

AUSTIN RANCH



[AUSTINRANCH.COM](https://austinranch.com)

THE OFFICES OF AUSTIN RANCH

Austin Ranch is a mixed-use development with walkable retail, corporate campuses and luxury residences located in the Dallas area's fastest growing submarket.

Set on over 1700 acres of picturesque rolling Texas hills, Austin Ranch offers multiple sites for office campuses ranging from 100,000 to over 2 million square feet in a dynamic, amenity-rich environment.



**INTEGRATE
WITH NATURE**



**BUILD TO SUIT
MIXED-USE CAMPUS**



**UNBEATABLE
LOCATION**



**AMPLE
AMENITIES**



**EXCELLENT
EMPLOYEE BASE**



THE OFFICES OF AUSTIN RANCH

1700 acres of **natural beauty** and **rolling vistas** reminiscent of the Texas hill country.

Parks and **outdoor meeting spaces** with **Wi-Fi, games, grills** and **more**.

Hike and **bike trails** connected to **on-site retail** and the **Arbor Hills** nature preserve.

Diverse employee base from **entry level graduates** to **highly educated executives** and everything in between.

Join a **mixed-use campus** that is home to Amerisource Bergen, Edward Don, Orthofix, Pizza Inn, Sanyo, Sysco Foods and more.

Neighboring over **50 million sf** of corporate headquarters and retail at **Grandscape** and **Legacy West**.

Steps from **on-site** and **nearby retail** and **amenities** including hundreds of **restaurants, service retail, dog park,** and **more**.

Abundant housing options from **luxury apartments** to bustling **single-family neighborhoods**.

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

THE OPPORTUNITY



64 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

Amenity buildings with **tenant lounge** and **curated market**

Structured & surface parking - ratio can vary to meet clients needs

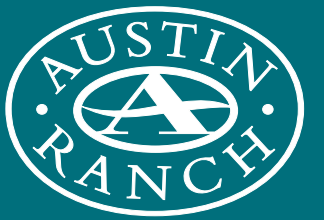
100 seat **conference center & fitness center** with locker rooms

2 acre park on-site with outdoor meeting areas and Wi-Fi

Flexible design inspired from the ground up

Fully designed plans **available for immediate kick-off**

THE SITE



EASY ACCESSIBILITY

Quick access to SH-121 and Dallas N Tollway

120,000 SF - 1 MILLION SF

Customizable building options with room for expansion

5-6:1,000 PARKING

Flexible parking ratios with structured and surface available

SCENIC VISTAS

Overlooking park and nature preserve with walking trails

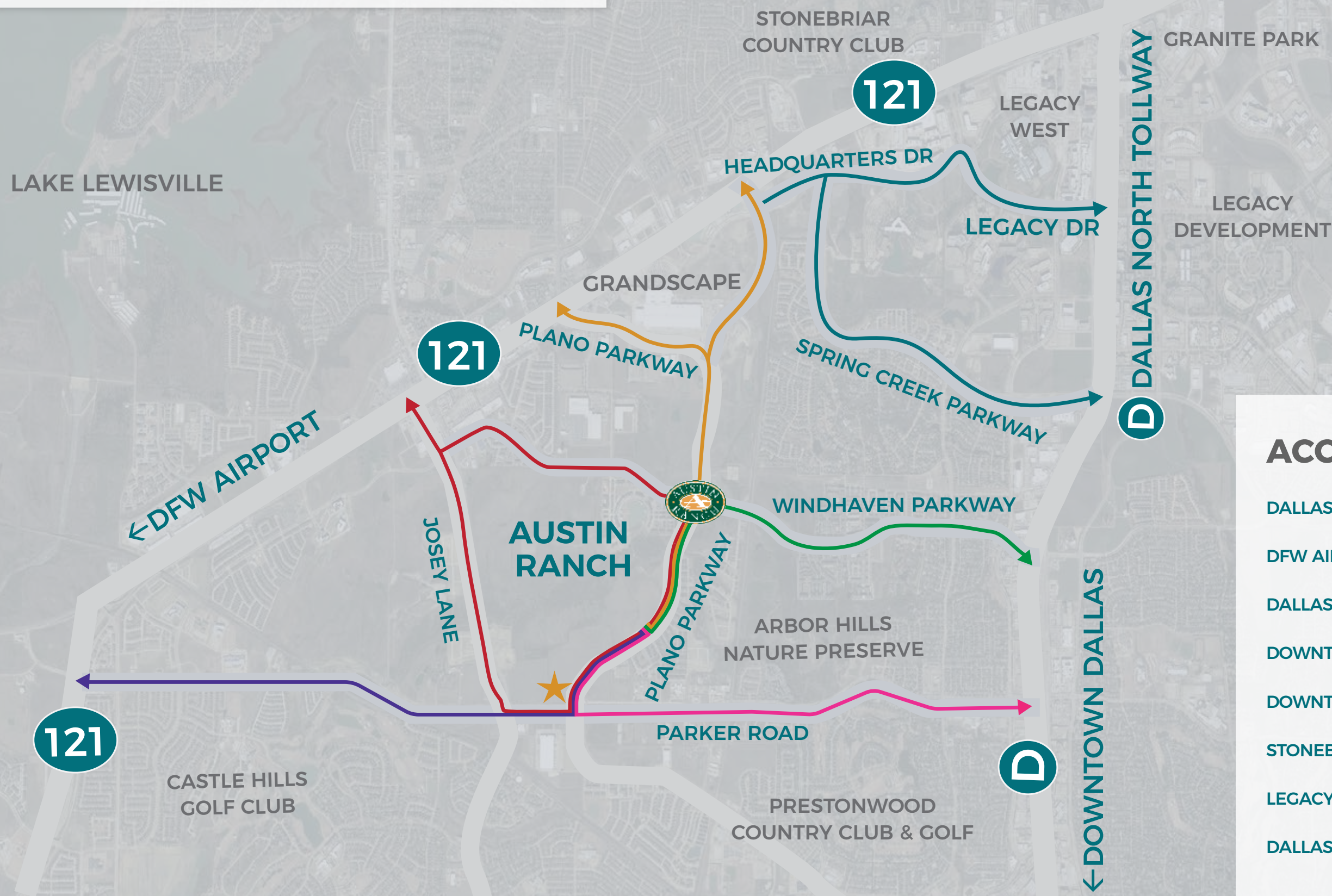
3.9 MILLION SF RETAIL

Adjacent to Grandscape and 80,000 sf on-site retail nearby

ON-SITE AMENITIES

Park + Amphitheater + Fitness Center + Conference Center +
Amenity Lounge + Coffee Bar + Curated Market Grocery +
Weekly Fitness Classes + Tenant Events + Food Trucks + More

- 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

Current Office/Dist Center

Future Office

Retail

Multi-Family

Highway Access

JP MORGAN
HQ

FEDEX
OFFICE
HQ

TOYOTA
HQ

LIBERTY
MUTUAL
HQ

LEGACY DRIVE

FRITO
LAY HQ

PIZZA
HUT HQ

LEGACY
WEST

LEGACY

HIGHWAY 121

TO DFW AIRPORT

SPRING CREEK PARKWAY

JOSEY LANE

FUTURE
LISD
SITE

AUSTIN
RANCH

THE SHACKS &
BOATHOUSE RETAIL

WINDHAVEN PARKWAY

ARBOR HILLS
NATURE PRESERVE

DALLAS NORTH TOLLWAY

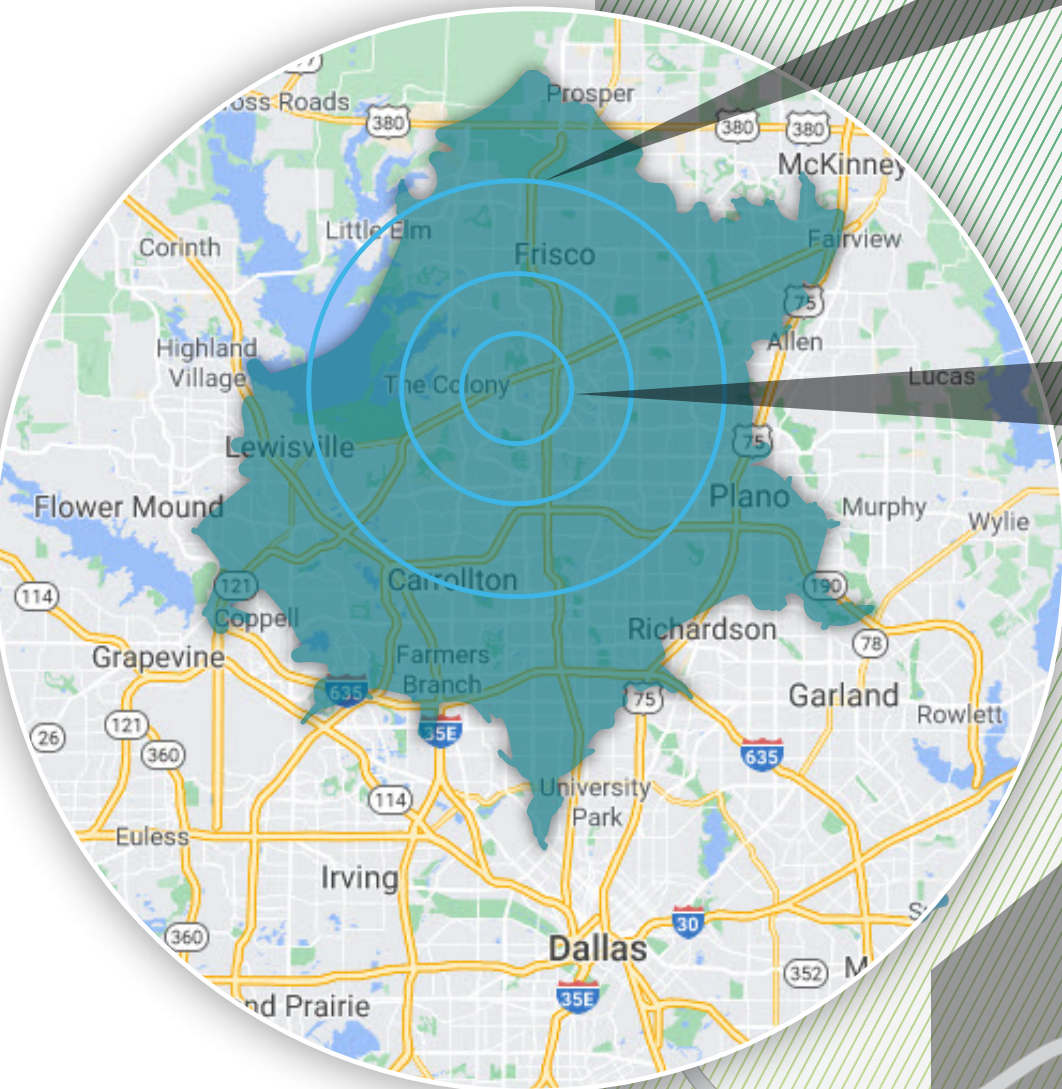
THE SITE

64 ACRES
UP TO 1 MILLION SF

TO DFW
AIRPORT

PARKER ROAD

THE REGION



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	\$354,828	\$348,203	\$343,653
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

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.

DFW
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**

DALLAS LOVE FIELD

CORPORATE NEIGHBORS



TOYOTA



CAPITAL ONE



FEDEX OFFICE



JP MORGAN



LIBERTY MUTUAL



DR PEPPER/KEURIG



FRITO LAY



AMERISOURCE BERGEN



MCAFEE



ERICSSON



LEGACY



PIZZA HUT



PIZZA INN



ORTHOFIX



EDWARD DON



GRANDSCAPE



GRANITE PARK



LEGACY WEST

ADDITIONAL HEADQUARTERS NEARBY:

Alliance Data, Ameriplan, At&T Wireless, Beal Bank, Computer Associates, Pepsi Co, Eds, Countrywide Home Loans, Crossmark, Denbury Resources, Cinemark, Ge Healthcare, Intuit Inc., Legacy Bank Of Texas, Lifecare, Oracle, Rent-A-Center, Sanyo Energy, Advanced Neuromodulation Systems, Southwest Corporate Federal Credit Union

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

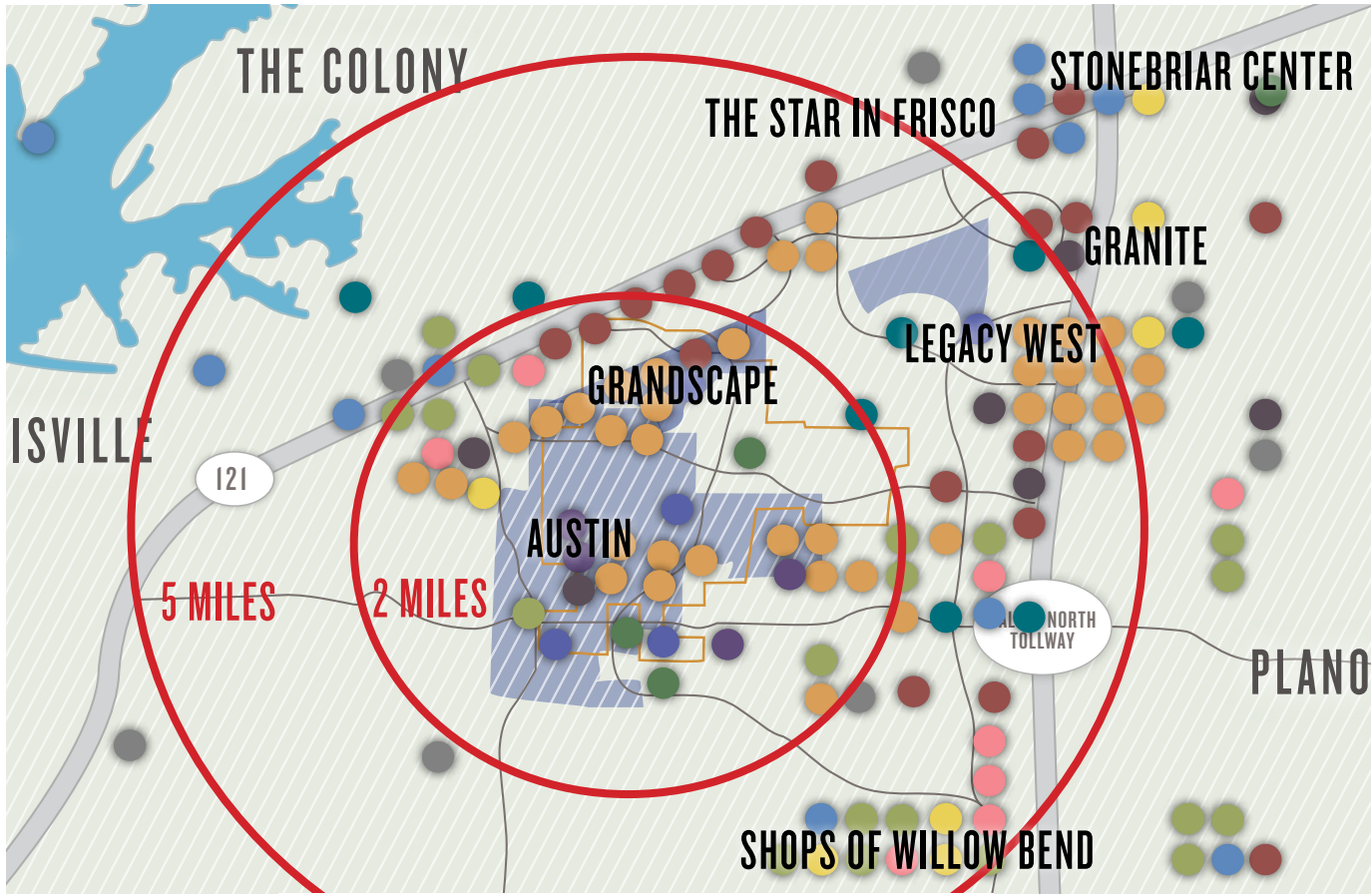
FOOD & DINING

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



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 Teichi 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

AMPLE AMENITIES

PROMOTES A HEALTHY WORK-LIFE BALANCE



FUTURE OUTDOOR AMPHITHEATER



PAVED & UNPAVED WALKING TRAILS



LARGE CONFERENCE CENTER



OUTDOOR FITNESS CLASSES



TENANT EVENTS



FITNESS CENTER



PARKS WITH WI-FI, GRILLS & MEETING SPACES

MULTI-FAMILY RESIDENTIAL

TENANT EMPLOYEE SPECIALS & DISCOUNTS AVAILABLE

THE BOAT HOUSE

— AUSTIN RANCH —

H
THE
HUDSON



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

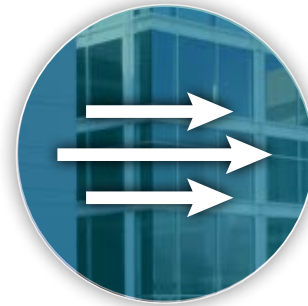


BILLINGSLEY'S BUILD TO SUIT CAPABILITIES

Billingsley Company is a locally-based development company specializing in mixed-use, master-planned communities built with the integrity of long-term owners and the understanding of real estate trends and how they fit in our community. In the past decade we have built over 41 office buildings (5+ million SF), 3+ million SF of industrial buildings, 8,500 apartments, and 624,000 SF of retail.



A Personal Approach & Custom Solutions That Meet Each Client's Unique Needs



Fast track capabilities based on communication with our clients.



Access to our national network of industry professionals who have earned our trust.



Outstanding quality from start to finish.

BUILD TO SUIT TEAM EXPERTISE

We can offer turnkey and lease-back options, and thanks to our size and financial strength, we can provide start-to-finish solutions where needed, from development and equity on the front end to ongoing property management. Whatever your needs, our team has the expertise to execute projects of any size and complexity.

Design and Development | Project and Construction Management | Property and Asset Management

REPUTATION FOR EXCELLENCE

As long-term owners of real estate, we are committed to achieving your objectives while maintaining the standards of excellence we have set in the industry.

SPEED TO MARKET

Billingsley's control of over 4,000 acres of land can significantly accelerate the development process. To the same end, the depth of our market knowledge of alternative land sites will also expedite the land acquisition process. In many cases we are familiar with and have analyzed and researched land sites in the market as potential investment opportunities.

FINANCIAL STABILITY

We do not seek equity partners, do not have an executive committee, and rarely participate in joint venture deals, which eliminates time lag when it comes to decision making.

DEDICATED DEVELOPMENT TEAM

Our compact team of decision makers are involved in every aspect of predevelopment through property management, giving you a dedicated partner in the development process.



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