

THE **STONEBRIDGE** DISTRICT



3700 S STONEBRIDGE DR, MCKINNEY, TX 75070 | STONEBRIDGE RANCH - MCKINNEY SUBMARKET

EXECUTIVE SUMMARY

Cushman & Wakefield (“C&W”), as exclusive advisor, is pleased to present a truly unique and generational opportunity to acquire the Former Globe Life Headquarters (the “Property” or “Headquarters”), a ±300,000-square-foot corporate campus exceptionally positioned on approximately 55 acres at the border of Frisco and McKinney, two of North Texas’ most dynamic growth markets.

This rare offering provides investors with the ability to reposition an existing institutional-quality asset or pursue a large-scale mixed-use redevelopment within a premier live-work-play environment. With flexible zoning, expansive land area, and proximity to affluent residential neighborhoods and major thoroughfares, the Property presents an unmatched canvas for transformation.

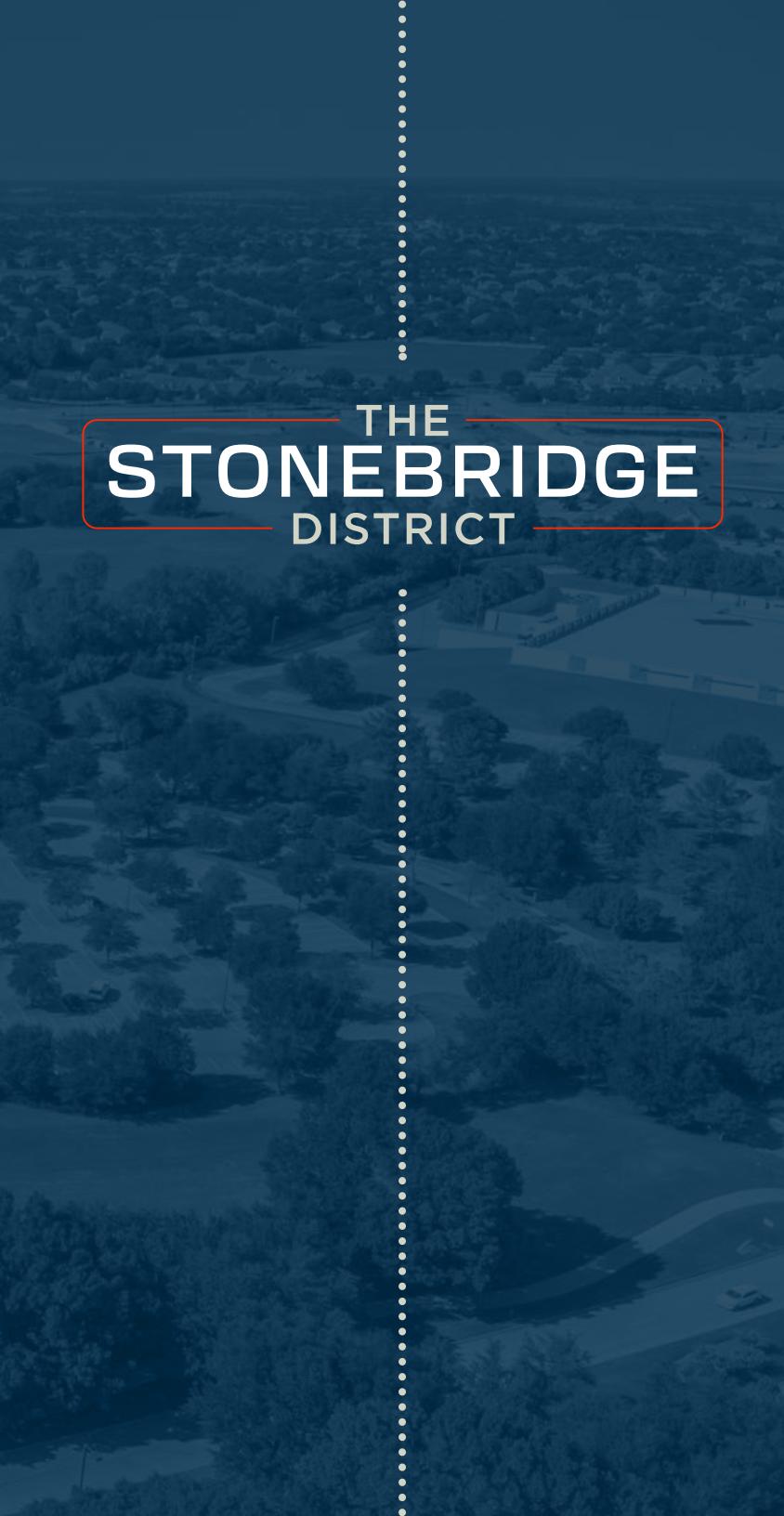
Whether reimagined as a state-of-the-art corporate campus or transformed into a dynamic multi-use destination, the Former Globe Life Headquarters stands as one of the most compelling redevelopment opportunities in the country. Seller financing is potentially available to qualified investors.



THE
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INVESTMENT HIGHLIGHTS

Signature Repositioning Opportunity

Originally developed as the Globe Life Insurance corporate headquarters, the Property offers expansive, open floor plates and institutional-quality infrastructure, ideally suited for either multi-tenant or single-tenant reuse.

Unmatched Redevelopment Scale

Spanning ±55 acres, the site provides exceptional flexibility for a wide range of redevelopment scenarios – including office, retail, multifamily, hospitality, and healthcare. Existing PD zoning supports high-density development, creating a rare opportunity to deliver a signature destination in DFW's booming northern corridor.

Senate Bill 840

Multifamily Conversion Catalyst – Signed into law on June 20, 2025 (effective September 1, 2025), SB 840 streamlines the conversion of office, commercial, and warehouse properties to multifamily use, eliminating the need for rezoning or special use permits and significantly enhancing redevelopment optionality.

Mixed-Use Environment

Situated in a pedestrian-friendly area with immediate access to restaurants, shops, and lifestyle amenities, the Property is primed for live-work-play integration.

Superior Access & Visibility

Multiple ingress/egress points from Eldorado Parkway, Stonebridge Drive, and Custer Road provide exceptional connectivity across McKinney and the broader North Dallas region.

Strategic Location

Positioned in one of the fastest-growing metros in the U.S., the Property benefits from proximity to affluent neighborhoods, favorable demographic trends, and over 8.4 million residents within a 20-minute drive. The area boasts average household incomes exceeding \$120,000 and average home values of \$500,000.



Dallas / Fort Worth

MARKET

Allen / McKinney

SUBMARKET

300,789 SF

OFFICE NET
RENTABLE AREA

57.75 ACRES

TOTAL
LAND AREA

THE
STONEBRIDGE
DISTRICT



1995 / 2007

YEAR BUILT /
RENOVATED

~1250 STALLS

SURFACE
PARKING

2

FLOORS

PD: ML-1

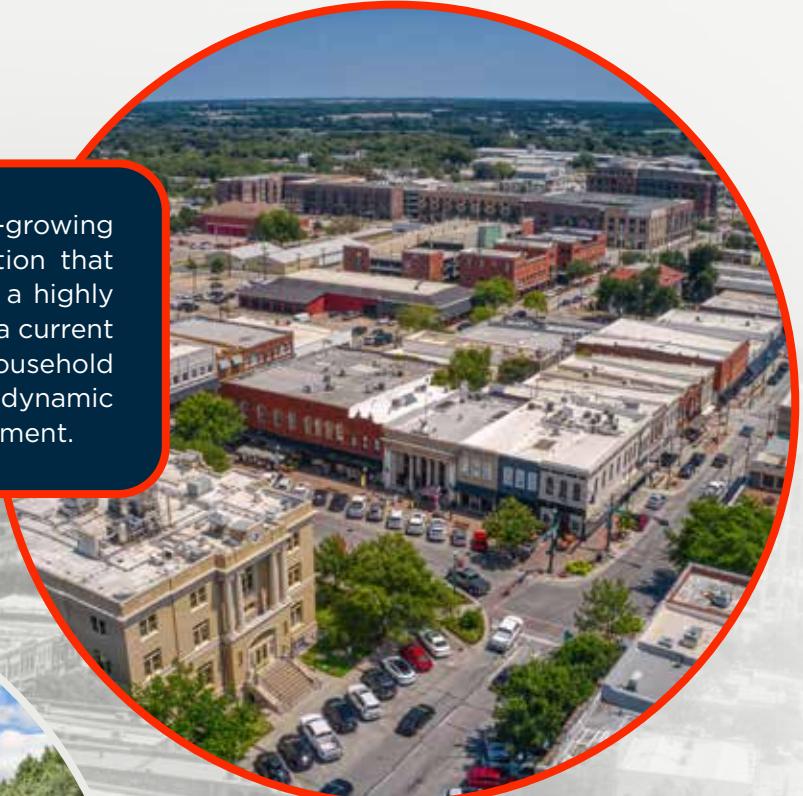
ZONING USES

50,000 SF

FLOOR PLATE

CITY OF MCKINNEY

McKinney, Texas is one of the fastest-growing cities in the United States, with a population that has surged more than 13% since 2020 and a highly educated, affluent demographic base. With a current population exceeding 220,000 and median household incomes above \$120,000. The city offers a dynamic environment for long-term real estate investment.



The former Globe Life Headquarters presents a rare, large-scale redevelopment opportunity in the heart of this booming market. With ~55 acres of land, flexible PD zoning, and direct access to Eldorado Parkway, Custer Road, and Stonebridge Drive, the site is ideally suited for a vibrant live-work-play mixed-use project.



Its proximity to major highways – including US 75, SH 121, and the Dallas North Tollway – ensures excellent regional connectivity, while nearby high-income residential neighborhoods and strong corporate presence create a built-in demand base for office, retail, residential, and hospitality uses.



Major infrastructure projects – including a \$79 million commercial airport expansion, a new 290-room JW Marriott resort, and a planned \$200 million surf lagoon and adventure park – are helping transform McKinney into a regional destination and economic engine within Collin County, one of the most powerful growth corridors in the state.

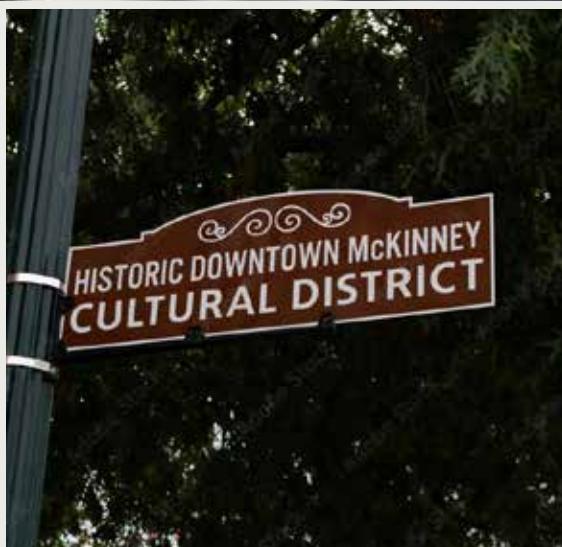


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LOCATION HIGHLIGHTS

Craig Ranch / TPC Craig Ranch / District 121

Located less than 10 minutes from 3700 S. Stonebridge Drive, this master-planned corridor combines world-class golf at TPC Craig Ranch, upscale residential and mixed-use amenities at Craig Ranch, and premier office and retail at District 121, creating a dynamic live-work-play environment

Historic Downtown McKinney

Over 150 shops, restaurants, galleries, and entertainment venues combine preserved 19th-century architecture with modern charm. Seasonal festivals, live music, and community events create a vibrant, walkable destination that draws both residents and visitors from across the region.

Long Branch Development

A transformative \$1.3 billion, 155-acre mixed-use development situated at the northwest corner of US-75 and the future US-380 bypass in McKinney, Texas. Designed to be a walkable, vibrant hub, it will feature approximately 1,600 multifamily residences, 135,000 square feet of retail space anchored by a 65,000-square-foot grocery store, a 318,600-square-foot office campus with two six-story buildings, and a 100-room hotel.

Currently in the pre-construction phase, Long Branch is expected to unfold over the next decade in four tracts.

U.S. 380 Bypass

Proposed 12-mile eight-lane freeway with two to three-lane frontage roads to improve east-west traffic flow and safety in Collin County. Completion expected by 2030.

DALLAS-FORT WORTH ECONOMY



8.34 M

Current Population (2024)

UP FROM ABOUT
8.17M IN 2023

Source: Census



#1

Fastest-Growing Metro

ADDING OVER 100,000
NEW RESIDENTS
ANNUALLY



4.37 M

Workers in the DFW
Labor Force

STRONG WAGES + LOW
COST OF LIVING
(ATTRACTIVE
EMPLOYMENT BASE)



#1

Real Estate Market
(ULI)

IN DALLAS
FOR 2025



#1

Leading Pro-Business
Environment

FOR DOING BUSINESS

SOURCE: CEO Magazine



0%

State & Local
Income Tax

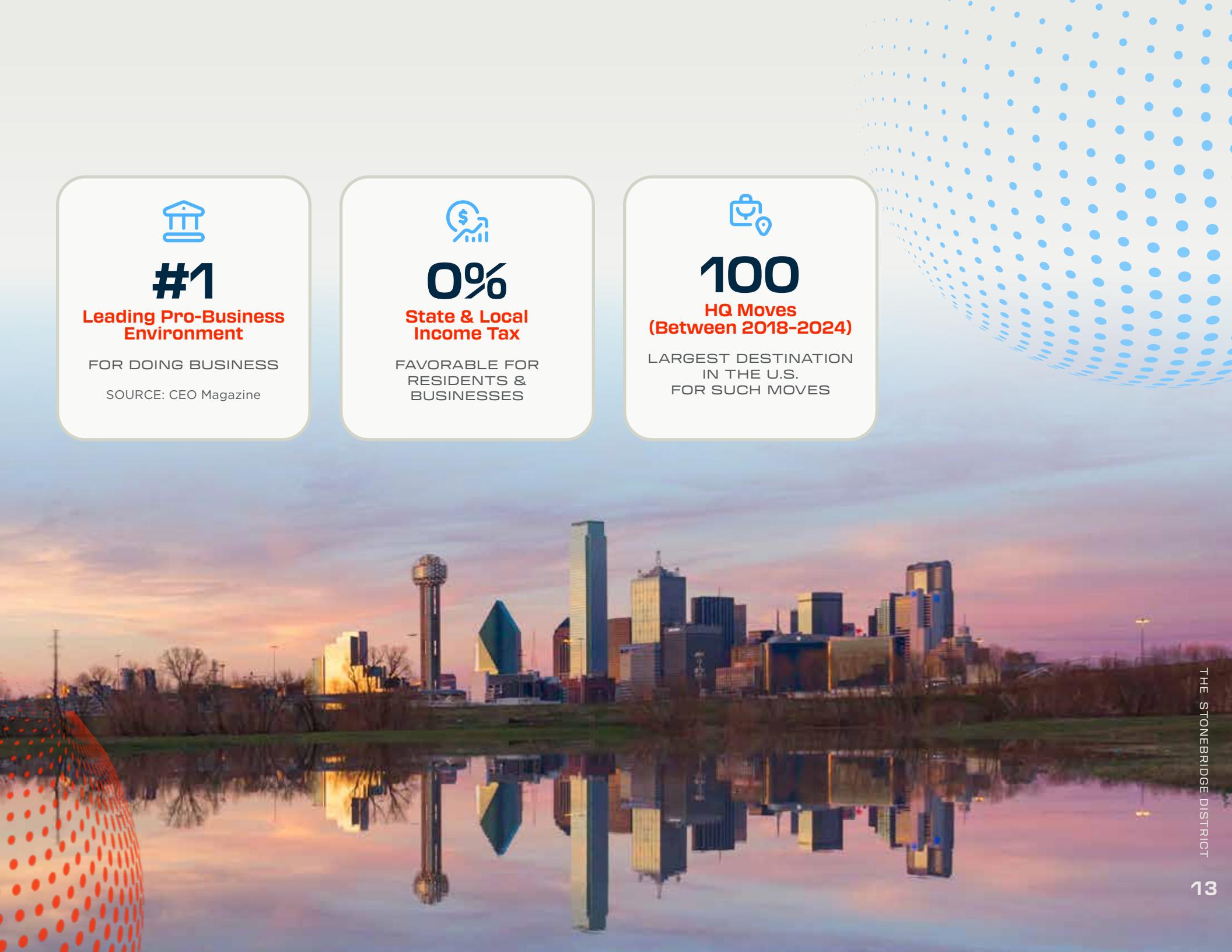
FAVORABLE FOR
RESIDENTS &
BUSINESSES



100

HQ Moves
(Between 2018-2024)

LARGEST DESTINATION
IN THE U.S.
FOR SUCH MOVES



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Investment Sales Contacts

TODD SAVAGE

Executive Managing Director
214-394-8388
todd.savage@cushwake.com

RUSSELL INGRUM

Executive Vice Chair
415-470-2376
Russell.Ingrum@cushwake.com

MATT MURPHY

Director
214-949-0080
matt.murphy@cushwake.com

JARED CHUA

Executive Managing Director
713-260-0252
jared.chua@cushwake.com

KELSEY SHEBAY

Executive Managing Director
512-222-0925
kelsey.shebay@cushwake.com