toronto, On, Canada (YTO)	2 Hour 50 Minutes
Mexico City, Mexico (MEX)	2 Hours 32 Minutes
Boston, MA (BOS)	3 Hours 50 Minutes
Seattle, Washington (SEA)	4 Hours 15 Minutes

AIRPORTS BY THE NUMBERS (2019)

	DFW Int'l Airport	Dallas Love Field
Daily Passengers	205,663	45,973
Total Passengers	75,066,956	16,780,158
International Passengers	9,578,478	231,879
Total Cargo (Metric Tons)	984,850	-
Travel time from Dallas	-	11 minutes

LOCAL AMENITIES

- ① UT Dallas
- ② Texas Instruments
- ③ Drury Inn & Suites
- ④ State Farm
- ⑤ Whole Foods
- ⑥ Raytheon
- ⑦ Cisco
- ⑧ Blue Cross Blue Shield
- ⑨ HCSC
- ⑩ Renaissance Hotel
- ⑪ Raytheon
- ⑫ Texas Capital Bank
- ⑬ AT&T Lakeside Office
- ⑭ Hampton Inn & Suites
- ⑮ Element
- ⑯ Geico
- ⑰ Richardson Plaza: Altitude, First Watch, McDonalds, Velvet Taco, Uptown Cheapskate
- ⑱ Hilton
- ⑲ Texans Credit Union
- ⑳ BB&T
- A The Alexan & Axis
110 Apartments/600+ units
- B Vantage at Spring Creek and Reserve at Spring Creek Apartments
- C Galatyn Station Apartments
285 Units
- D Cue Galatyn Station Apartments
373 Units
- E Jefferson Galatyn Park
379 Units
- F East Atrium

TELECOM CORRIDOR



PROPERTY & NEIGHBORHOOD HIGHLIGHTS

- ① Chick-fil-A, El Fenix, Genghis Grill, Hooters, IHOP, Jason's Deli, Jo-Ann Fabrics & Crafts, Marshalls, McAlister's Deli, Men's Wearhouse, Music & Arts, Office Depot, Olive Garden, Panera Bread, PGA Tour Superstore, Total Wine & More, Ulta Beauty
- ② Starbucks, Tom Thumb, Wendy's
- ③ Texas Instruments
- ④ Char'd: Southeast Asian Kitchen, CityLine, Coolgreens, Dangki: Fusion, Edith's French Bistro, Edoko Sushi & Robata, Fernando's Mexican Cuisine, Good Union Urban BBQ, Jasper's, Mint Dentistry, MooYah, Red Mango, State Farm, Tricky Fish
- ⑤ Chick-fil-A, CVS Pharmacy, Fish City Grill, Hollywood Feed, Luna Grill, Me Massage Envy, Modern Market, Pei Wei, Piada Italian Street Food, Smash Burger, Starbucks, Super Chix, Tri Tip Grill, Whole Foods Market
- ⑥ Burger King, Cisco, Jersey Mike's Subs, Liberty Burger, McDonalds, PGBT Toll Booth, Raytheon, Rooster Town Waffery, Silver Fox, Sweetwaters, Two For The Money BBQ
- ⑦ Porta di Roma
CiCi's Pizza, CVS Pharmacy, Dollar General, Fuzzy's Taco Shop, Natural Grocers, Pizza Hut, Subway
- ⑧ Asian Mint, Cava, Chick-fil-A, Dimassi's, First Watch, Freebird World Burrito, Gold's Gym, I Fratelli Pizza, Smoothie King, Snappy Salads, Spin! Pizza, The Great Outdoors Sub Shop, Torchy's Tacos
- ⑨ AMF Bowling, Ali Baba, Altitude, Burning Rice, Café Brazil, Kung Fu Tea, Palapas, Taco Cabana
- ⑩ 24hr Fitness, Bawarchi Biryani, BB&T, BBVA Compass, Chase, Chiloso Mexican Bistro, Frost, Hilton, Jersey Mike's Subs, Panera Bread, Russo's Coal Fired Italian Kitchen, Sport Clips Haircuts, T Mobile, Texans Credit Union, The Wing'd Nut, Tiff's Treats, Twisted Root Burger Co, Urban Eatz, Wendy's, Yoshi Shabu Shabu, Yumilicious
- ⑪ Amegy Bank, Bank of Texas, Burger King, Chipolte Mexican Grill, East West Bank, Floyd's Barbershop, Jimmy John's Sandwiches, Starbucks, Yumilicious
- ⑫ Sonic, Walgreen's
- ⑬ Kroger, McDonald's, Pizza Hut



FOR MORE INFORMATION

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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.

11-2-2015



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.

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.

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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Designated Broker of Firm	License No.	Email	Phone
	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Daryl Mullin	319784	daryl.mullin@jll.com	214-438-6388
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date