



OFFICING AT
FARMWORKS ONE



NEWMARK

 **JaRyCo**
DEVELOPMENT



THE FARM IN ALLEN

THE FARM in Allen will contain office, urban residential, senior living, retail, corporate headquarters, townhomes, lofts, restaurants and entertainment uses. In addition to the project development, however, will be numerous amenities designed specifically for the communities that surround it.



THE OFFICE

100,000 SF of spec office delivered in October 2024

















THE HUB

- Known for its inaugural location at Seaside, Florida, The HUB in Allen is three times the size of the original destination.
- Featuring an indoor/outdoor, two-story food hall with an unmatched variety of food & drinks, The HUB in Allen is a one-stop-shop for dining and entertainment.
- The venue also offers a wide variety of daily entertainment that will be free and open to the community, such as live music, outdoor movies, sports watch parties shown on a 25-foot screen.



THE AMENITIES

officing at FarmWorks One offers unbeatable, on-site amenities that can't be found anywhere else

CHICKEN N PICKLE.



- Chicken N Pickle opening onsite The Farm in Q1 2025
- Will include 6 outdoor pickleball courts, four indoor pickleball courts, 2 sports bars, a chef-driven restaurant, and a variety of yard games

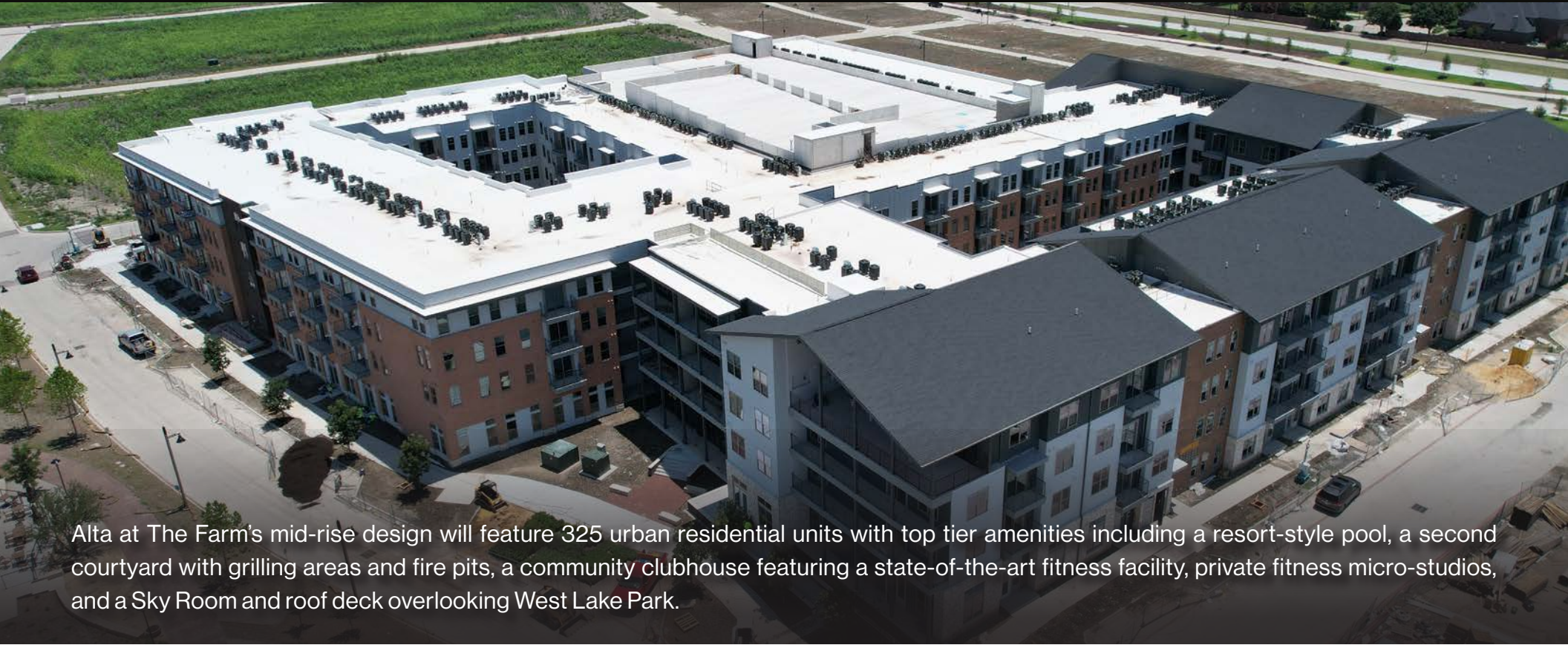


PREMIER ACCESS -HOME2SUITES BY HILTON

- Home2Suites by Hilton opening in 2026
- Located just across HWY 121 from FarmWorks One and The HUB.
- 160 Keys



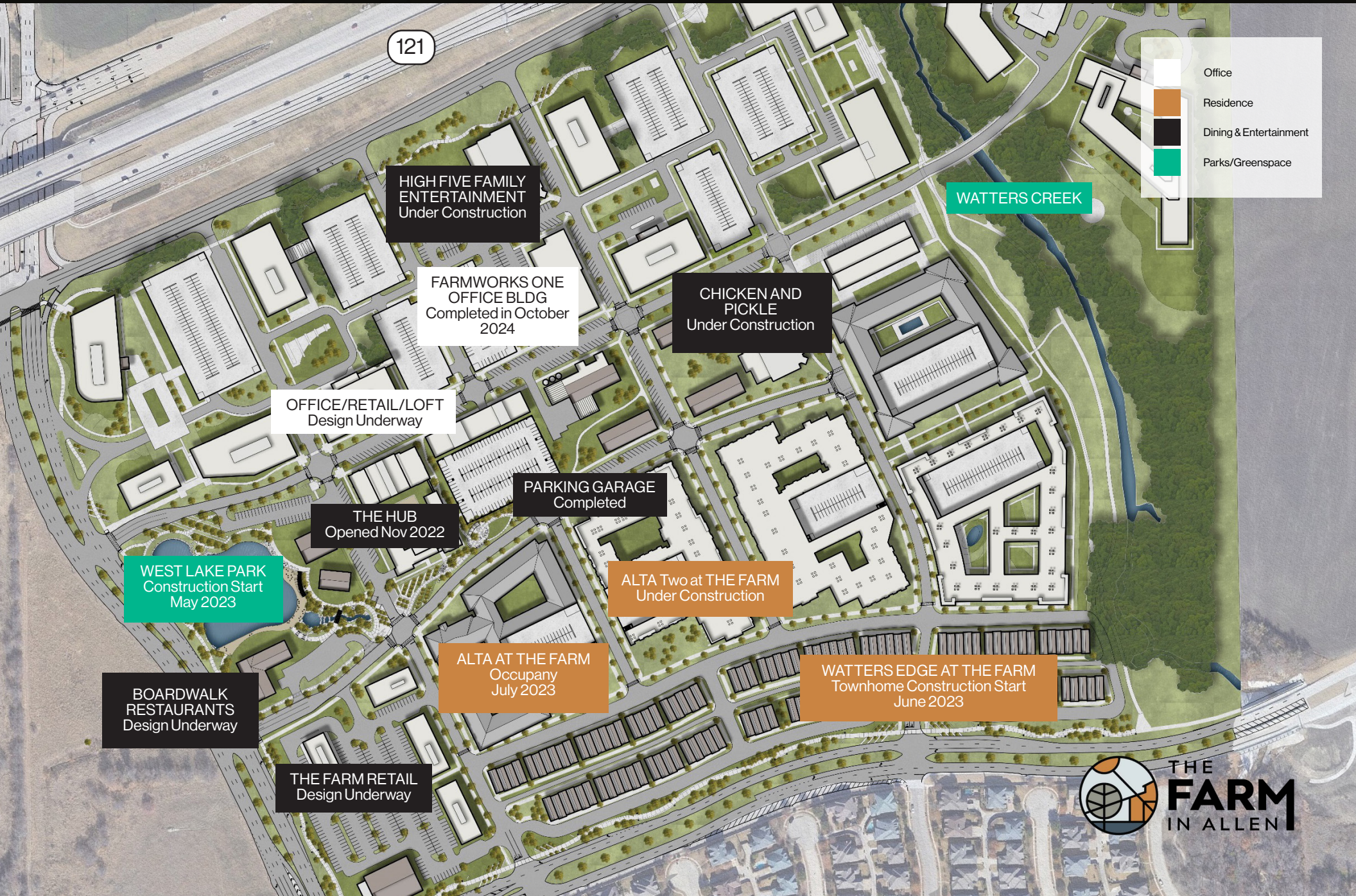
THE RESIDENCE: ALTA AT THE FARM



Alta at The Farm's mid-rise design will feature 325 urban residential units with top tier amenities including a resort-style pool, a second courtyard with grilling areas and fire pits, a community clubhouse featuring a state-of-the-art fitness facility, private fitness micro-studios, and a Sky Room and roof deck overlooking West Lake Park.



THE MASTER PLAN



121

- Office
- Residence
- Dining & Entertainment
- Parks/Greenspace

HIGH FIVE FAMILY ENTERTAINMENT
Under Construction

FARMWORKS ONE OFFICE BLDG
Completed in October 2024

CHICKEN AND PICKLE
Under Construction

WATTERS CREEK

OFFICE/RETAIL/LOFT
Design Underway

PARKING GARAGE
Completed

THE HUB
Opened Nov 2022

WEST LAKE PARK
Construction Start
May 2023

ALTA Two at THE FARM
Under Construction

BOARDWALK RESTAURANTS
Design Underway

ALTA AT THE FARM
Occupancy
July 2023

WATTERS EDGE AT THE FARM
Townhome Construction Start
June 2023

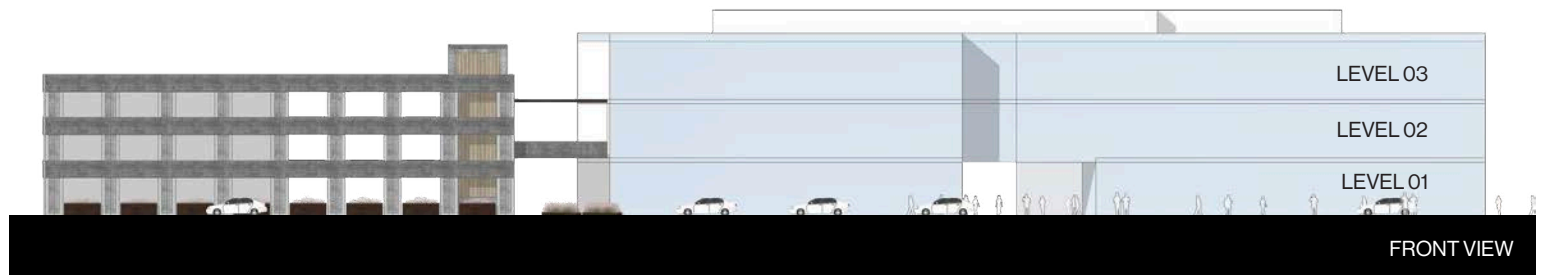
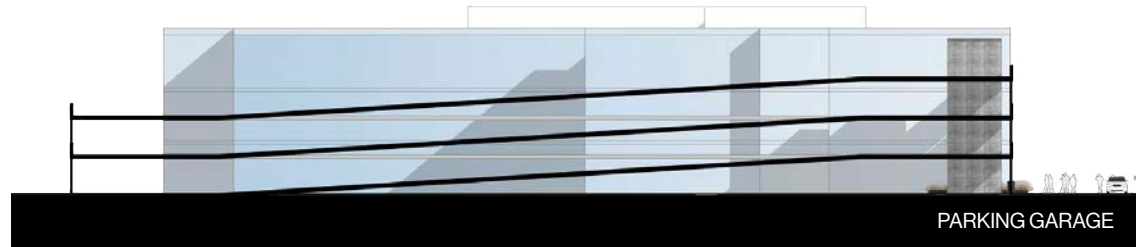
THE FARM RETAIL
Design Underway



OFFICING AT FARMWORKS ONE



- 100,000 SF
- Class A spec office delivered October 2024
- 3 stories
- Up to 5/1,000 garage parking
- One block from 13+ restaurants at The Hub and upcoming retail/amenities
- Two blocks from 16 acre greenbelt, creek and walking trails



30

minutes from
uptown

35

minutes from dallas
love field

30

minutes from dfw
airport

8

golf courses & country
clubs within 3 mile radius

100+

restaurants and bars
within 3 miles radius



DEMOGRAPHICS WITHIN A FIVE MILE RADIUS



POPULATION
323,911



FAMILY SIZE
2.9



AVERAGE HH
INCOME
\$137,472



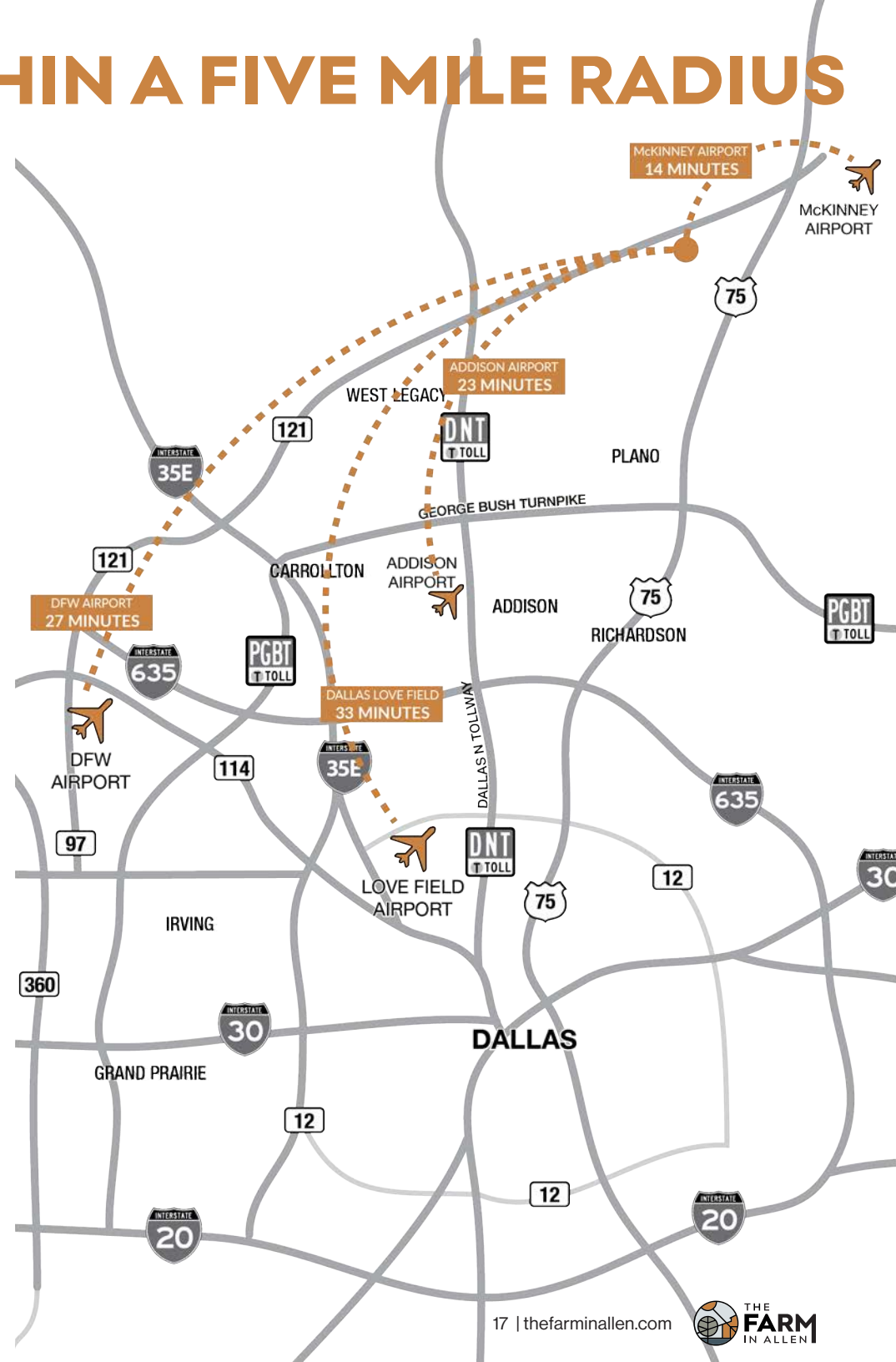
COLLEGE
DEGREE
70%



MEDIAN AGE
35.7



AVERAGE
HOME VALUE
\$351,124





THE FARM IN ALLEN

thefarminallen.com

THE FARM in Allen, located in the fastest growing area of the DFW metroplex, is a 135 acre, mixed use development that caters to the communities around it.

The land has been a north Texas farm throughout its entire history. Acres of prairie grasses waving in wind along with fields of cotton were common for many years. The property has been owned by the Johnson family since 1964 and served not only as a working farm but also a great place for family to gather and enjoy the laid back relaxation of being in the "country", hiking through the woods and exploring the Watters Creek area full of beaver and other wild life. The farm was also the site to a number of church picnics and community events. It is those relaxed, back to nature, unique memories that the Johnson family and JaRyCo Development have used as guidance in the creation of THE FARM in Allen.

FOR LEASING
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NEWMARK

Please be advised that prior to showing a purchaser a property: (1) we do not require identification from a prospective purchaser, (2) we do not require a purchaser to sign an exclusive brokerage agreement and (3) we do not require a pre-approval for a mortgage loan in order to show a purchaser properties.

DEVELOPER:



jaryco.com

INFORMATION ABOUT BROKERAGE SERVICES

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with,

provide opinions and advice to, and carry out the instructions of each party to the transaction.

- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Newmark	586696		469-467-2004
<small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
Ran Holman	326735	ran.holman@nrmk.com	469-467-2060
<small>Designated Broker of Firm</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
<small>Licensed Supervisor of Sales Agent/ Associate</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
Duane Henley	355166	duane.henley@nrmk.com	469-467-2059
<small>Sales Agent/Associate's Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>

Buyer/Tenant/Seller/Landlord Initials

Date