



A Life Science Development in Plano, Texas

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 **JLL**  **NEXPOINT**



TEXAS Research Quarter

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To whom it may concern,

We are excited to present this real estate solution to you. The Texas Research Quarter provides you with a home for a customized build-to-suit manufacturing center in a district full of live-work-play amenities.

The broad North Texas skilled manufacturing workforce lives minutes away and is ready to build your next generation of drug products and therapeutics. The City of Plano welcomes you with open arms and is prepared to do everything in its power to seamlessly integrate you into its business community.

We can do all of this as the City has created a new life science manufacturing zoning district and our property is the first to adopt it. NexPoint is honored to present you with this world class facility, in a world class setting, for a world class company.



TRQ



The Texas Research Quarter exists to partner with world class companies to bring innovation and development to the world of Life Science.



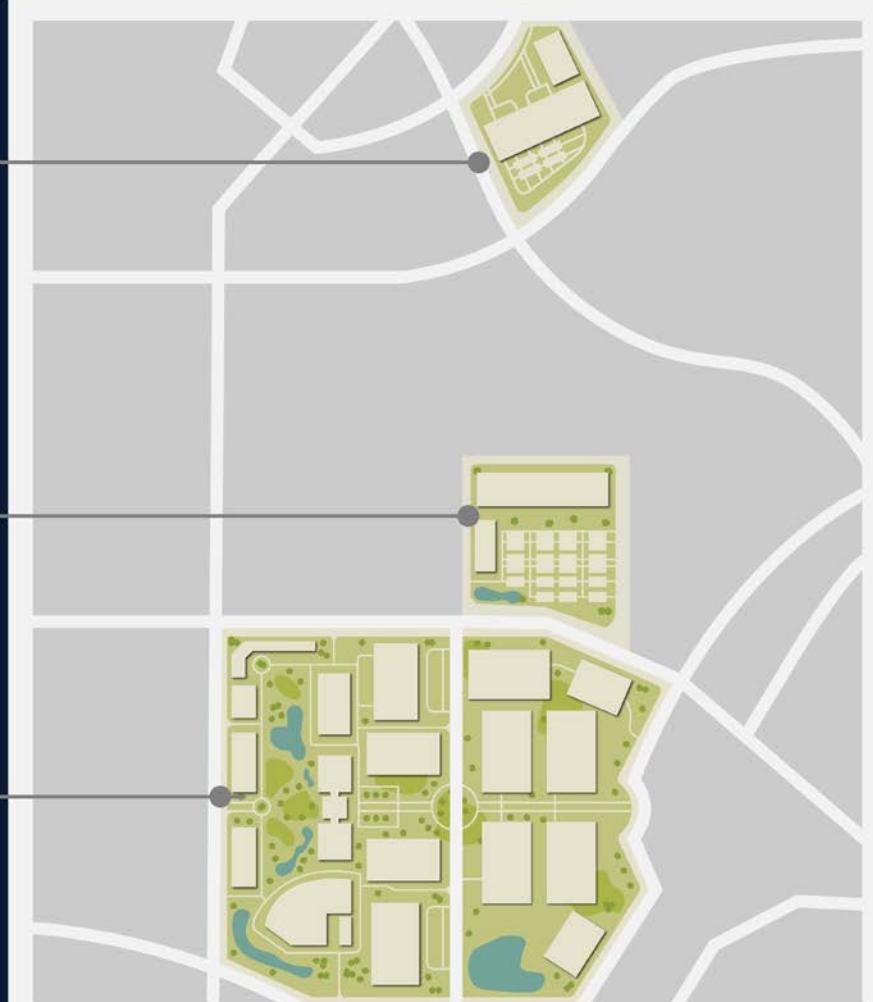
Texas Research Quarter Overview



22 ACRES
• Offsite parcel
• Currently
Undeveloped

22 ACRES
• Offsite parcel
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171 ACRES
• Main Campus
• Former EDS
HQ Site



A Multisite District

215-acre district anchored
around a 171-acre main
campus.



Emerging Life Science Hub

DFW is primed for life science
investment, leveraging North Texas'
job growth, central U.S. location, and
top research institutions.



Neighborhood Connectivity

Park & open space creates
walkable connectivity to
vibrant Legacy amenities.

A holistic life science ecosystem in a dynamic live-work-play environment.

215 Acres

Multisite District

91 Acres

Main Campus

3700

Parking (Main Campus)

127

Shops & Restaurants

4M SF

Total Future Space

1.6M SF

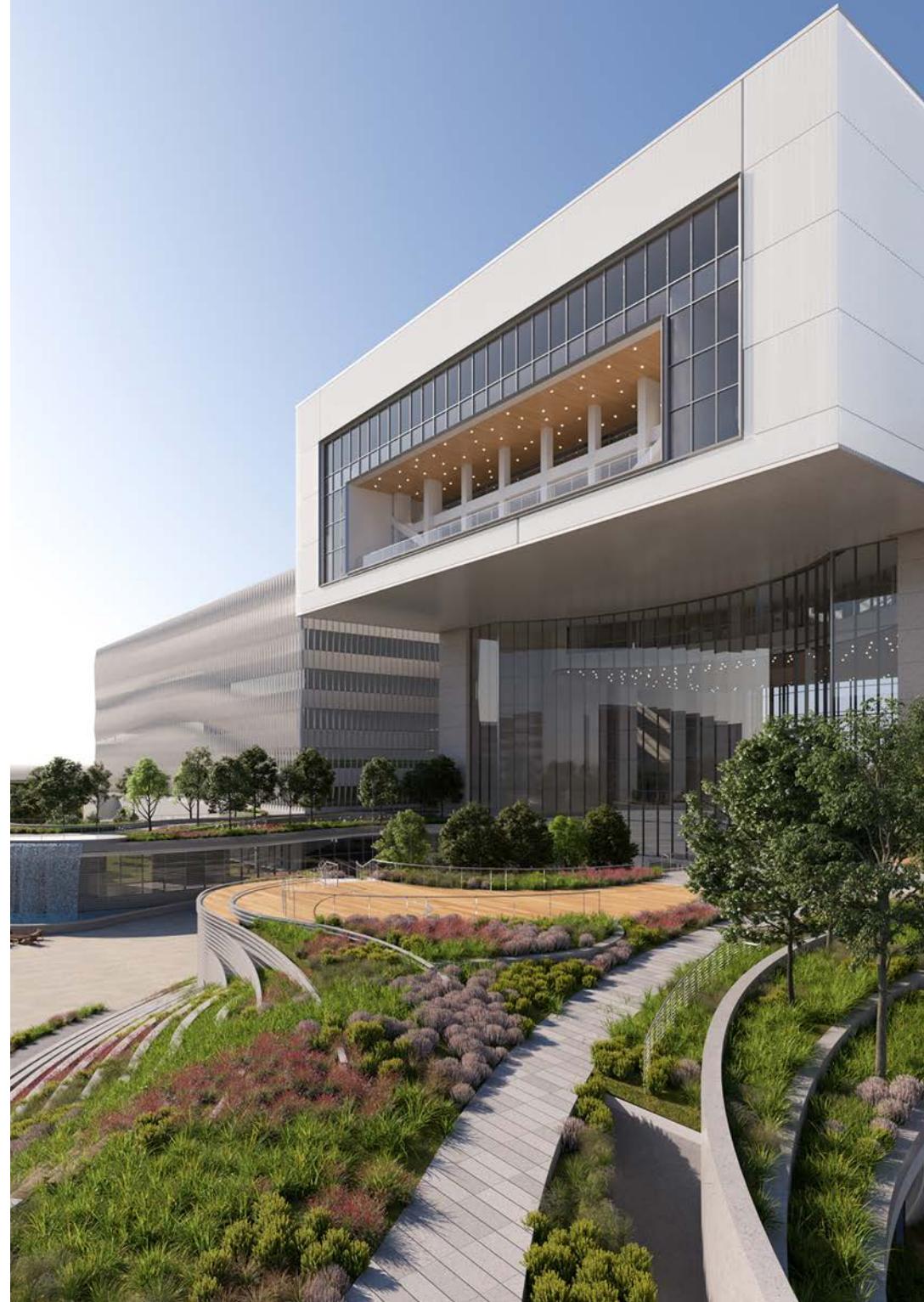
Existing Space

7+ Acres

Park & Green Space



Planned
LEED Silver





TEXAS
Research
Quarter

171-Acre Main Campus

Featuring a campus park and green space that seamlessly connects to nearby amenities in the Legacy area.





NEW BUILDING



EXISTING BUILDING



An End-to-End Ecosystem

Faster concepts to commercialization with co-located R&D and cGMP facilities.



Adaptive Reuse

Main campus anchored by the redevelopment of the former EDS headquarters.



Abundant Green Space

The 7+ acre park and green space connects the live-work-play district and the surrounding neighborhood.

Workforce & Region



A Culture of Talent, A Region of Productivity.

North Texas is a region of constant motion and progress. From the burgeoning finance sector to the growing Fortune 500 community, the Dallas-Fort Worth area contains some of the most notable headquarters and college campuses in the country.

The Texas Research Quarter benefits from its positioning amongst the best of the best. Below are a collection of relevant institutions to the Life Science community of Dallas-Fort Worth, all ~30 miles from the TRQ site.

#1

Most Diverse Economy in the Country (including 22 Fortune 500 and 48 Fortune 100 companies).



Major Hospital Systems

- UT Southwestern Medical Center
- Baylor Scott & White Health
- Texas Health Resources
- Methodist Health System
- Medical City Healthcare



Research Institutions

- UT Southwestern Medical Center
- UT at Arlington Research Institute
- Texas Biomedical Device Center
- The George W. Bush Institute
- Center for BrainHealth at UT Dallas



Higher Education Institutions

- University of Texas at Dallas
- University of Texas at Arlington
- University of North Texas
- Texas Christian University
- Southern Methodist University
- Texas Woman's University
- Dallas College
- Collin College



Major Life Science Companies

- Alcon (A Novartis Division)
- Abbott Laboratories
- Celanese Corporation
- Thermo Fisher Scientific
- McKesson



Biotech Incubators & Accelerators

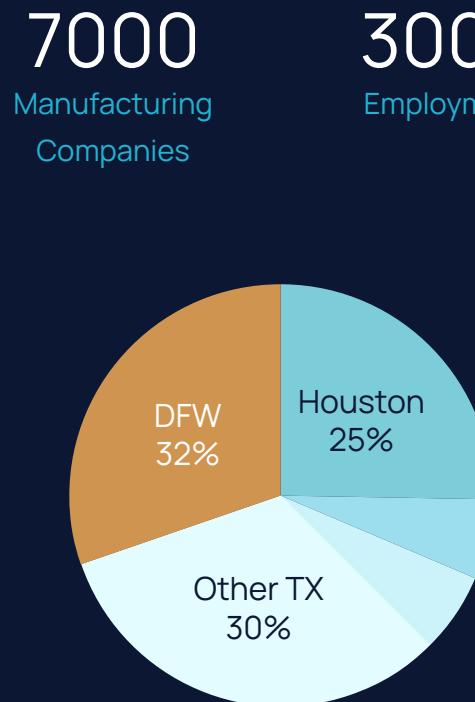
- TechFW
- Health Wildcatters
- BioLabs@Dallas
- Venture Development Center at UT SW
- NT Enterprise Center for Medi Tech



Other Major Life Science Organizations

- Arpa-H
- BioNTX
- BioWorks for North Texas
- BHIANT
- CPRIT
- THBI
- MassChallenge
- Health Wildcatters

DFW has more manufacturing than any other area in Texas.

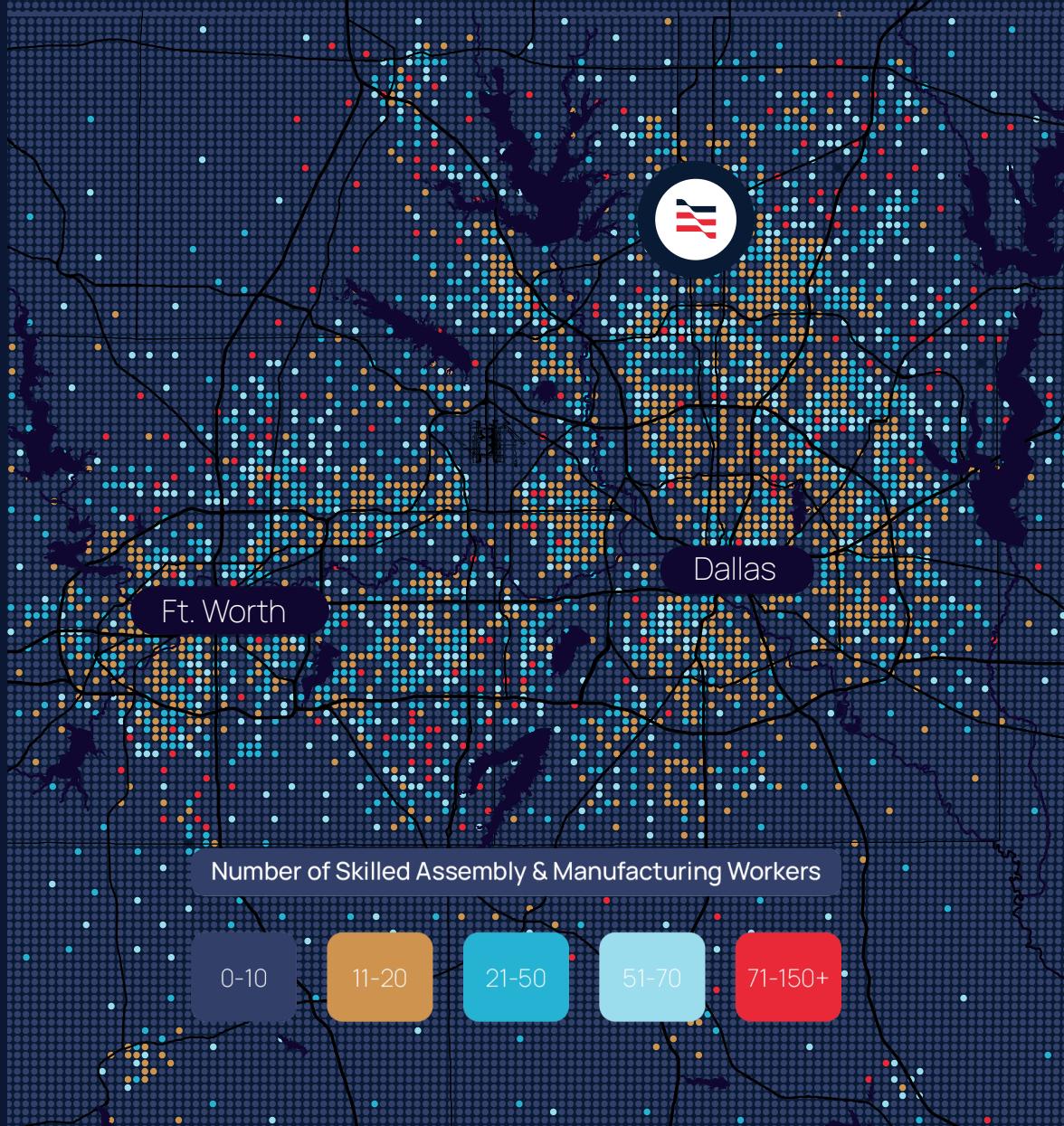


Source: Dallas Regional Chamber

Skilled Assembly & Manufacturing Workers

~200,000 INDIVIDUALS

First Line Supervisors, Operating Workers (16,000+), Assemblers, Production, Workers, Computer-controlled Machine Tool Operators, Inspectors, Testers, Sorters, Electrical Assemblers





Bringing Lifestyle to Life Science.



30

Public parks, hiking and
outdoor activities.

20K

Housing units within a 3-mile
radius.

130+

Restaurants within a
15-minute walk.

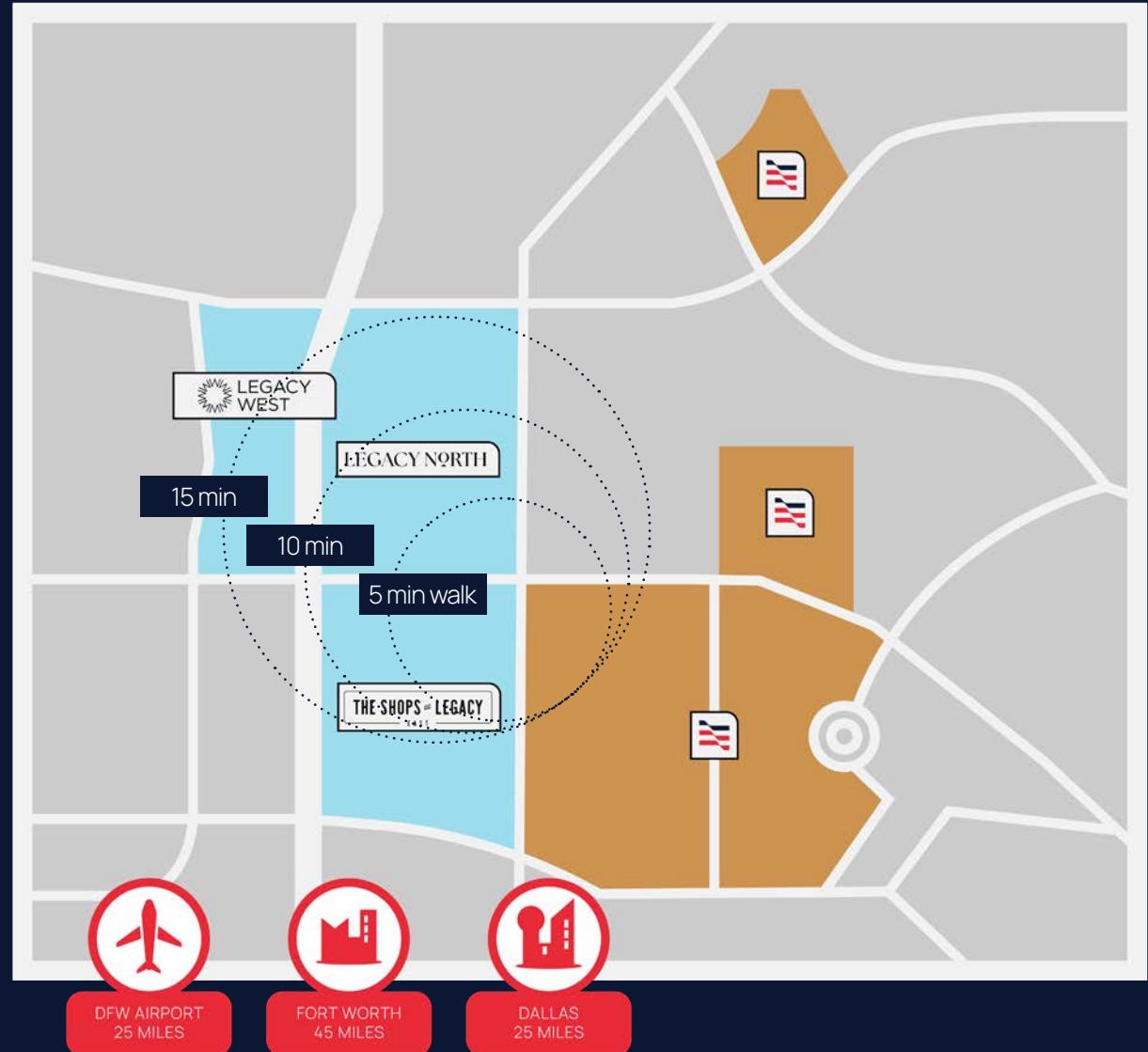


TRQ is situated in the northwest corner of Plano, also known as the City of Excellence. The campus is walking distance from some of DFW's best restaurants and shopping (Legacy West, Legacy North, the Shops at Legacy), including Gucci, Uchi, Louis Vuitton, and of course Legacy Hall, one of the metroplex's most exciting food halls and venues.

Beyond the walking perimeter, Plano has a diversity of housing supply, competitive K-12 education, and sprawling parks.



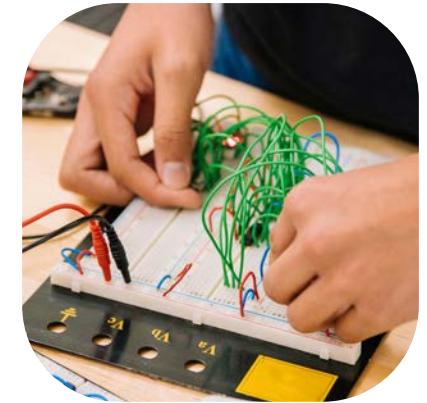
...and much more.





Plano, Texas

Nationally recognized as one of the best places for professional families.



4th

Largest City (DFW)¹

Top 10

City to Find a Job (TX)²

#1

Park System (TX)³

Lowest

Effective Tax (DFW)¹

15:to:1

Student to teacher ratio

33%+

Students enrolled in AP classes





Plano, TX Business- friendly city & state

“We believe Plano stands out as the ideal location for a life science manufacturing facility. The combination of strategic location, business-friendly environment, robust infrastructure, and access to talent make Plano an ideal choice to meet the company’s goals.”

- MARK ISRAELSON, CITY MANAGER

268K

Employment Base¹

59%

Bachelor's Degrees²

AAA

Plano Bond Rating⁴

\$0

No Corporate Tax⁵

28%

Non-U.S. Born
Population³

#2

City for International
Business (TX)⁵

72

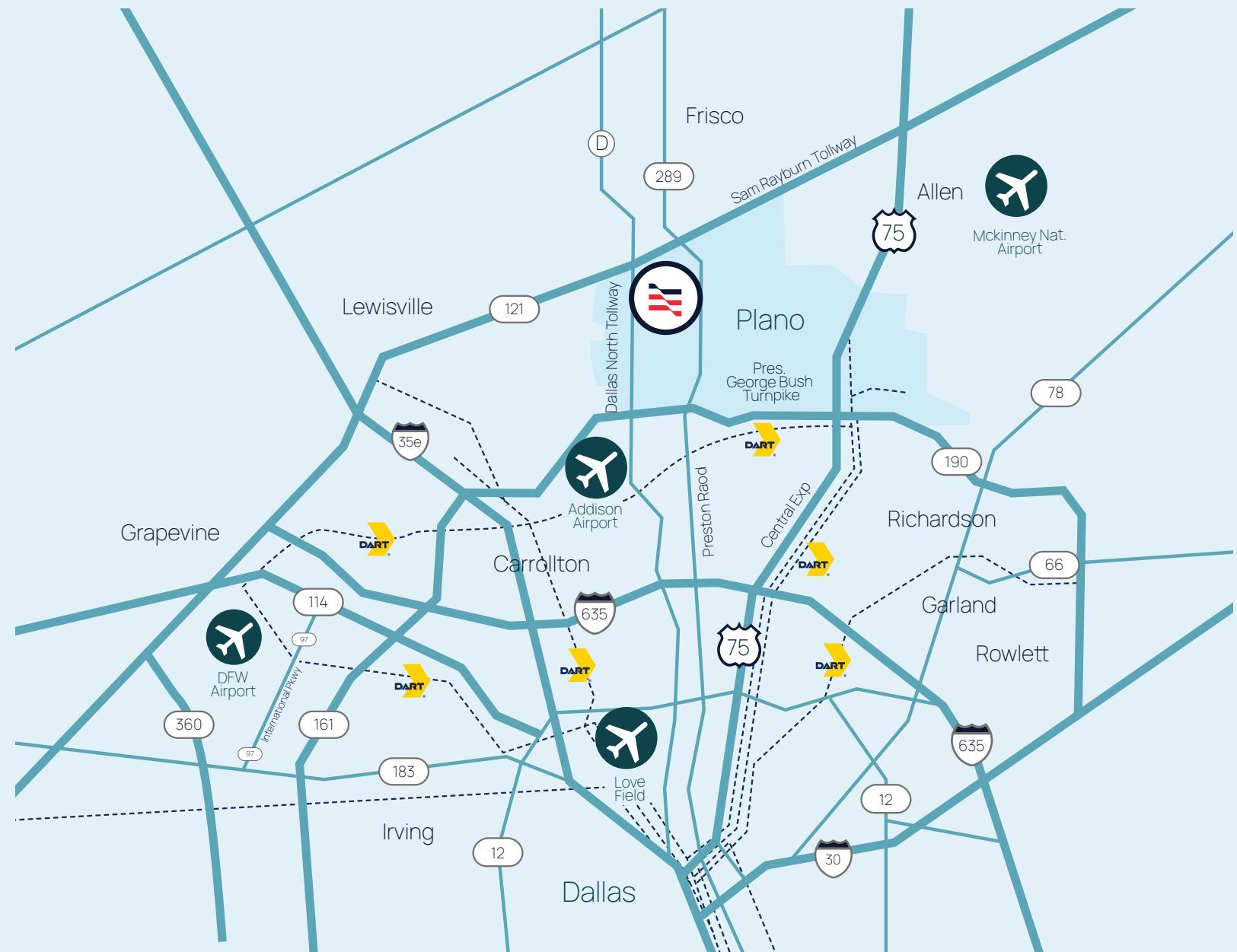
Forbes Global 2000



DART offers light rail service with connection to DFW International Airport. Bus and shuttle options are also accessible citywide.

Major highways including Dallas North Tollway, U.S. 75, and SH 121 Interstates 20, 30, 35, and 635 are reachable within **30 minutes**.

Dallas Area Rapid Transit is a transit agency serving the Dallas-Fort Worth metroplex of Texas. It operates buses, light rail, commuter rail, and high-occupancy vehicle lanes in Dallas and twelve of its suburbs.





DFW

2nd

Largest Airport in the World

200

Destinations

300+

Daily Flights

IATA CEIV

Pharma Certified Cargo Community Designation

Real Estate Solutions





TEXAS
Research
Quarter



Advanced Manufacturing

Designed specifically for multi-modal cGMP Manufacturing space.

11 Acres

400K GSF

202K SF

Manufacturing

1 or 2

Stories

160 Dedicated Covered
Parking Stalls



Planned
LEED Silver

LEGACY DR



TENNYSON PKWY

Advanced Manufacturing

Southeast Corner





TRQ

R&D and Clinical

An iconic building renovation to create a collaborative R&D center.

14 Feet

Clear Height

1.6M GSF

120K SF

Floorplates

6 to 8

Stories

2,300 Dedicated
Covered
Parking Stalls



Planned
LEED Silver



R&D and Clinical

State-of-the-Art Facilities





TRQ

Legacy Building

A state-of-the-art build-to-suit with a marquee address.

16.5 Acres

420K GSF

112K+ SF

GMP Manufacturing
Floor

1 to 2

Stories

700 Dedicated Covered
Parking Stalls



Planned
LEED Silver



Legacy Building

Facing Legacy Drive



Full Campus

An opportunity to create a landmark campus in Texas.

215 Acres

Legacy Dist.

1.8M SF

New Construction

Life Science

Zoning

3700

Dedicated
Covered
Parking Stalls



Planned
LEED Silver

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Full Campus

215-Acre Innovation District





TRQ

East Campus Entry

Dedicated secure entry for employees and tenants.



Market Hall

Onsite amenities and convening space at center of campus.





TRQ

Life Science Promenade

Connecting tenants to amenity and collaboration spaces.

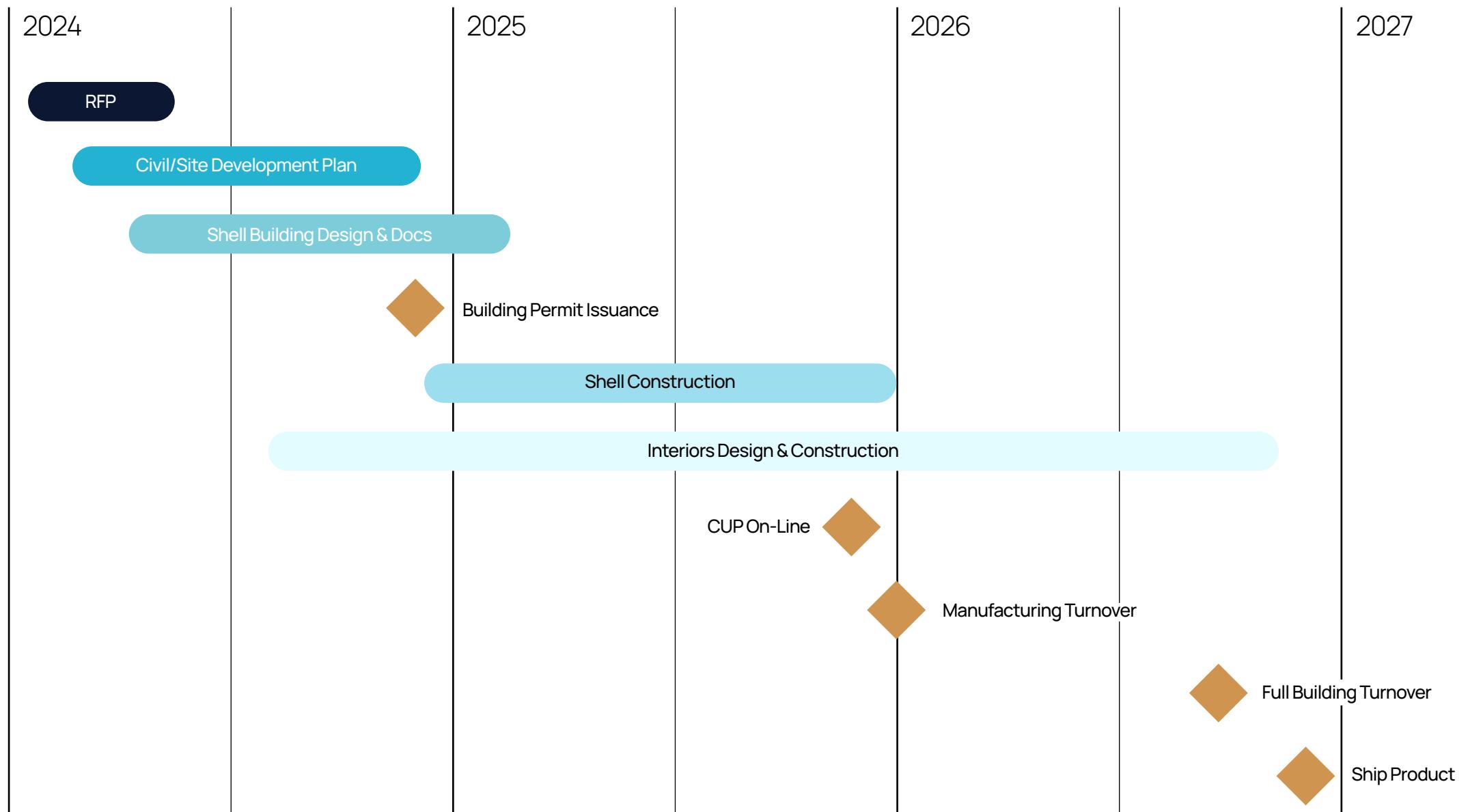


1.6 Million Square Feet

State-of-the-art advanced manufacturing facilities.



Project Timeline





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