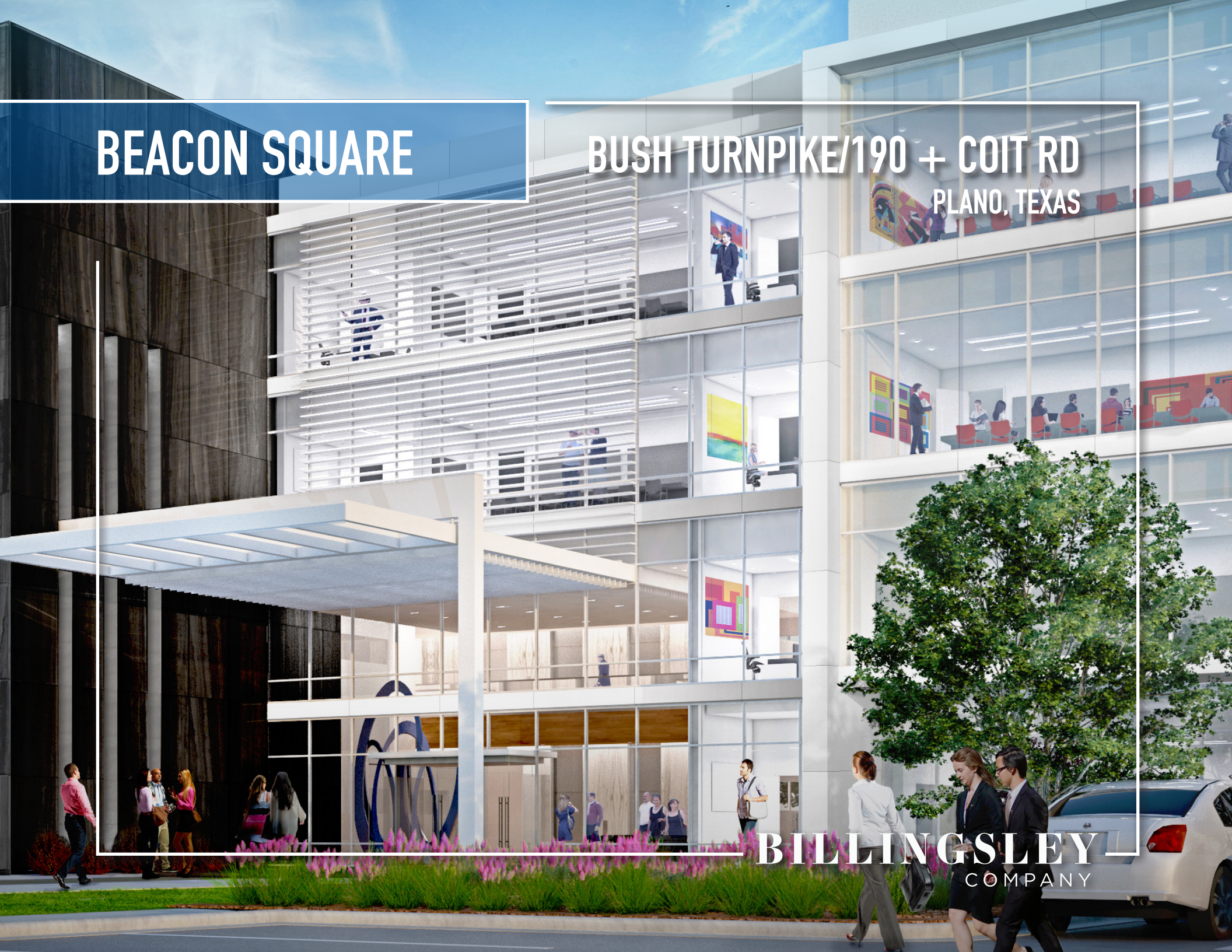


BEACON SQUARE

BUSH TURNPIKE/190 + COIT RD
PLANO, TEXAS

BILLINGSLEY
COMPANY





LOCATION

Beacon Square is centrally located on the north side of President George Bush Turnpike. It's only a 5 minute drive 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.

Immediate access to **SH 190** makes this campus perfect for a corporate office.



Miles from	Minutes from Beacon Square
4 miles	5 min: Dallas North Tollway
4 miles	6 min: Intersection of US 75 & Bush Turnpike (SH 190)
9 miles	15 min: Intersection of SH 121 & Dallas North Tollway
14 miles	18 min: Intersection of 121 & US 75
17 miles	20 min: Lovefield Airport
19 miles	23 min: Downtown Dallas
22 miles	26 min: DFW Air Port



THE CAMPUS

Designed with today's workforce in mind, Beacon Square is an energizing and **dynamic office campus** located in a **mixed-use** environment that offers unparalleled convenience. Centrally located on SH-190/George Bush Turnpike, it's just 15 minutes away from both DFW Airport and Downtown Dallas, and near some of North Dallas' most popular suburbs like **Plano, Frisco, and Richardson.**

Blending corporate life, retail, luxury residences and nature, the campus will feature artful landscape design with several **parks**, walking **trails**, a fully equipped **fitness center** and conference centers. Next door are numerous popular **restaurants and retail** offering quick lunch options. Beacon Square will be a community in which people can work & live vibrant and well-connected lives for years to come.



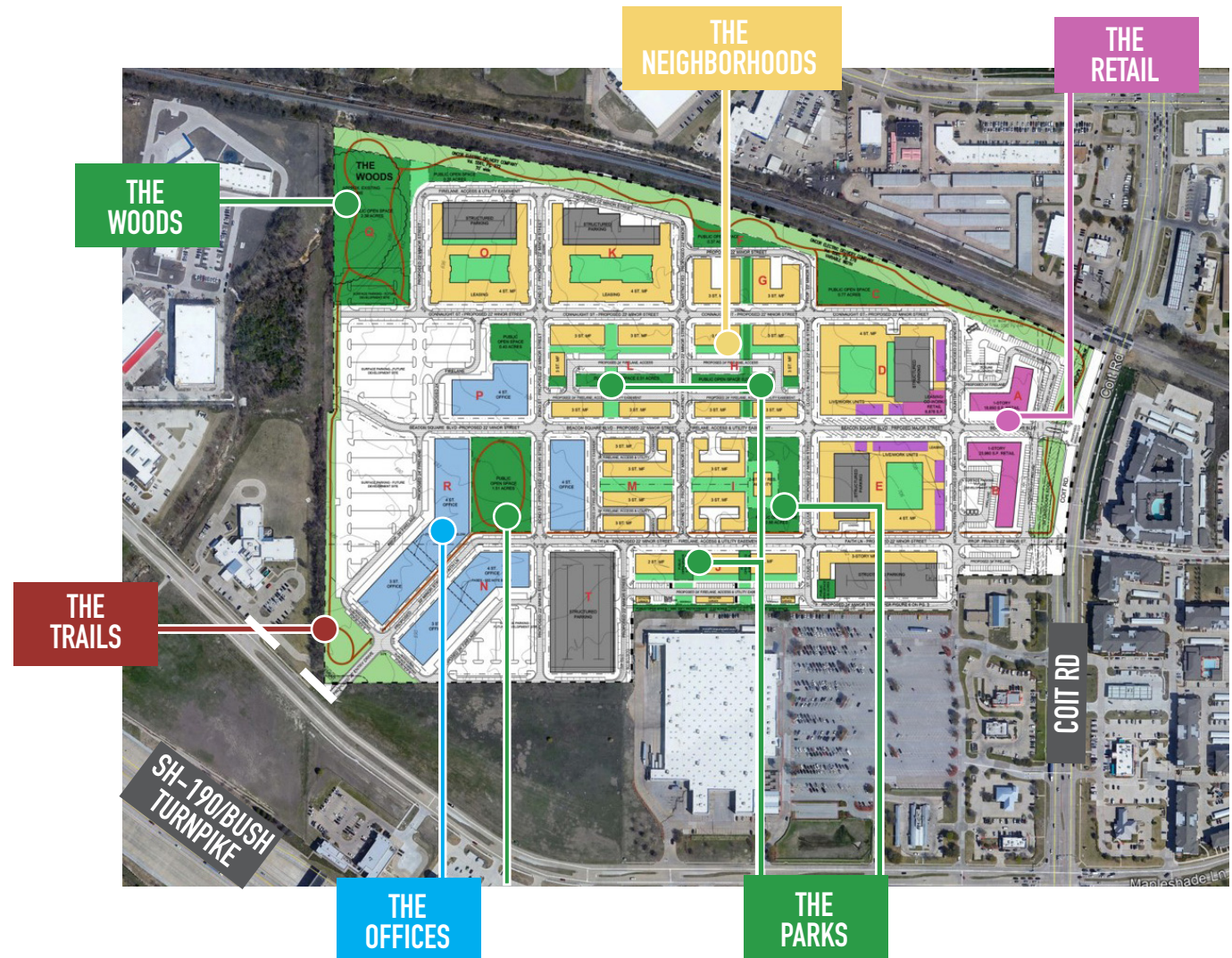
MASTER PLAN

OPPORTUNITY

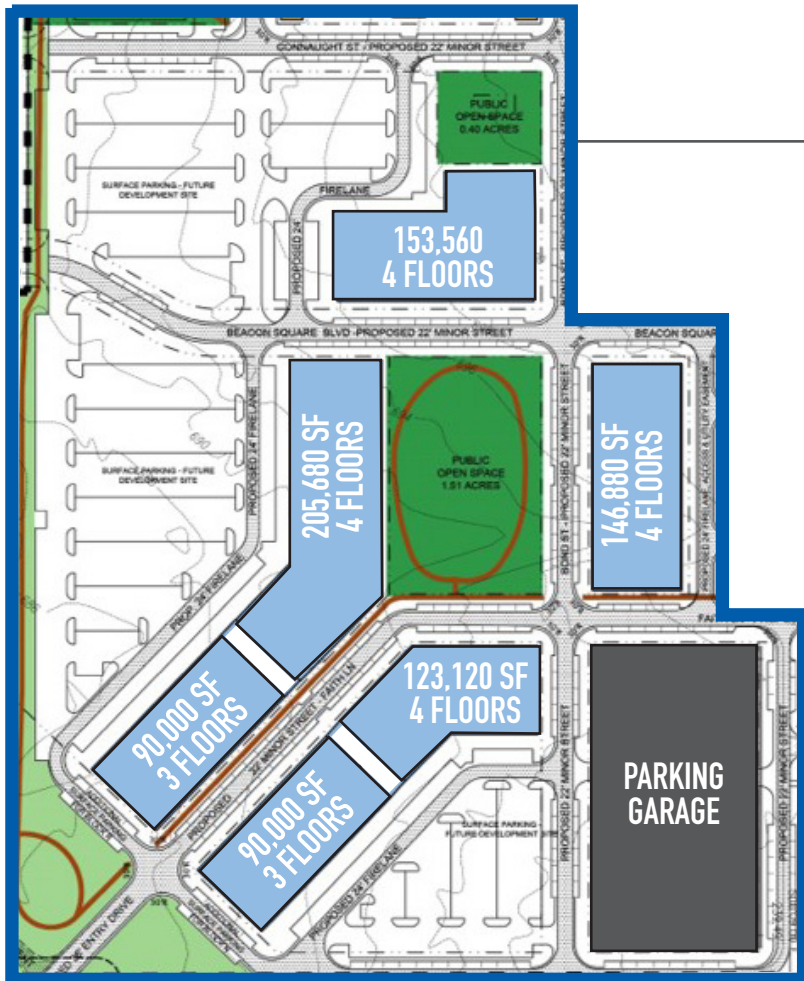
- 809,240 SF of Future Office
- Great Campus Setting on Park
- Top-of-Building Signage
- Superb Amenity Base
- True Mixed-Use Environment with Retail & Housing Within Walking Distance

ACCESS

- Unbeatable Access
- Visibility to SH 190
- Top-of-Building Signage Opportunities with Exposure to SH 190
- Exceptional On-Site & Nearby Retail
- Central Location Just Minutes from DFW Airport, Plano, Frisco, and Downtown Dallas



SITE OVERVIEW



- 83 Acre Mixed-Use Development
- Custom Build To Suit Sites
- Overlooks 1 Acre Park
- Room for Expansion
- Signage with Excellent Freeway Visibility
- 5.5/1,000 Structured & Surface Parking
- Miles of Walking Trails



OFFICE CAMPUS



MULTI-FAMILY



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
- 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 in Lobby

INDOOR & OUTDOOR ENTERTAINING AREAS

- Several Parks On-Site
- Paved Walking Trails
- Outdoor Seating With Grills, Games, Fire Pits & More
- Free Wi-Fi In Common Areas & Outdoor Spaces
- Art And Sculpture Throughout Campus



RETAIL

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

1,042
RESTAURANTS



445
SHOPS & RETAILERS

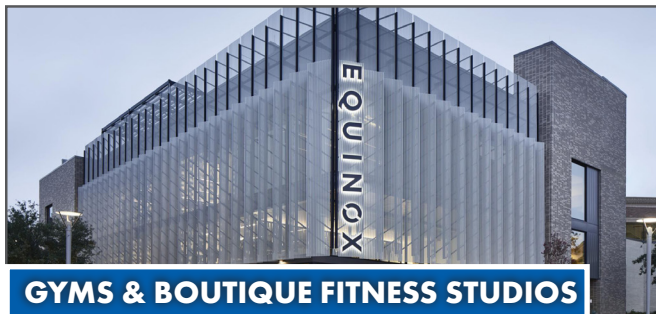


73
HOTELS

165
BANKS

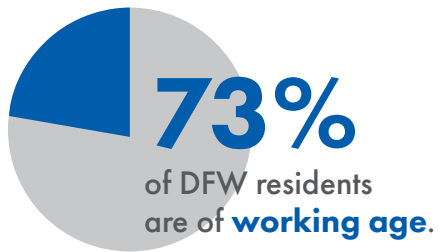
42
DAY CARES

129
PHARMACIES



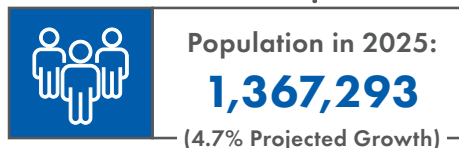
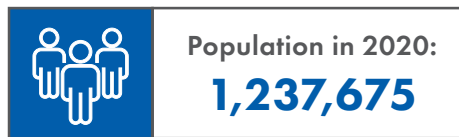
DEMOGRAPHICS

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.

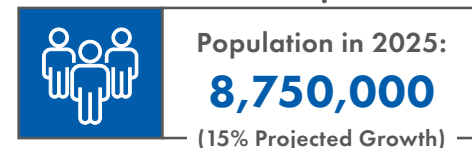
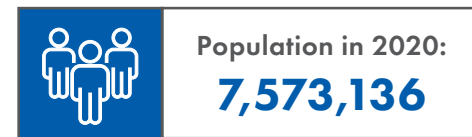
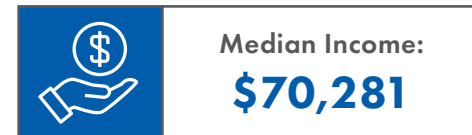


Within 5 mile radius, **57% of workers** have a **college education**, with nearly 51% holding a bachelors or other advanced degree.

10 MILE RADIUS



DFW METROPLEX



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

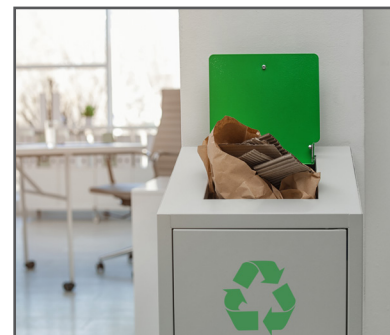
Water Conservation

Electric Car Charging Stations

Landscape Composting

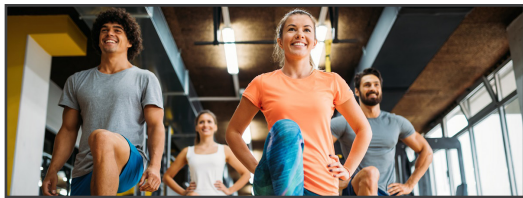
Green Janitorial Supplies

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.



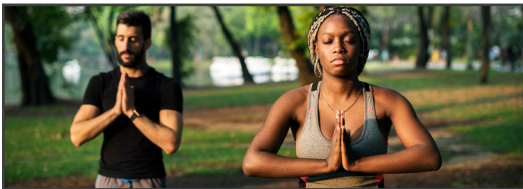
Air

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 & 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

FOR LEASING INFO:

MARIJKE LANTZ | 214.270.0970

LUCY BURNS | 214.270.0998

SH-190/PRES GEORGE BUSH TURNPIKE

COIT RD

BILLINGSLEY
COMPANY

