

Legacy Business Park

5560 Tennyson Parkway | Plano , TX 75024

Offering Memorandum



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Why Legacy Business Park

An exceptional opportunity to invest in arguably the highest growth submarket in the United States.

Legacy Business Park is positioned in Dallas' primary growth corridor, offering a premier suburban location with strong barriers to entry. Surrounded by world-class shopping, dining, hotels, and country clubs, it sits within a top-performing submarket known for high occupancy, strong tenant demand, and rising rents. With immediate access to the Dallas North Tollway, Sam Rayburn Tollway, and DFW Airport, the area boasts superior infrastructure and connectivity. Legacy Business Park attracts blue-chip corporations and is a preferred Aeducated, skilled labor pool—all within a dynamic 24/7 live-work-play environment.





AT&T Announces New Global Headquarters in Plano

PLANO, Texas — AT&T Inc. today announced plans to establish a new global headquarters at a newly redeveloped 54-acre corporate campus in Plano’s Legacy business district. The move marks a major strategic consolidation of the company’s North Texas operations and reflects AT&T’s long-term commitment to modernizing its workplace and strengthening its regional presence.

A Modern Campus for AT&T’s Future

The new headquarters, located at **5400 Legacy Drive** and directly across Tennyson Parkway from Legacy Business Park, will bring together employees currently spread across multiple Dallas–Fort Worth locations. The campus—formerly part of the Electronic Data Systems (EDS) property—will be redesigned to support collaboration, innovation, and operational efficiency.

Key Highlights

Consolidation of Operations: AT&T will unify its Dallas, Plano, and Irving administrative offices into a single headquarters location.

Employee Transition: Approximately **6,000 employees** currently based in downtown Dallas will relocate to the new campus.

Timeline: Initial occupancy is expected in the second half of 2028, following redevelopment and construction phases.

Strategic Rationale: The move follows nearly a year of internal evaluation aimed at optimizing real estate, reducing long-term costs, and creating a more cohesive corporate environment.

Leadership Perspective

AT&T CEO John Stankey informed employees of the decision, emphasizing that the new headquarters will provide a more efficient, future-ready environment designed to support the company’s evolving business needs.

Community and Economic Impact

The City of Plano has approved rezoning to support the redevelopment, integrating the site into the broader Texas Research Quarter, an emerging innovation district. Local officials have welcomed the investment as a significant economic catalyst for the region.

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See VDR for Argus and Excel Files

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Market Overview



1.

Building Overview



Building Overview

THE OPPORTUNITY

Positioned to capture strong Legacy tenant demand, 5560 Tennyson Pkwy is a desired location for tenants seeking quality product, in a recently renovated building. Entirely renovated in 2017, 5560 Tennyson benefits from the thriving Legacy office submarket.

As the Dallas area continues its rapid expansion northward, Legacy has become the direct beneficiary with **excellent housing options, award-winning public schools,** and the top choice for **corporate headquarters** such as **JP Morgan Chase, Toyota, Northwestern Mutual, Capital One Finance, Bank of America, Pepsi Co, Frito-Lay,** and many more.

Additionally, 5560 Tennyson is easily accessible along the **most efficient north-south artery in DFW, The Dallas North Tollway.** This coveted location features ease of access to numerous restaurant and retail options and wellness centers, as well as proximity to **premium golf courses, Legacy West, Baylor Scott & White Hospital** and Texas Scottish Rite Hospital, as well as premier housing, all providing mutual benefits to 5560 Tennyson.

5560 TENNYSON STORY

- Year Built: Entirely rebuilt/renovated 2017 (nee, 1998)
- Net Rentable Area: 73,296 RSF
- Occupancy: 93% (Fully Stabilized, see Rent Roll)
- Modern Class B+ Two-Story Office Building
 - First Floor: 37,661 RSF
 - Second Floor: 35,635 RSF
- Site Size: 4.8 Acres
- Parking Ratio: 3.5:1,000 SF (Surface)
- **Prime Location** on East Side of Dallas North Tollway, Just South of Legacy Drive
- Approximately 21.8 Miles Northeast of DFW International Airport
- Approximately 20 Miles North of Downtown Dallas in the Hottest New Office, Retail & Residential Live/Work/Play Sector in Texas
- The WALT is expected to **exceed 5 years**
- **Major Tenants** Include:
 - o Berkshire Hathaway (Ebby Halliday Headquarters)
 - o Hesse³ | Blythe | Carns

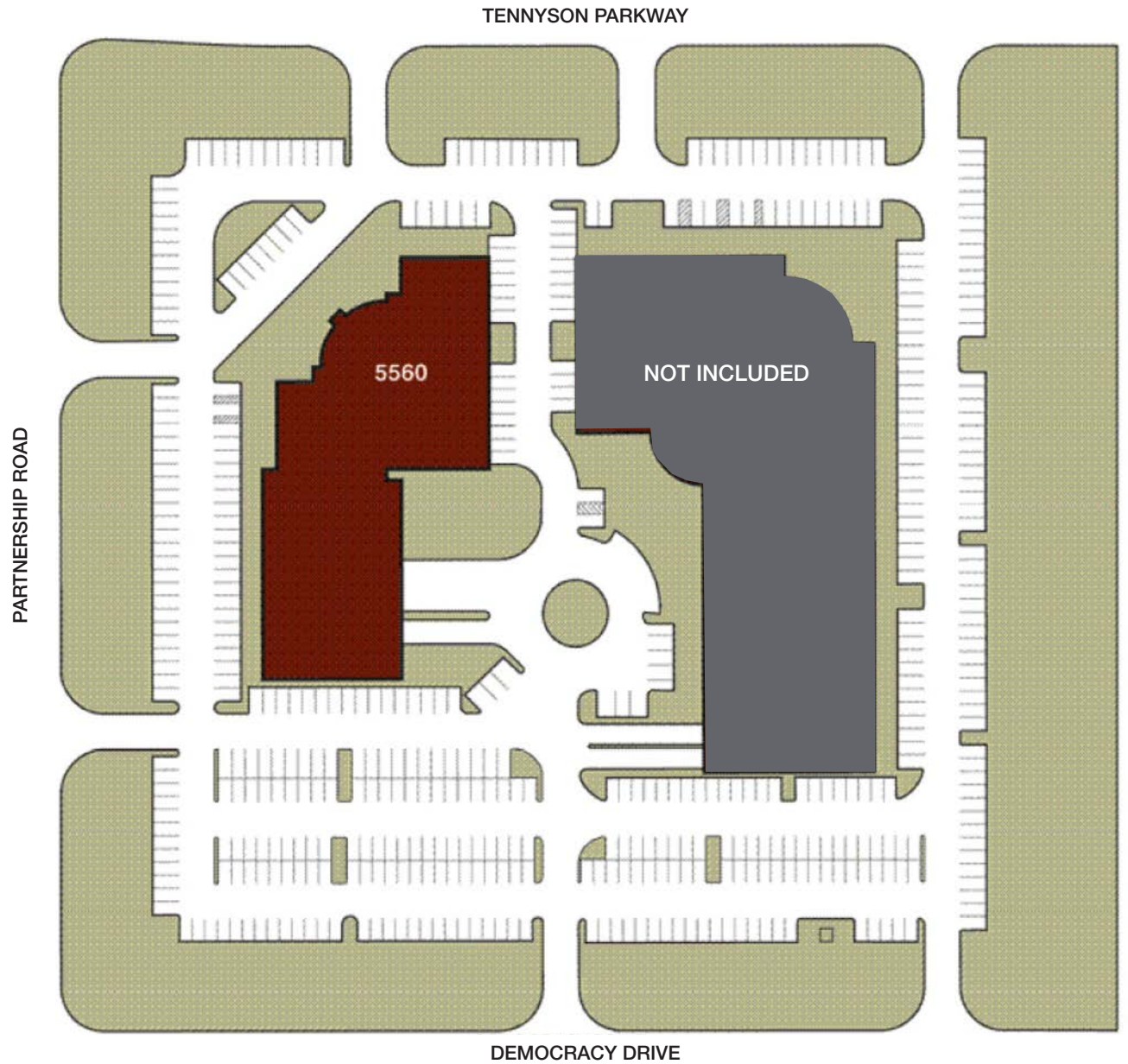


Site Plan

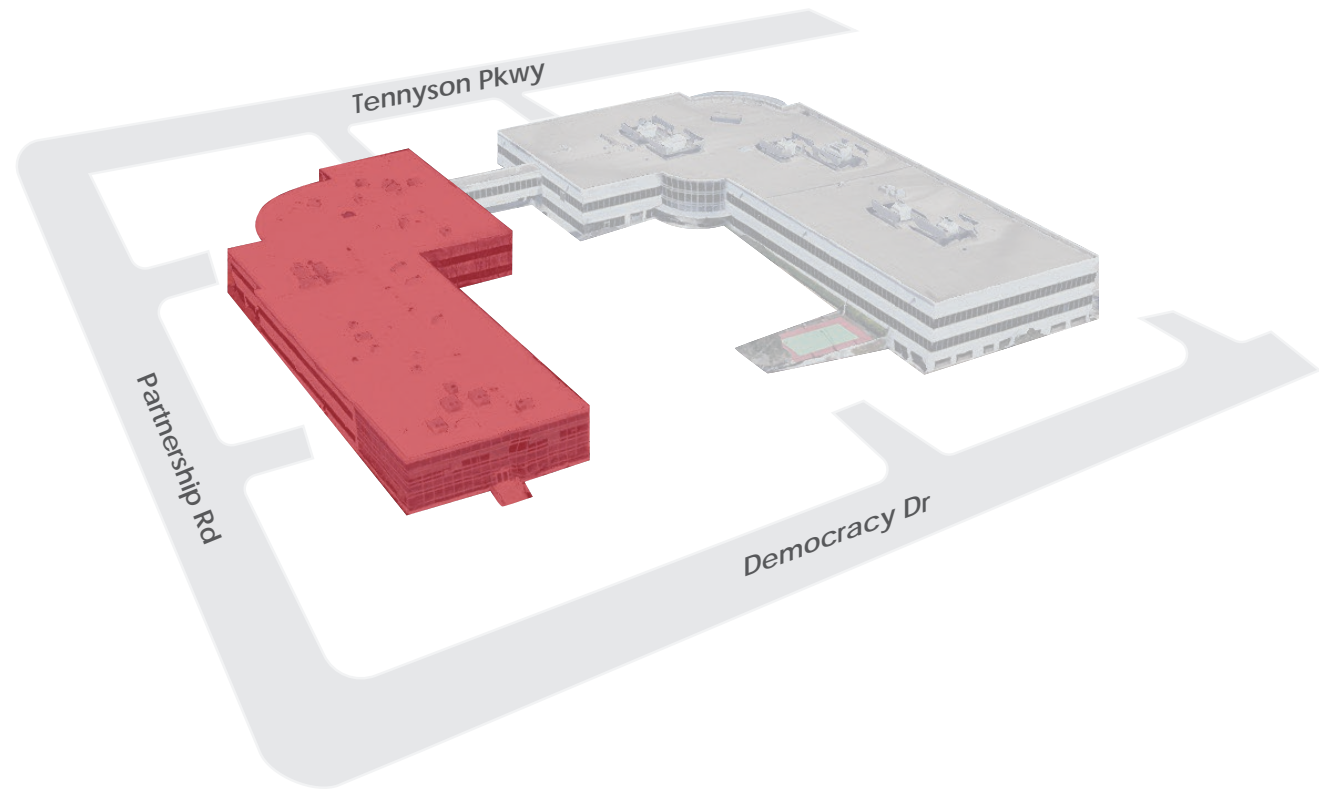
Property Address

5560 Tennyson Parkway
Plano, Texas 75024

4.8 ACRES



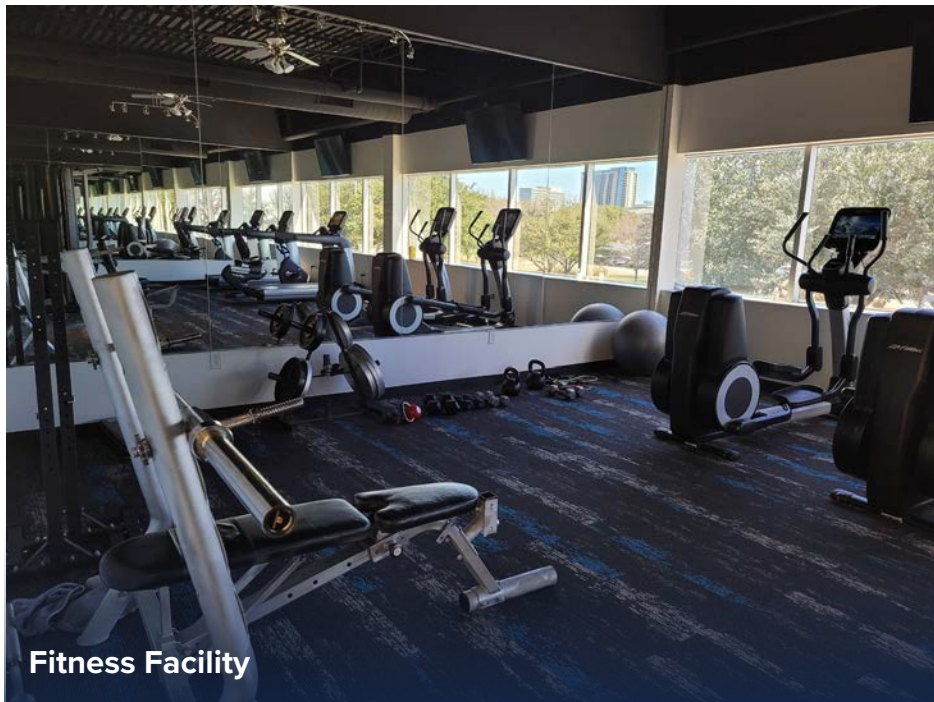
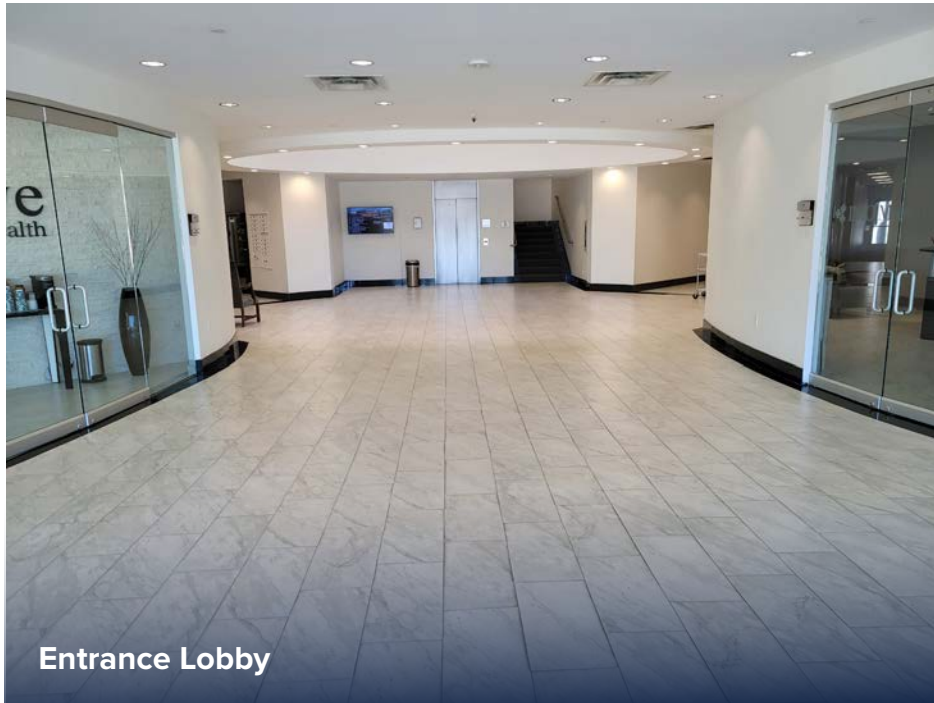
Stacking



Floor 2	SUITE 250 Hesse³ Blythe Carns 8,250 SF	SUITE 280 LineQuest 5,125 SF	SUITE 210 Southwest LTC, LTD 9,470 SF	SUITE 201 The Lending partners (Prosperity Mortgage) 13,213 SF
Floor 1	SUITE 110 Injury Management Org., Inc 9,440 SF	SUITE 120 Thrive Integrated Health, PLLC 2,865 SF	SUITE 130 Wells Fargo 2,260 SF	SUITE 100 Ebby Halliday 18,790 SF

(All SF are usable figures)

Common Spaces



Tenant Spaces



Building Specs

1. PARKING

3.50 spaces per 1,000 square feet (Surface)

2. EXTERIOR / FACADE

Steel reinforced concrete and half height window walls. The south end of the building is constructed with full-height window-walls in aluminum extrusions.

3. ROOF SYSTEMS

The roof is a flat, single-ply thermoplastic polyolefin (TPO) membrane, drained by internal drains positively connected to the storm drainage system, and overflow scuppers that drain to the pavement below. A 20-year roof warranty is in place.

4. DOORS AND WINDOWS

Windows are fixed, double-pane, non-operable units and entry doors are glass in metal frames. Service doors are metal doors in metal frames.

5. HVAC

Heating and cooling is primarily provided by roof-top mounted package units of various size and age.

6. FIRE AND LIFE SAFETY SYSTEMS

The Property is 100% served by fire sprinklers, and a central fire alarm system is employed, in concert with the sprinkler system. Fire extinguishers are located throughout the building.

7. SECURITY

Key card access after hours.

8. ELEVATORS

There are two elevators in the building. One Kone 2,000 pound limit elevator and one OTIS 2,500 pound limit elevator.

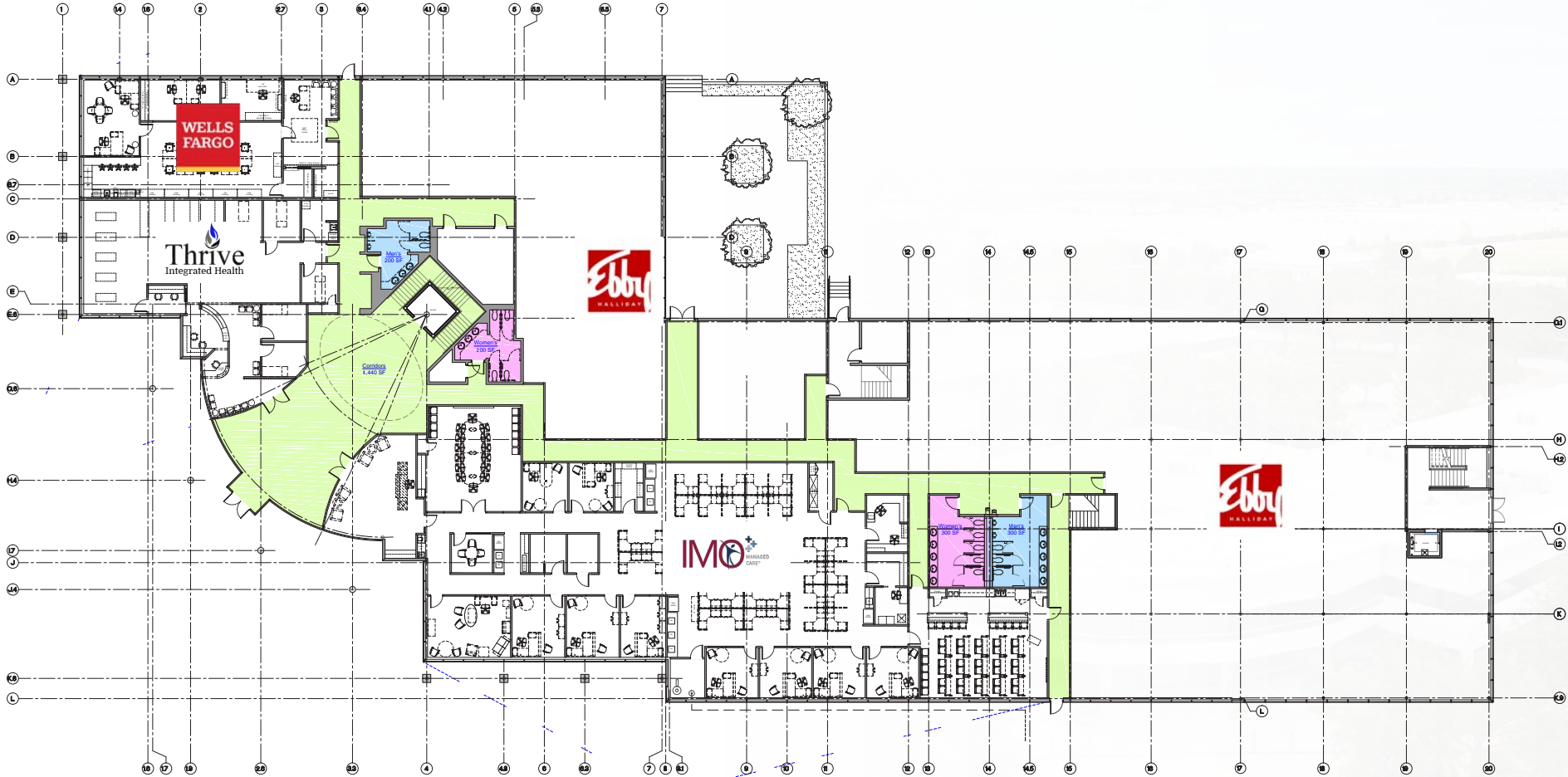
9. INTERIOR LIGHTING

Please see pictures on Page 14. All common areas are newly equipped with compact fluorescent lighting. All tenant suites are newly equipped with reflective 2x2 fluorescent ceiling lighting.

10. FITNESS CENTER

Outfitted with exercise equipment and free weights, connected showers, and restrooms.

Floor Plan | 1st Floor



Floor Plan | 2nd Floor



2.

Financial Analysis (Proforma)

* See VDR for Full Financial Analysis including Argus and Excel files.

Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
<u>12/1/2025</u>	<u>12/1/2026</u>	<u>12/1/2027</u>	<u>12/1/2028</u>	<u>12/1/2029</u>	<u>12/1/2030</u>	<u>12/1/2031</u>	<u>12/1/2032</u>	<u>12/1/2033</u>	<u>12/1/2034</u>
100.0%	100.0%	85.7%	100.0%	100.0%	95.1%	97.5%	56.7%	93.1%	96.0%
\$1,907,131	\$1,963,525	\$1,748,651	\$2,080,493	\$2,142,430	\$2,102,992	\$2,216,190	\$1,377,921	\$2,242,515	\$2,369,428
<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
\$70,962	\$73,091	\$64,516	\$77,477	\$79,801	\$78,128	\$82,466	\$49,315	\$83,249	\$88,117
\$159,080	\$162,262	\$165,507	\$168,817	\$172,193	\$175,637	\$179,150	\$182,733	\$186,388	\$190,115
\$252,172	\$257,215	\$262,360	\$267,607	\$272,959	\$278,418	\$283,987	\$289,666	\$295,460	\$301,369
\$515,208	\$526,537	\$522,634	\$549,893	\$562,018	\$568,566	\$583,943	\$545,552	\$603,892	\$620,592
\$1,391,923	\$1,433,681	\$1,476,691	\$1,520,992	\$1,566,622	\$1,613,620	\$1,662,029	\$1,711,890	\$1,763,246	\$1,816,144

Tenant Profiles

BERKSHIRE HATHAWAY INC.

Headquartered in Dallas, Ebby Halliday Companies serves metropolitan Dallas-Fort Worth and surrounding communities with approximately 1,800 sales associates and staff operating in 35 offices across 12,000 square miles in North Texas. Ebby Halliday is the 12th largest residential real estate company in the United States by sales volume and the 17th largest by transaction sides, according to the 2017 REAL Trends 500 report. In 2017, the company closed \$8.0 billion of sales volume.

Ebby Halliday is a wholly owned subsidiary of Berkshire Hathaway.



Size:	18,790 SF
% of GLA:	27.07%
Years in Property:	2



HESSE³ | BLYTHE | CARNS

At Hesse³ | Blythe | Carns — our philosophy is to provide professional legal services in an efficient and economical manner. With more than 50 years combined experience; we can offer you the knowledgeable representation you would expect from a larger firm at a reasonable and competitive price. Our clients work directly with attorneys rather than support staff.

Thereby providing you with the personal attention and dedicated representation that you deserve. Much of our business is based on referrals from satisfied clients.

Size:	8,250 SF
% of GLA:	11.3%
Years in Property:	5

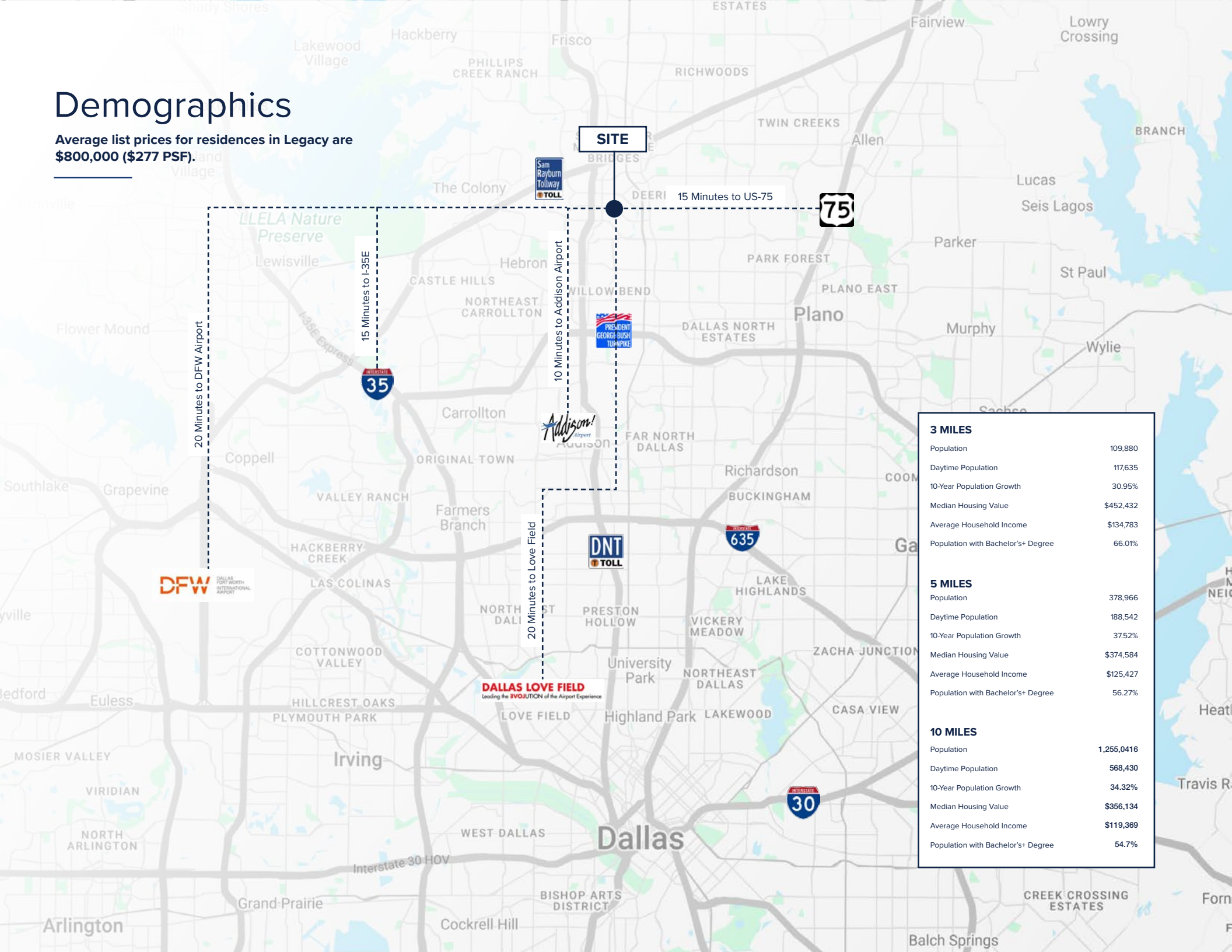
3.

Market Overview



Demographics

Average list prices for residences in Legacy are **\$800,000 (\$277 PSF)**.



3 MILES	
Population	109,880
Daytime Population	117,635
10-Year Population Growth	30.95%
Median Housing Value	\$452,432
Average Household Income	\$134,783
Population with Bachelor's+ Degree	66.01%
5 MILES	
Population	378,966
Daytime Population	188,542
10-Year Population Growth	37.52%
Median Housing Value	\$374,584
Average Household Income	\$125,427
Population with Bachelor's+ Degree	56.27%
10 MILES	
Population	1,255,0416
Daytime Population	568,430
10-Year Population Growth	34.32%
Median Housing Value	\$356,134
Average Household Income	\$119,369
Population with Bachelor's+ Degree	54.7%

Legacy

Vibrant Live-Work-Play Environment

1.1 MILLION RESIDENTS within 10 miles

10-Year GROWTH OF 37%

55,600 EMPLOYEES within 10 miles

5-Year INCREASE OF 45%

271 Shops & Restaurants

3,147 Hotel Keys

7,000 Multifamily Units

50% COMPLETED Since 2010



5560 TENNYSON PARKWAY



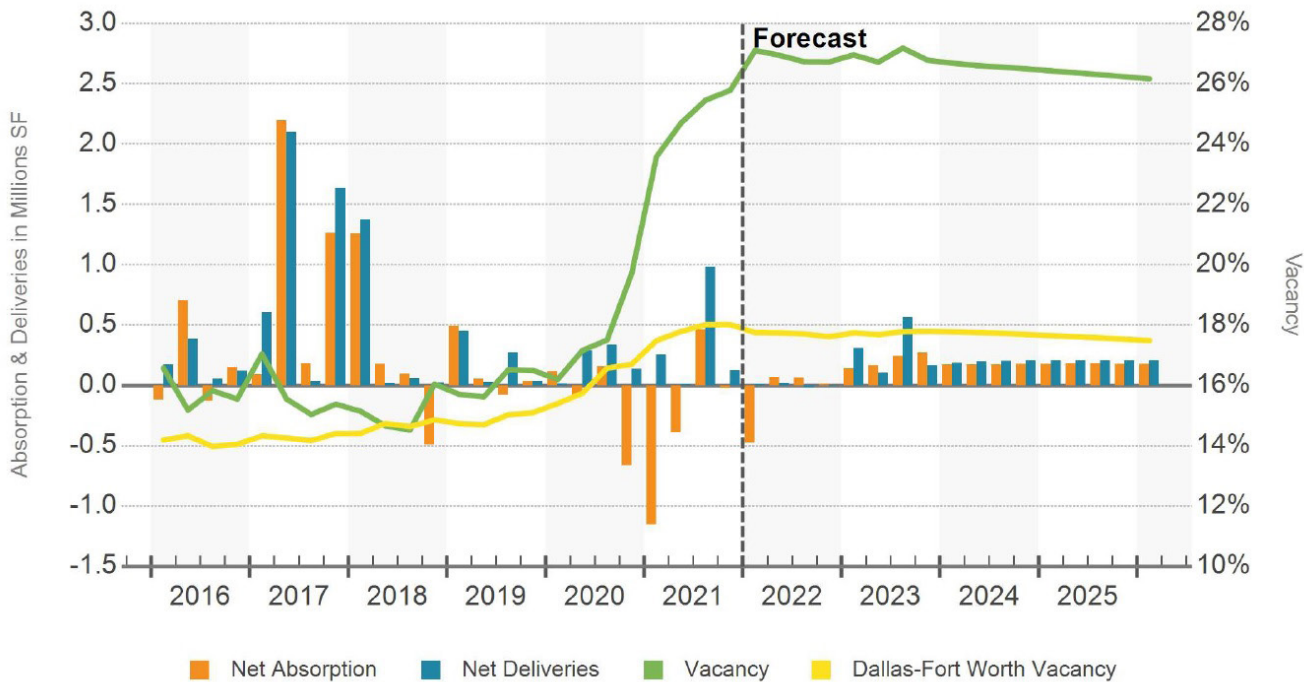
LIFETIME FITNESS
Simply Suites

Submarket Summary

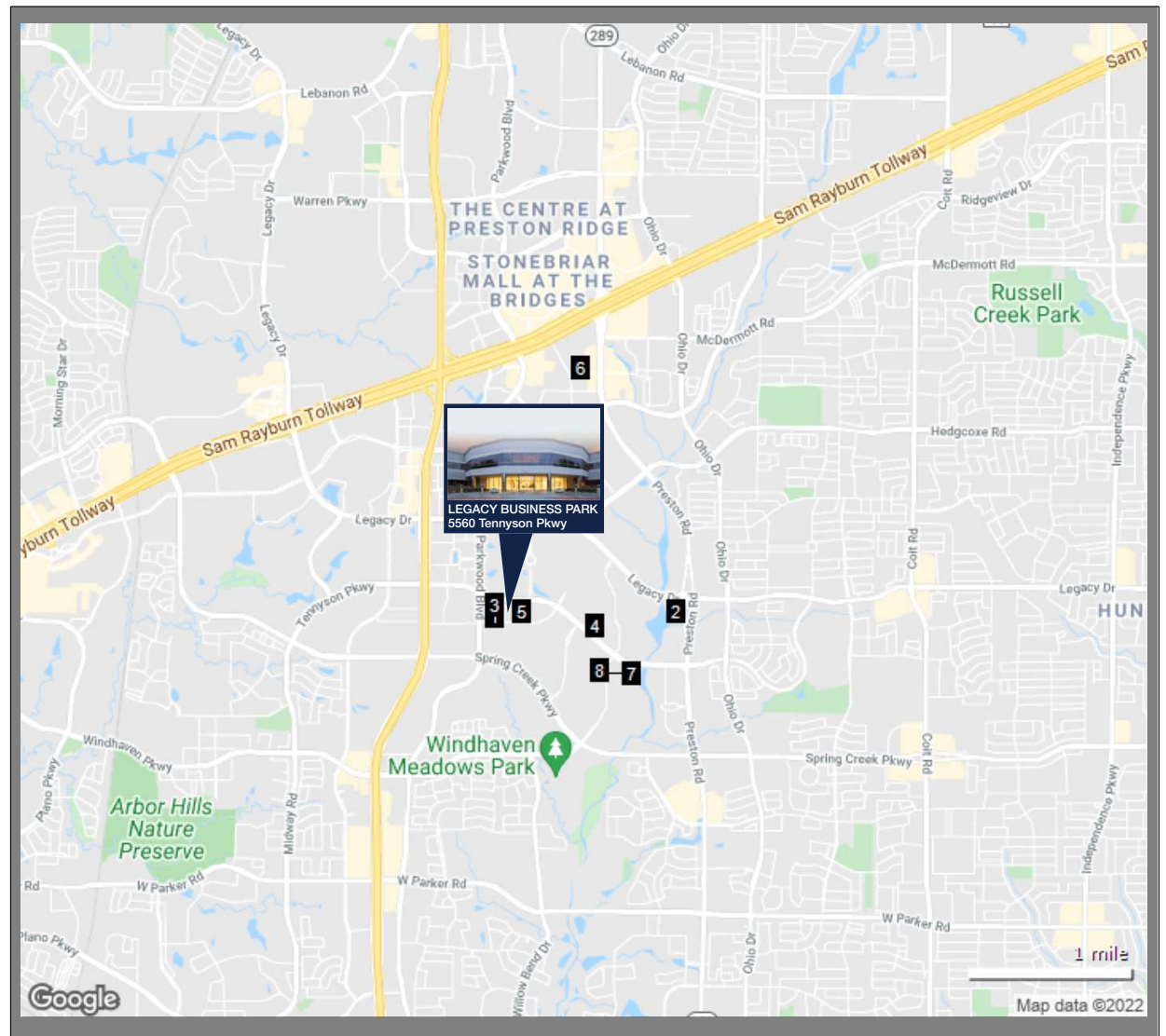
Upper Tollway West Plano

Upper Tollway/West Plano has emerged as one of the most dynamic office submarkets in Dallas-Fort Worth. The area has some of the newest office stock in the metro. It now serves as a **corporate hub for Toyota's North American headquarters** and is a major regional location for **Liberty Mutual, AmerisourceBergen, JPMorgan Chase, and USAA**. Companies located here have access to a deep and well-educated labor pool. More than half of all adults have at least a bachelor's degree, and the Plano and Frisco independent school districts are among the best in the state. Also drawing new tenants is the abundance of land suitable for large campuses and high-end retail in the area. Furthermore, both the state and the City of Plano have shown a willingness to dole out generous incentives for companies looking to relocate to or expand here.

NET ABSORPTION, NET DELIVERIES & VACANCY



Competitive Set

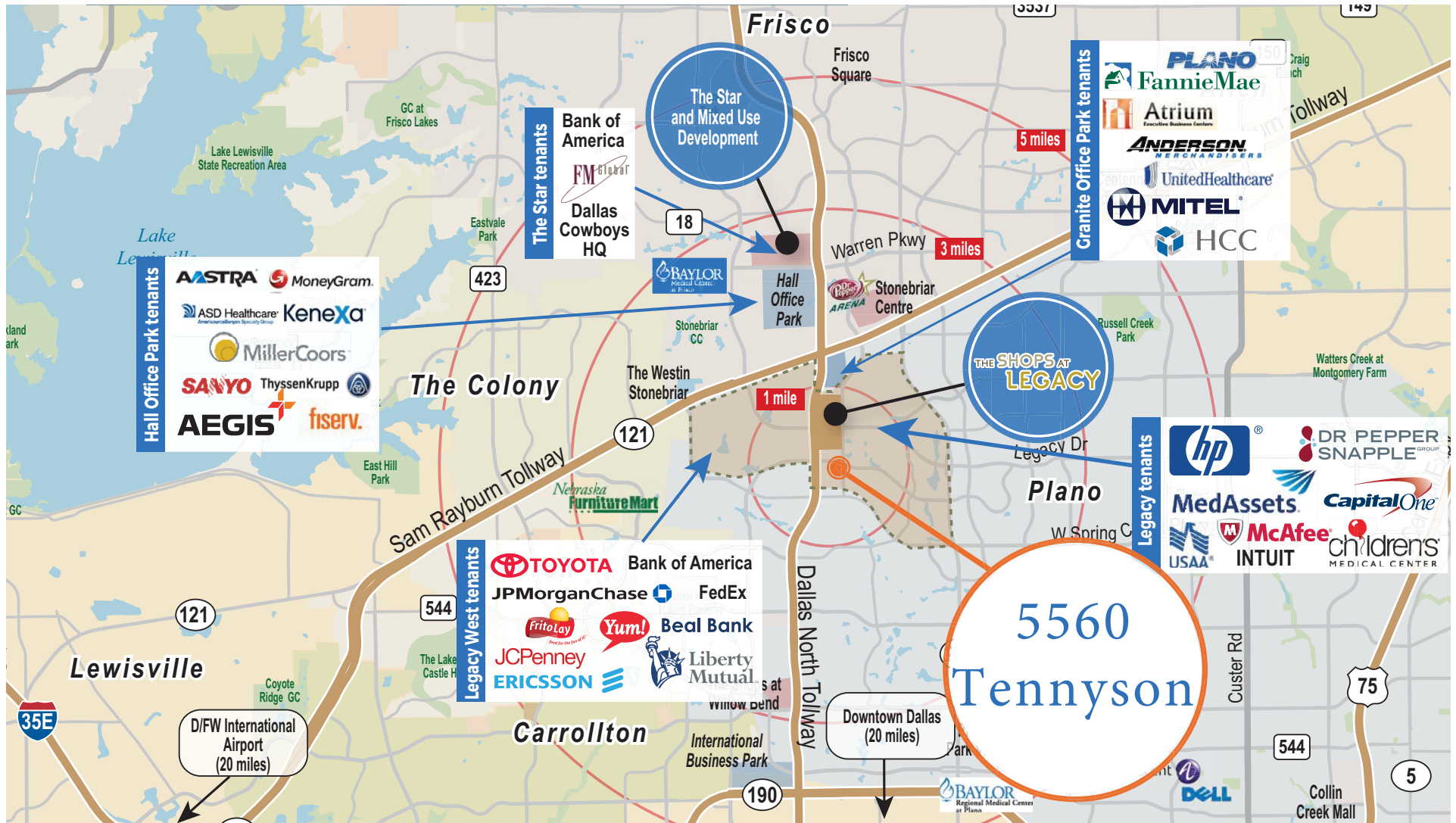


	Address	City	Property Type	Property Size (SF)	Space Available (SF)	Rent/SF/Yr
1	5601 Democracy Dr	Plano, Texas	Class A Office	98,750	23,537	\$32.00 + E (\$1.19)
2	5000 Legacy Dr	Plano, Texas	Class A Office	155,984	48,290	\$26.50 to \$27.50 + E (\$1.41)
3	5600 Tennyson Pkwy	Plano, Texas	Class A Office	99,450	3,691	\$30.00 + E (\$1.25)
4	5217 Tennyson Pkwy	Plano, Texas	Class B Office	60,428	41,048	\$17.75 NNN (\$6.61)
5	5556 Tennyson Pkwy	Plano, Texas	Class B Office	100,528	33,807	\$26.00 + E (\$1.25)
6	5345 Towne Square Dr	Plano, Texas	Class A Office	80,000	15,745	\$33.00 + E (\$1.25)
7	6509 Windcrest Dr	Plano, Texas	Class B Office	53,962	15,164	\$17.50 NNN (\$6.24)
8	6513 Windcrest Dr	Plano, Texas	Class B Office	39,700	12,234	\$17.50 NNN (\$6.24)

Employment

Nearby corporate relocations/expansions include Toyota North America, Liberty Mutual, J.P. Morgan, and FedEx Office to name a few.

These relocations alone are projected to bring 20,000+ new employees to the area in the next twelve months alone with the possibility to grow to over 30,000 in the next 3 years and have an estimated impact of \$1.1 billion on the local economy



Top Employers

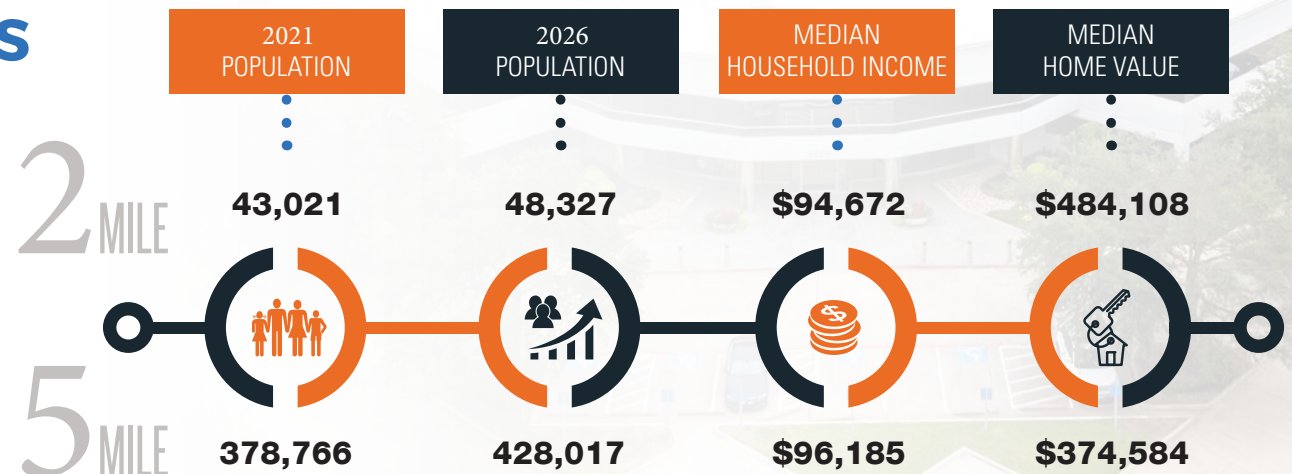
PLANO

COMPANY	# OF EMPLOYEES
Capital One Finance	5,500
DXC Technology (f.k.a. Hewlett Packard Enterprise)	4,000
Bank of America Home Loans	3,400
Ericsson	3,200
Toyota Motor North America, Inc.	2,900
Frito-Lay	2,500
JCPenney	2,420
NTT DATA (f.k.a. Dell Services)	2,250
Texas Health Presbyterian Hospital Plano	1,680
Medical City Plano (f.k.a. Medical Center of Plano)	1,600
PepsiCo	1,300
Dr Pepper Snapple Group Inc.	1,250

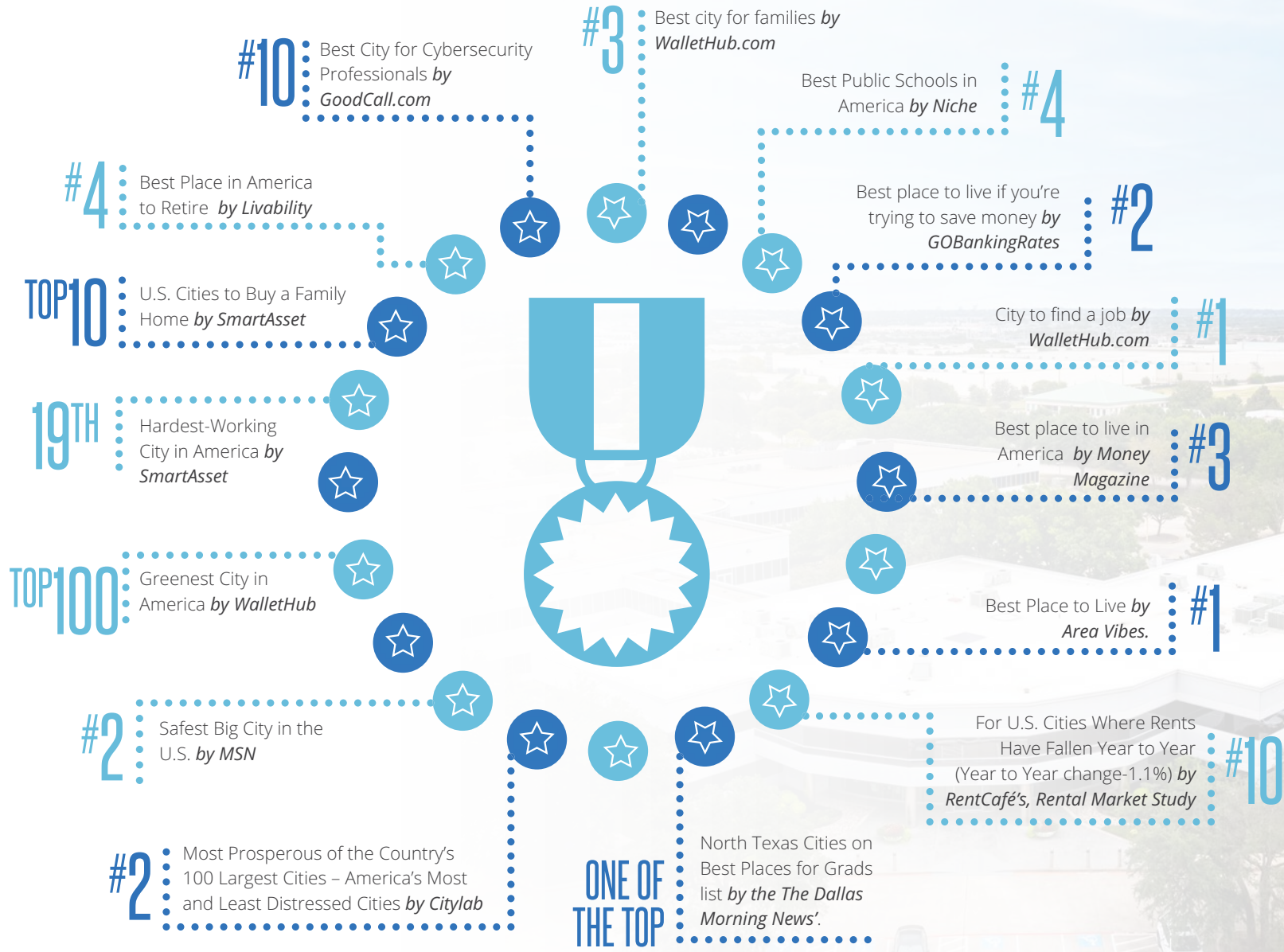
FRISCO

COMPANY	# OF EMPLOYEES
Frisco Independent School District	6,190
T-Mobile	1,500
Amerisource	1,100
City of Frisco	1,100
Conifer Health Solutions	800
Baylor Medical Center	650
Mario Sinacola & Sons	600
Centennial Medical Center	500
Oracle Corporation	500
Collin College	450
IKEA Frisco	400
Randstadt Technologies	300
Kenexa	300
Fiserv	300
HCL Technologies	300
Market Street	300

DEMOGRAPHICS



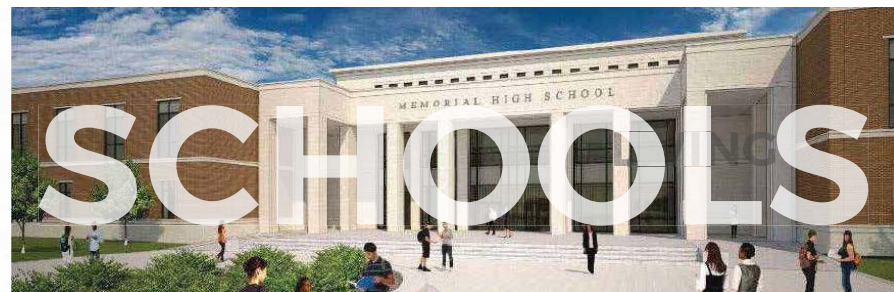
Plano Accolades



Quality of Life

SUPERIOR QUALITY OF LIFE

- Plano, as well as all of Far North Dallas, offers its residents a wide array of housing options, situated among some of the best private and public schools in the country
 - Plano features almost 4,000 Class A multifamily units with an average rent of \$1.54 per square foot
 - Far North Dallas features almost 10,000 Class A multifamily units with an average rent of \$1.52 per square foot
- Plano ISD
 - Rated “Exemplary” on all reported academic indicators to date
 - 23 National Blue Ribbon Schools
 - Awarded the highest rating of ‘Superior Achievement’ in the state’s FIRST program for 14 consecutive years
- 84 local parks
- 4,243 acres of reserves/open spaces to enjoy
- 94 miles of hiking or walking trails
- 167 miles of bike trails
- 5 golf course
 - Los Rios Golf Club (Private)
 - Gleneagles Country Club (Private)
 - Prestonwood Country Club (Private)
 - Pecan Hollow Golf Course (Public)
 - Ridgeview Ranch Golf Club (Public)



NAI Overview

Global Prominence...

1. 300 Offices
2. 36,000 Transactions Completed
3. \$20 Billion in Annual Transaction Volume
4. 43 Countries Around the Globe
5. Ranked 2nd Industry-Wide of Brokerage Firms By Commercial Property News
6. 5,100+ Professionals Worldwide
7. 1.1 Billion Square Feet Under Management

NAIGlobal

Local Dominance...

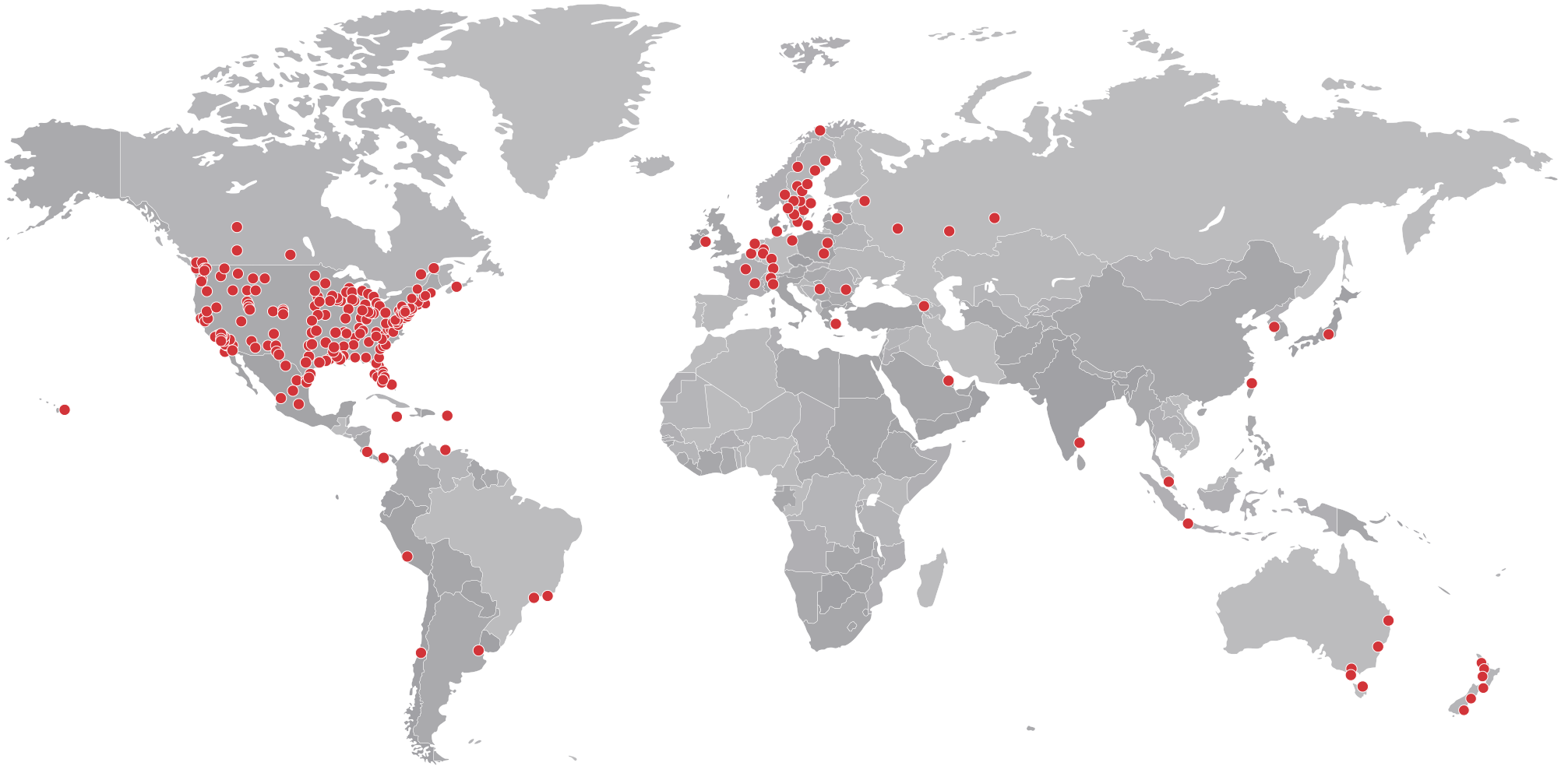
1. 59 Years in Business - Founded in 1962
2. 27+ Million Square Feet of Transactions Annually
3. 1000+ Transactions Annually
4. 6+ Million Square Feet of Sales Transactions Annually
5. 65 Agents, 14 SIOR and CCIM designees
6. 93 Employees
7. \$968 Million Annual Transaction Volume
8. 19+ Million Square Feet Under Leasing & Management

NAIRobert Lynn

“We have completed 100’s of deals with NAI and found the NAI brokers from all around the United States to be knowledgeable, professional and exceptionally capable when it comes to representing their clients and getting a deal done.”

DukeREALTY

JEFF TURNER, EXECUTIVE VICE PRESIDENT



43

Countries

300

Global Offices

5100

Professionals

200

U.S. Locations

Legacy Business Park

5560 Tennyson Parkway | Plano , TX 75024

Offering Memorandum



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