

An aerial photograph of Hall Park at sunset. The sky is a mix of orange, pink, and purple. In the foreground, there's a large, modern building with a facade of white and grey panels and glass windows. To its right is a tall, glass skyscraper. In the background, the Ford Field stadium is visible with its blue roof and 'Ford' logo. Other city buildings are scattered in the distance. The park area in the foreground has many young trees, walkways, and a small pavilion.

HALL PARK

A HALL GROUP DEVELOPMENT

Frisco at a Glance

- One of America's fastest-growing cities
- Population: 236K (projected 325K by 2030)
- 7.7% annual growth – double state & national averages
- 73% workforce participation | 2% unemployment
- 2.5M+ workers within 30 minutes
- Prime access to DFW Airport, 40+ Fortune 1000 HQs, world-class dining & entertainment



OMNI PGA Frisco Resort | 9.3 Miles



North Texas Center of Growth

HALL Park: a Frisco landmark since the 1990s

Home to 165+ companies & one of the region's largest public art collections

Kaleidoscope Park: 5.6 acres of culture, featuring Janet Echelman's Butterfly Rest Stop sculpture — a major new attraction for DFW

Steps away: the new HALL Park Hotel, Autograph Collection by Marriott and The Monarch Residences

Surrounded by luxury living, top dining, and iconic neighbors like the Dallas Cowboys HQ

HALL PARK MIXED-USE DISTRICT

Dallas Cowboys | 0.3 Miles



Legacy West | 2.1 Miles

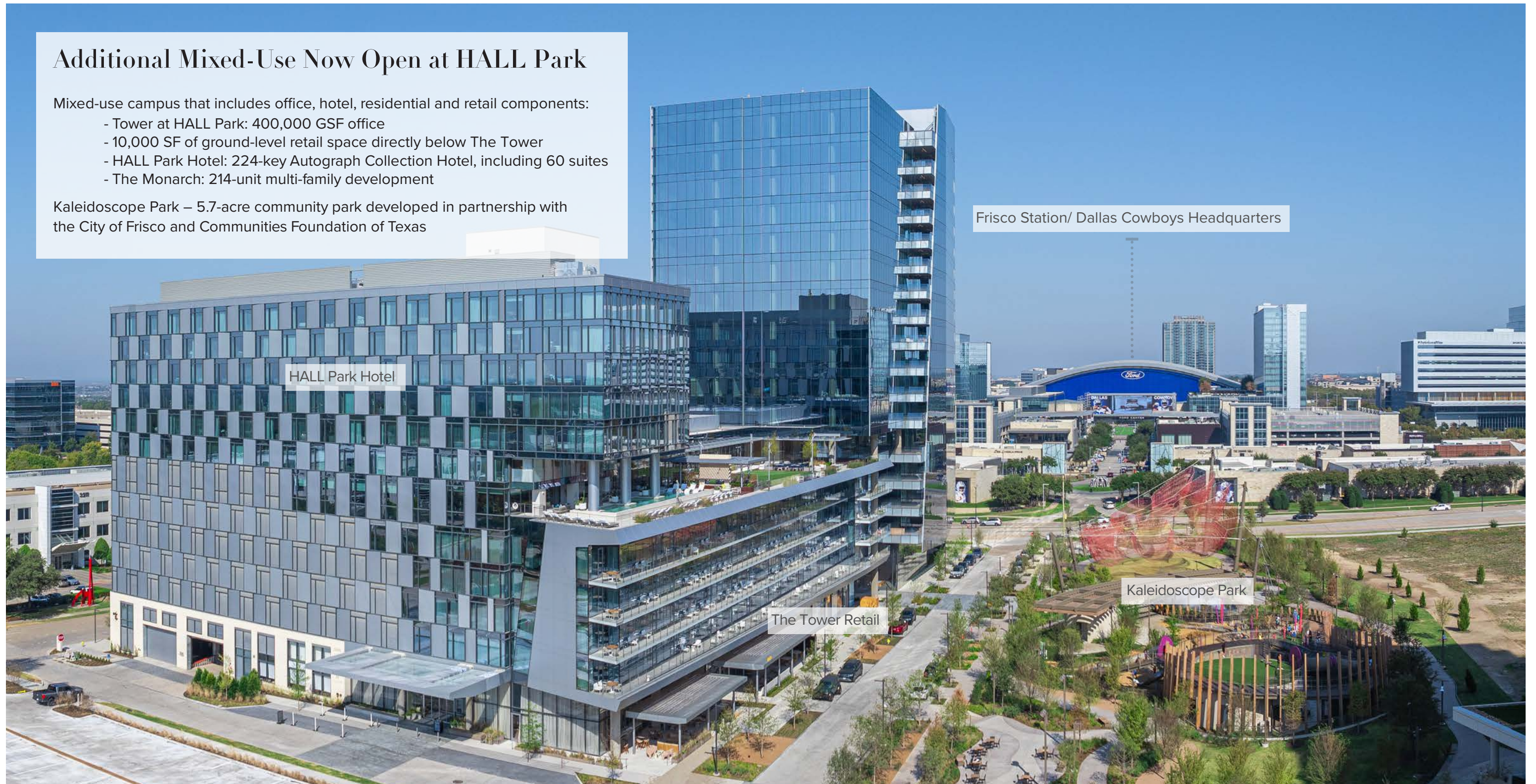


Additional Mixed-Use Now Open at HALL Park

Mixed-use campus that includes office, hotel, residential and retail components:

- Tower at HALL Park: 400,000 GSF office
- 10,000 SF of ground-level retail space directly below The Tower
- HALL Park Hotel: 224-key Autograph Collection Hotel, including 60 suites
- The Monarch: 214-unit multi-family development

Kaleidoscope Park – 5.7-acre community park developed in partnership with the City of Frisco and Communities Foundation of Texas



HALL park view looking north at the Kaleidoscope Park with Janet Echelman's, "Butterfly Rest Stop"

Living



214 Units

Elevated Residential Apartments

\$5424/Mths

Average Nominal Rent Per Unit

164 Keys

Marriott Autograph Hotel

\$475/Night

Average Daily Rate

60 Units

Apartment Style Suites
within Hall Park Hotel

\$10,000/Mths

Bespoke Urban Living

Working



165

Companies Tenanting at HALL Park

8,000

Employees on Campus

367,000 R.s.f.

Newly opened The Tower
16-Story AAA Trophy Office

8,000 s.f.

Meeting Space

2.5MM R.s.f.

15 Existing Office Buildings
at HALL Park

14,000 s.f.

Fitness Center

Connecting



200 Pieces

World Class Public Art

3 Miles

Walking Trails

5.45 Acres

Lakes and Water Features

30%

Land Dedicated to Green Space

HALL Park's future offers an exciting real estate development opportunity featuring 2,000 residential units alongside 7 million square feet of office and retail space. The project includes 7.11 acres of park inclusive of the 5.67 Acres Kaleidoscope Park and achieves 40% green coverage across the entire campus, creating a vibrant, eco-friendly community that blends modern living with ample green spaces.

Property Aerial



The Gate
41-acre development,
\$700 Million project.

The Star
Corporate headquarters
& training Facility
91-acre - 1.7M SF,
\$1 Billion project.

Wade Park
Proposed
175-acre development,
\$2 Billion project.

Frisco Station
242 Acre - \$1.5 Billion
AT BUILDOUT - 5.5M SF OFFICE
300,000 SF RETAIL/RESTAURANT
650 HOTEL ROOMS, 2,400 APARTMENTS
AND 40 ACRE MEDICAL PARK AND WHEN FINISHED
FRISCO STATION WILL HAVE 15,000
DAYTIME POPULATION AND 3,500 RESIDENTS.

LEGACY WEST
EMPLOYERS:
FedEx 1,200
LIBERTY MUTUAL 5,000
JPMORGAN 6,000+
TOYOTA 7,000+

Granite Park
90-acre mixed use
5 Class A office towers,
3 Proposed Class AA office towers,
retail & restaurants.

GRANDSCAPE
Retail Mixed-Use
Annually Estimated:
18 Million Visitors
Nebraska Furniture Mart
Annually Estimated:
8 million Visitors
\$750 million in sales

LEGACY WEST
240 ACRE
\$2 BILLION

HAGGARD FARM MIXED-USE
142 ACRES
PROPOSED OFFICE, RETAIL, PARK
98 ROOM HOTEL
700 MULTIFAMILY UNITS

Master Planned Community
1,900 Acres
2,500 Apartment,
Townhomes, Lofts,
and Condos with
On-Site Retail.
700+ Acres Corporate
Campuses, 200+ Acres
Build-To-Suit Offices

West Plano Village
KONA GRILL
cat's
MÍ DÍA
princi | italia

Property Aerial



The Gate
\$700 Million

Frisco Station
242 Acre - \$1.5 Billion
AT BUILDOUT ~5.5M SF OFFICE
300,000 SF RETAIL/RESTAURANT
650 HOTEL ROOMS, 2,400 APARTMENTS
AND 40 ACRE MEDICAL PARK AND WHEN FINISHED
FRISCO STATION WILL HAVE 15,000
DAYTIME POPULATION AND 3,500 RESIDENTS.

THE STAR
HOME OF THE DALLAS COWBOYS
91 Acre
1.7M SF
\$1 Billion

HALL PARK
162 AC BUSINESS PARK WITH OVER 2.5 MILLION SF
OF CLASS A OFFICE SPACE WITH FUTURE 1 MILLION SF
OF MIXED USE DEVELOPMENT OPENING FALL 2023

Duke
Office Park

Gaylord Pkwy

John Hickmann Pkwy

Ohio Dr

Kroger

RaceTrac

Wells Fargo

WESTIN
HOTELS & RESORTS

H

Legacy Dr

McDonald's

Market Street

LAKES
LAKES GOLFWAY

PARKS & TRAILS

HEALTH & WELLNESS DISTRICT

THE OFFICES

BB&T

Kwik-Kar

WELLER FARGO

Wells Fargo

Wells Fargo

Wells Fargo

Wells Fargo

Wells Fargo

Wells Fargo

Wells Fargo

Wells Fargo

Wells Fargo

Wells Fargo

Wells Fargo

Wells Fargo

Subway

Market Street

LAKES

PARKS & TRAILS

HEALTH & WELLNESS DISTRICT

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Market Street

LAKES

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Kwik-Kar

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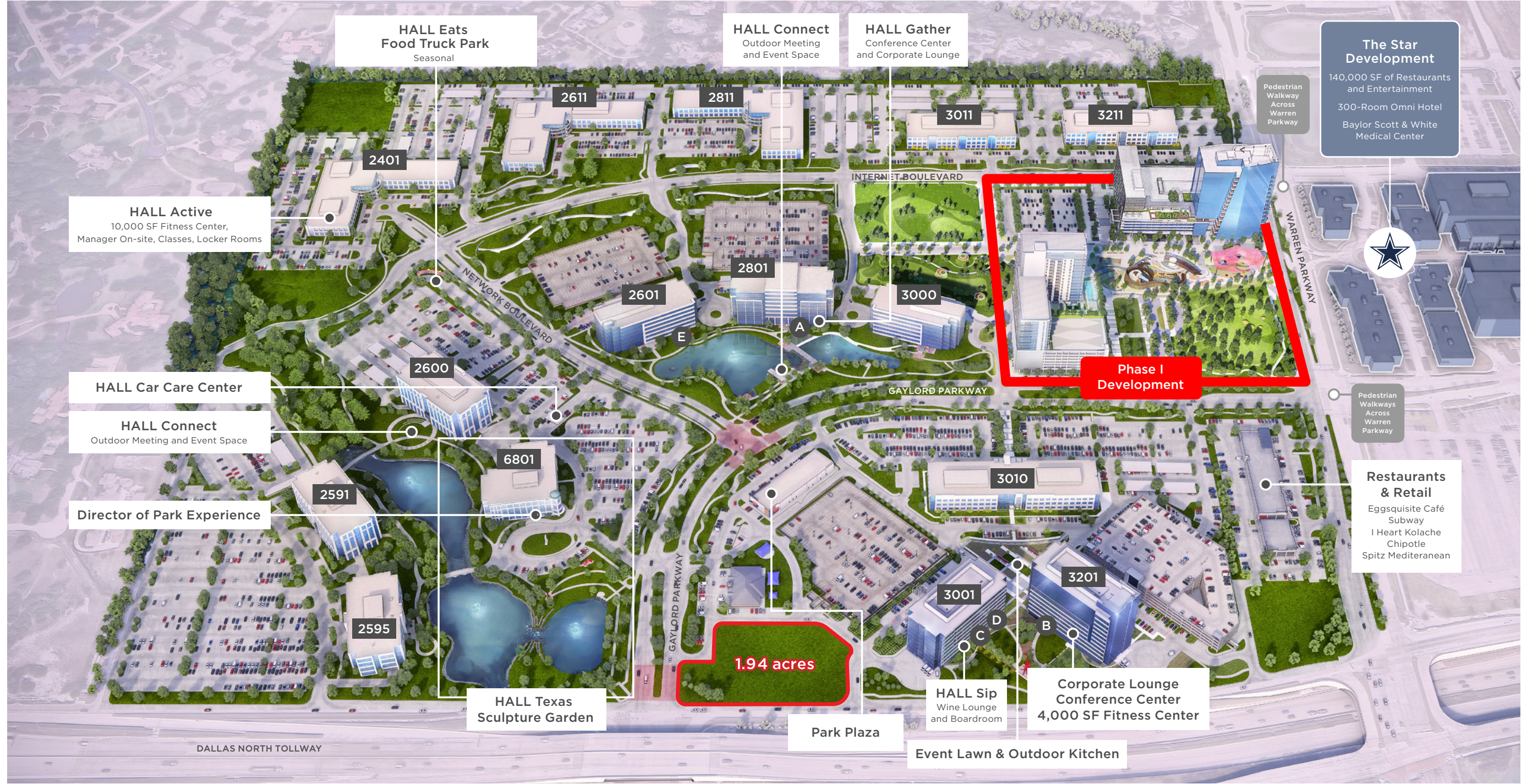
BB&T

Kwik-Kar

WELLER FARGO

Wells Fargo

Wells Fargo



HALL Eats
Food Truck Park
Seasonal

HALL Connect
Outdoor Meeting and Event Space

HALL Gather
Conference Center and Corporate Lounge

The Star Development
140,000 SF of Restaurants and Entertainment
300-Room Omni Hotel
Baylor Scott & White Medical Center

HALL Active
10,000 SF Fitness Center, Manager On-site, Classes, Locker Rooms

HALL Car Care Center

HALL Connect
Outdoor Meeting and Event Space

Director of Park Experience

Pedestrian Walkways Across Warren Parkway

Restaurants & Retail
Eggsquisite Café
Subway
I Heart Kolache
Chipotle
Spitz Mediterranean

HALL Texas
Sculpture Garden

1.94 acres

HALL Sip
Wine Lounge and Boardroom

Corporate Lounge
Conference Center
4,000 SF Fitness Center

Park Plaza

Event Lawn & Outdoor Kitchen

BY THE NUMBERS 33% OF LAND USE IS GREEN SPACE AND LAKES • 200+ WORKS OF INTERNATIONAL ART AND SCULPTURE • 3 MILES OF WALKING AND JOGGING TRAILS

- 2595 Dallas Parkway (A1)
- 2591 Dallas Parkway (A2)
- 6801 Gaylord Parkway (B1)
- 2600 Network Boulevard (B2)
- 2601 Network Boulevard (C1)
- 2801 Network Boulevard (C2)
- 3000 Internet Boulevard (C3)
- 3010 Gaylord Parkway (E1)

- 2401 Internet Boulevard (G1)
- 2611 Internet Boulevard (G2)
- 2811 Internet Boulevard (G3)
- 3011 Internet Boulevard (G4)
- 3211 Internet Boulevard (G5)
- 3001 Dallas Parkway (T1)
- 3201 Dallas Parkway (T2)

HALL MEET Conference and Training Rooms

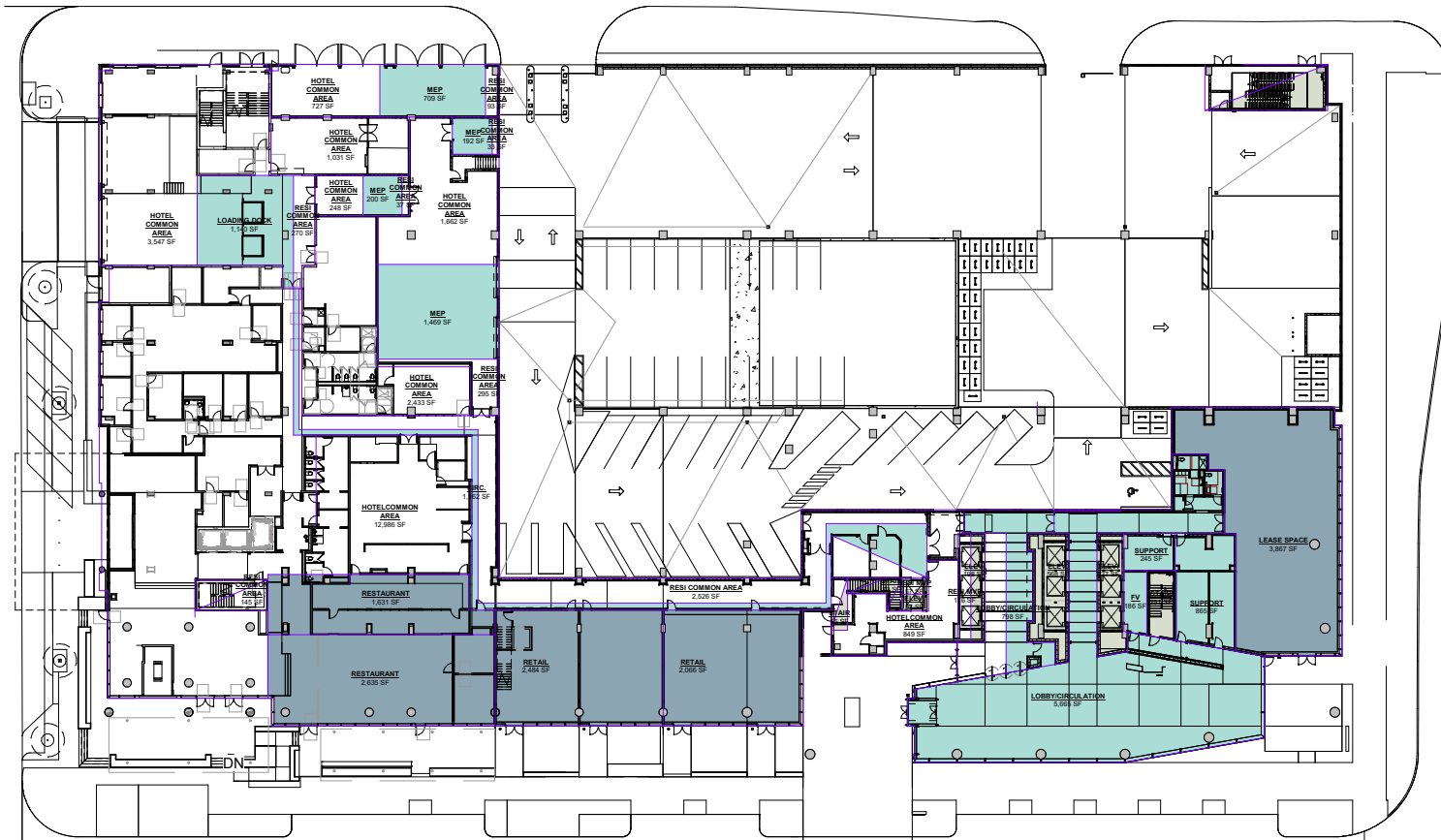
- A. **The Dancers Room** 100 person training facility
- B. **The Ascension Room** 65 person training facility
- C. **The Jaguar Room** 16 person boardroom
- D. **The Geneva Room** 10 person conference room
- E. **The Evans Room** 12 person conference room

Phase I Development
Community Programmed Park
16-Story Office Building | 386,000 RSF
214 High-Rise Apartments
10,000 SF Restaurant & Retail
224-Room Boutique Hotel and Park Suites
Future Restaurants and Retail

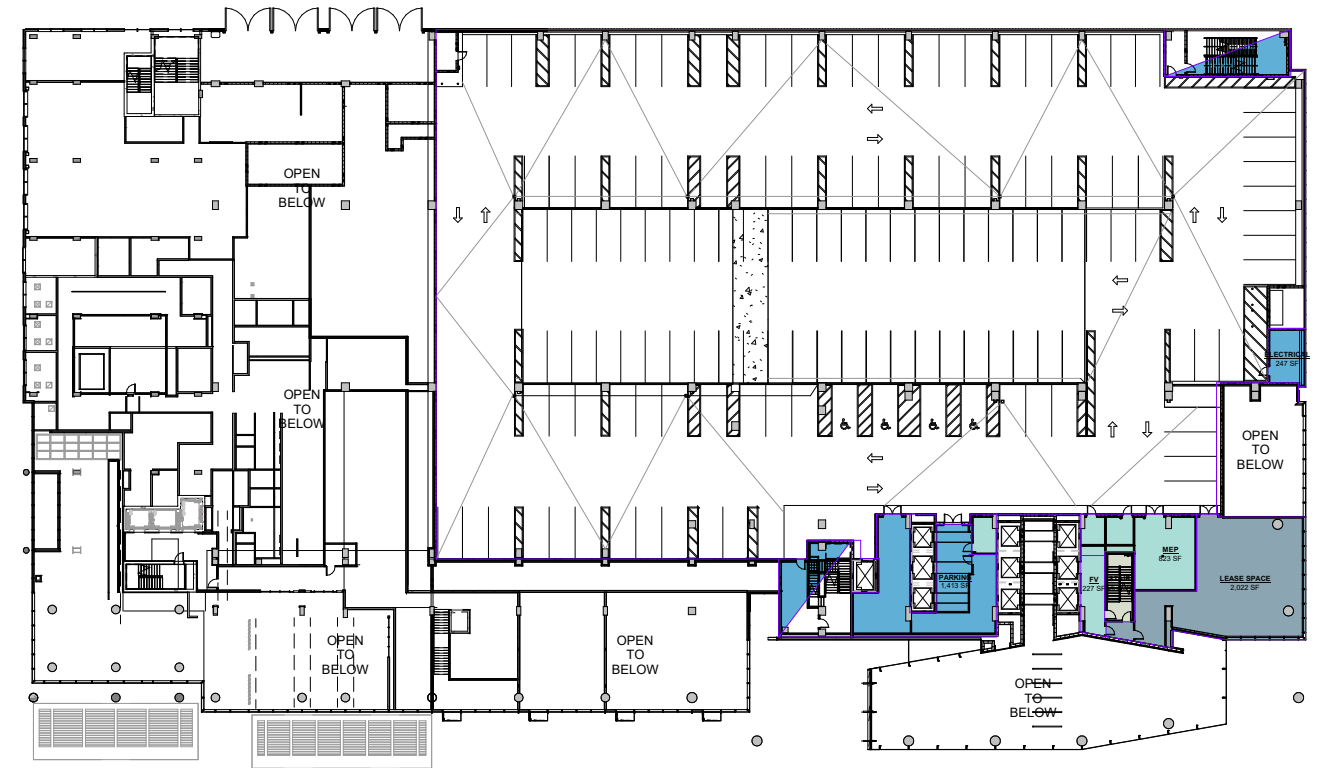


Retail & Restaurant (Hotel/Office Building)

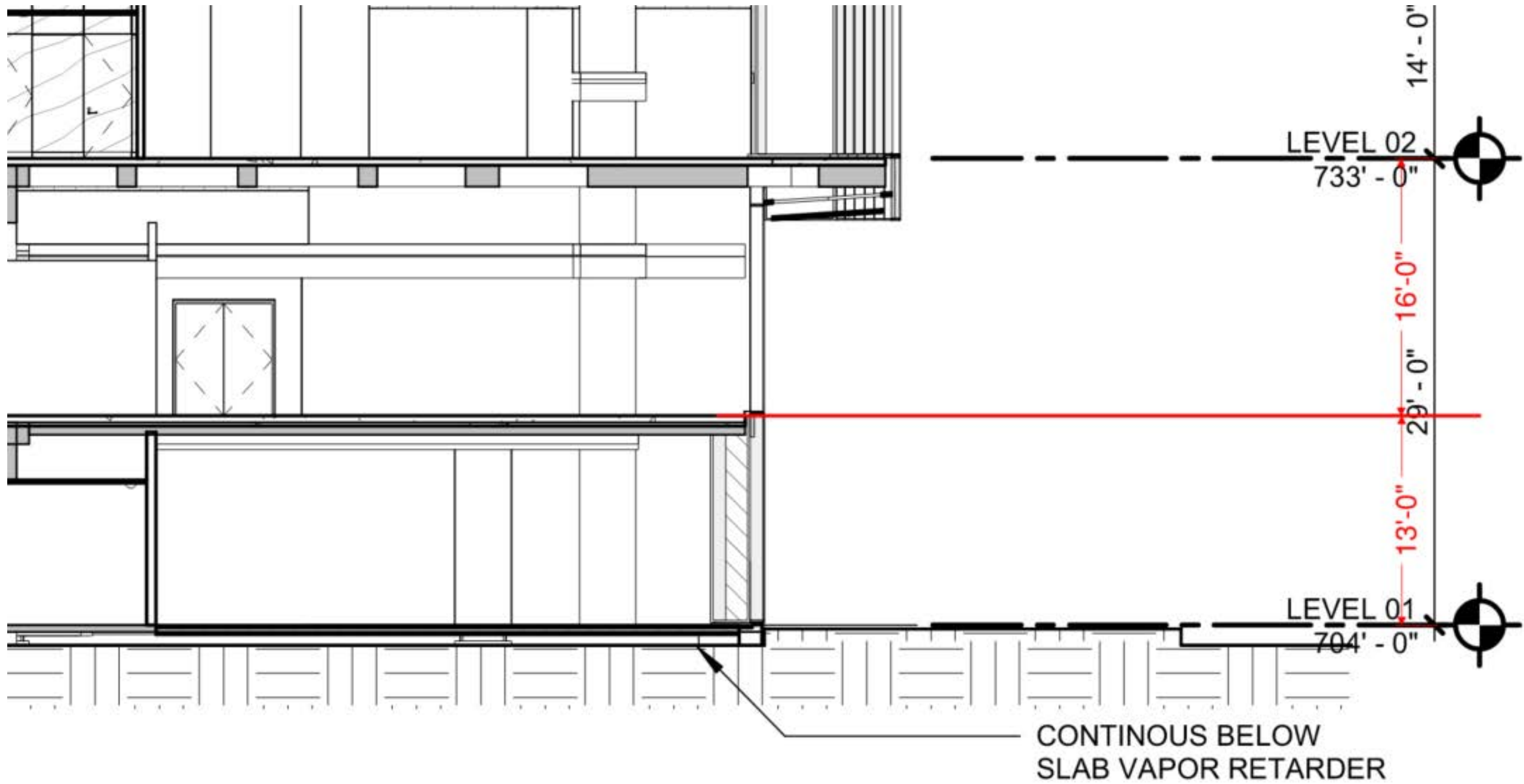
FLOOR PLAN



01 AREA PLAN RENTABLE - LEVEL 01
1" = 40'-0"

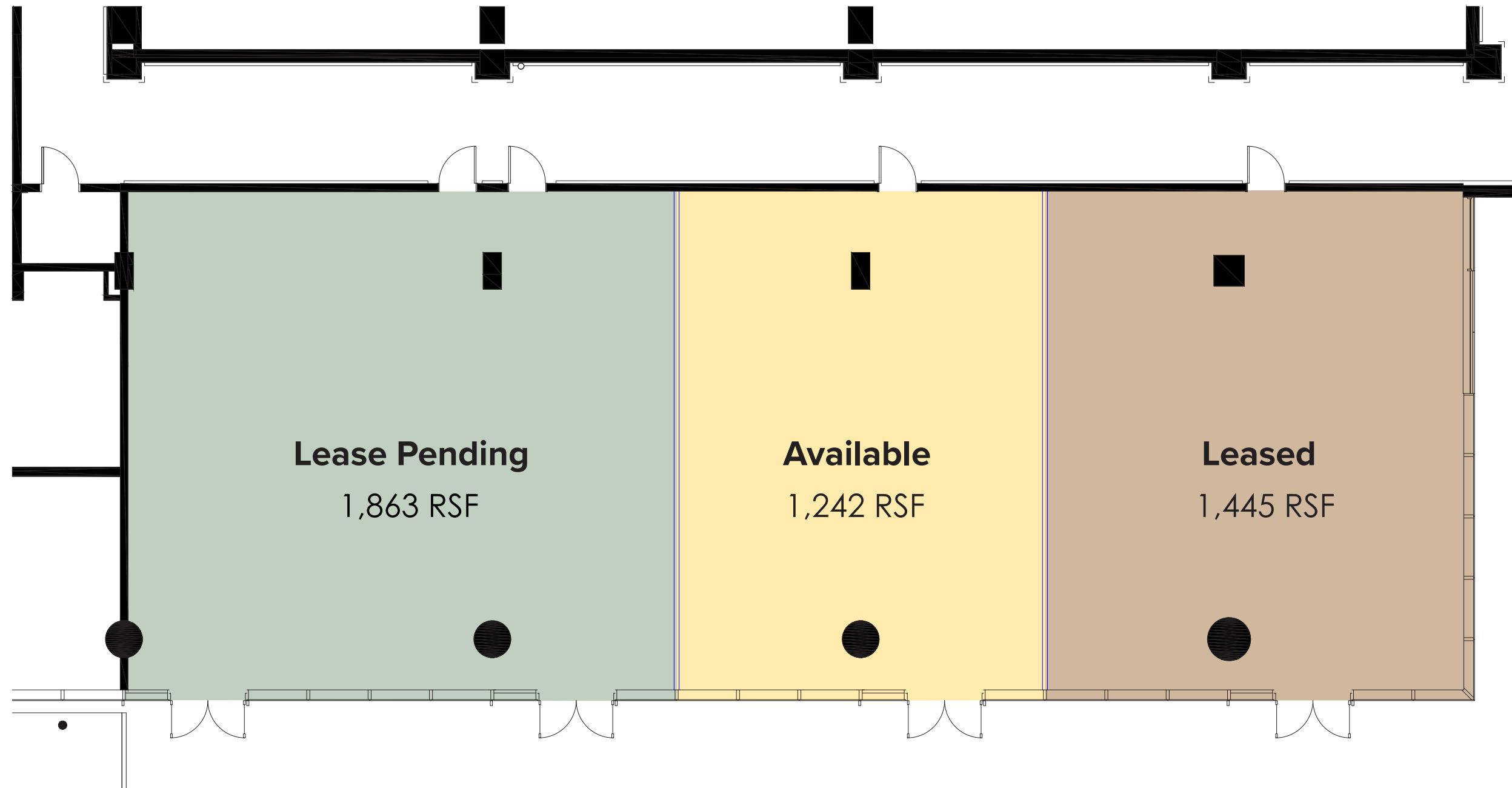


G02 AREA PLAN RENTABLE - LEVEL G02
1" = 40'-0"



Retail & Restaurant (Hotel/Office Building)

FLOOR PLAN



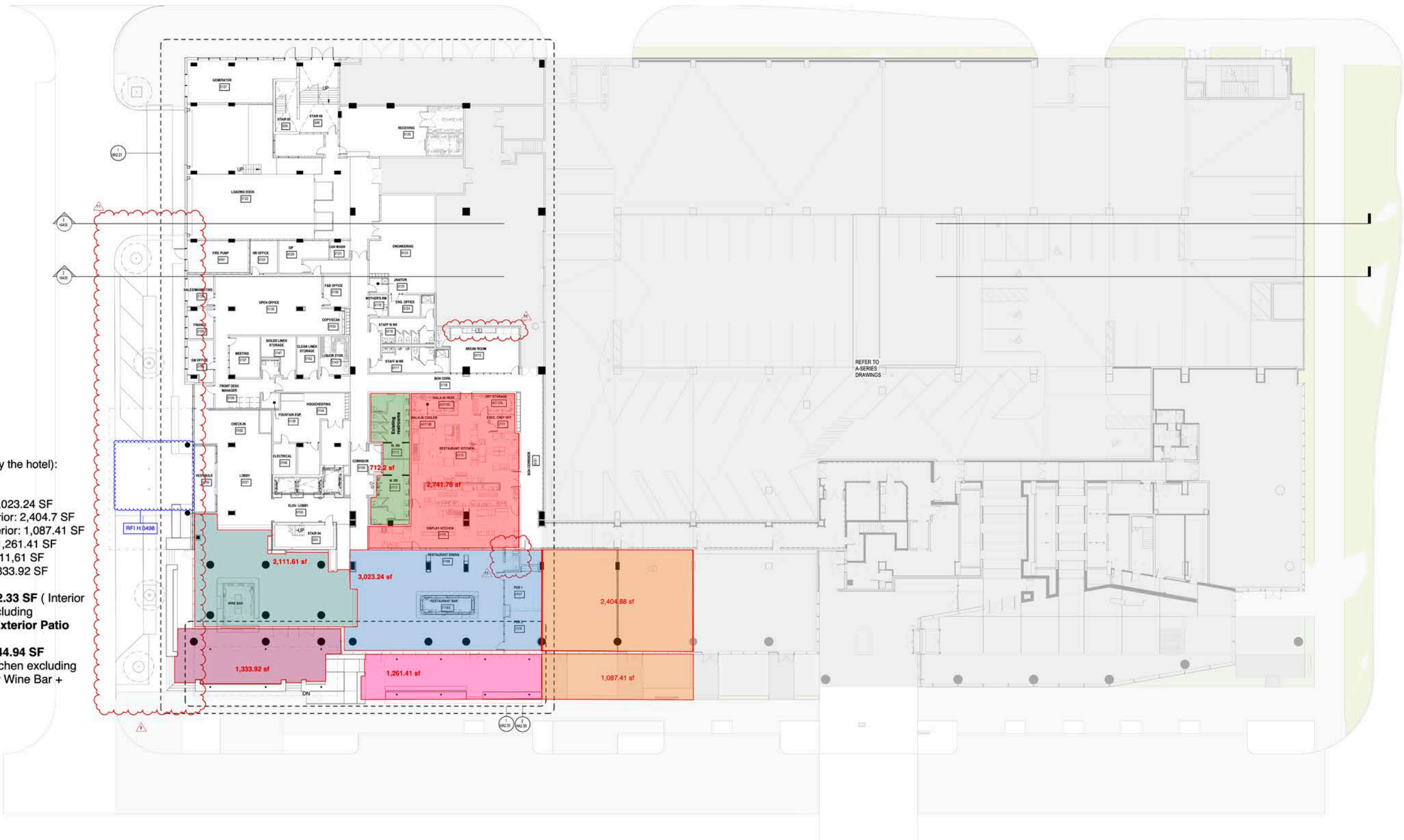
Hall Park Hotel

LEVEL ONE FLOOR PLAN

Restrooms (Owned by the hotel):
 712.2 SF
 Kitchen: 2,741.70 SF
 Restaurant Interior: 3,023.24 SF
 Restaurant Shell Interior: 2,404.7 SF
 Restaurant Shell Exterior: 1,087.41 SF
 Restaurant Exterior: 1,261.41 SF
 Wine Bar Interior: 2,111.61 SF
 Wine Bar Exterior: 1,333.92 SF

Total Option 1: **8,132.33 SF** (Interior including kitchen excluding bathroom) + **2,348 Exterior Patio**

Total Option 2: **10,244.94 SF** (Interior including kitchen excluding bathroom) + Exterior Wine Bar + **3,694.92. SF**



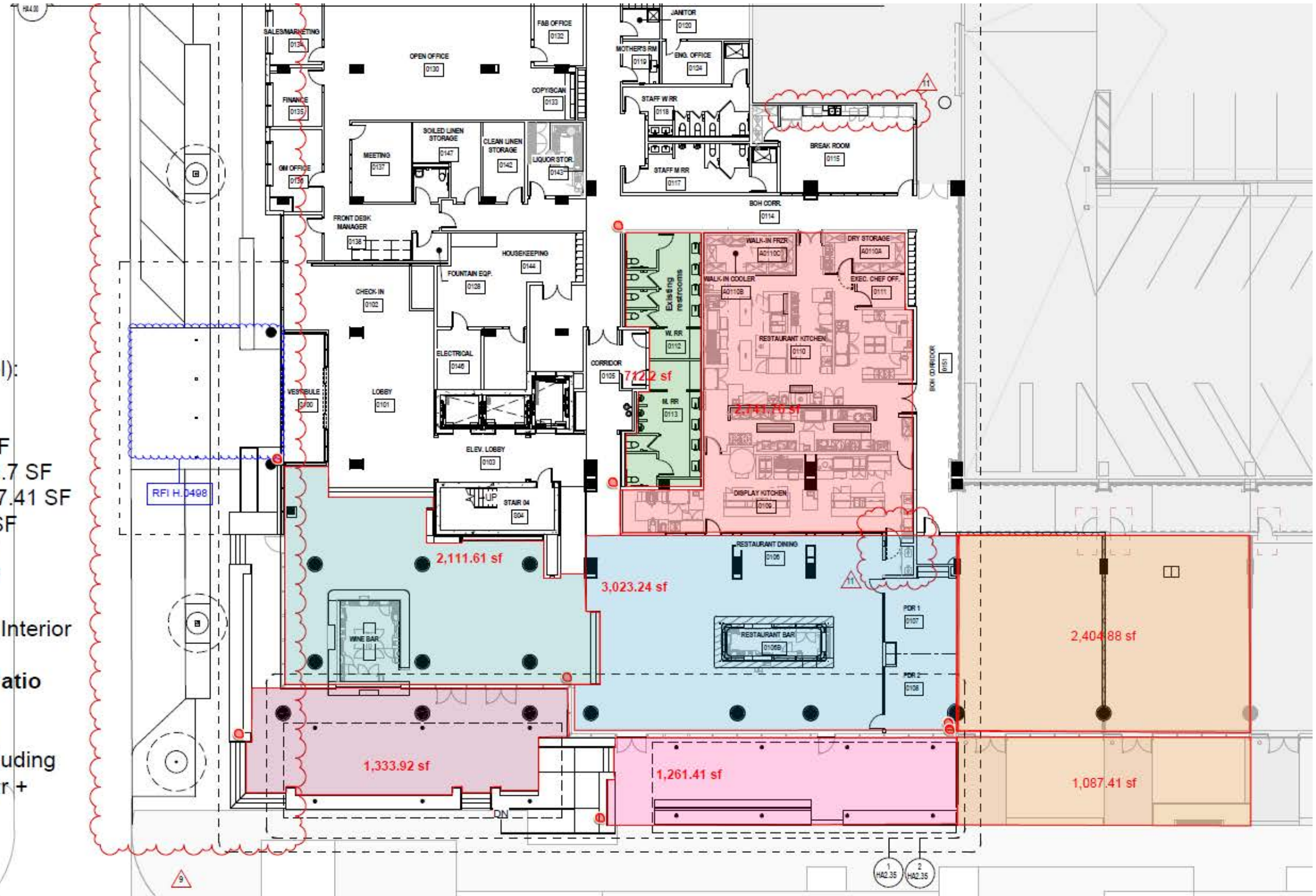
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Future Restaurants



Leasing Contacts:

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The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

INFORMATION ABOUT BROKERAGE SERVICES

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



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see

section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

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Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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Buyer/Tenant/Seller/Landlord Initials

Date