

3481 PLANO PARKWAY  
SUITE #125





# THE BUILDING



## 3,391 SF SPEC SUITE

Available Now

## 5:1,000 PARKING

Surface Parking with direct entry to suite

## WALKABLE TO RETAIL

Grandscape restaurants & retail next door

## 15' SLAB TO SLAB

Tall ceilings with Sky lights

## EASY ACCESSIBILITY

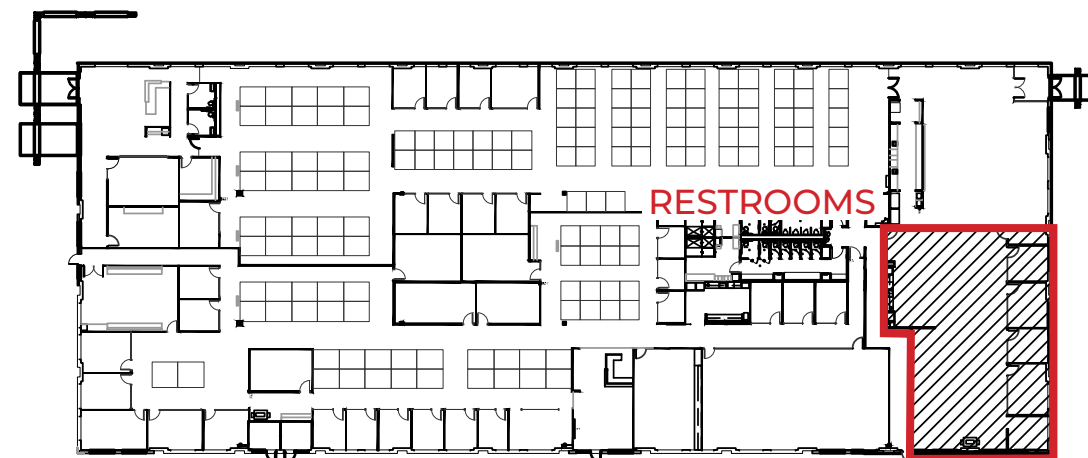
Near SH-121 & Dallas North Tollway



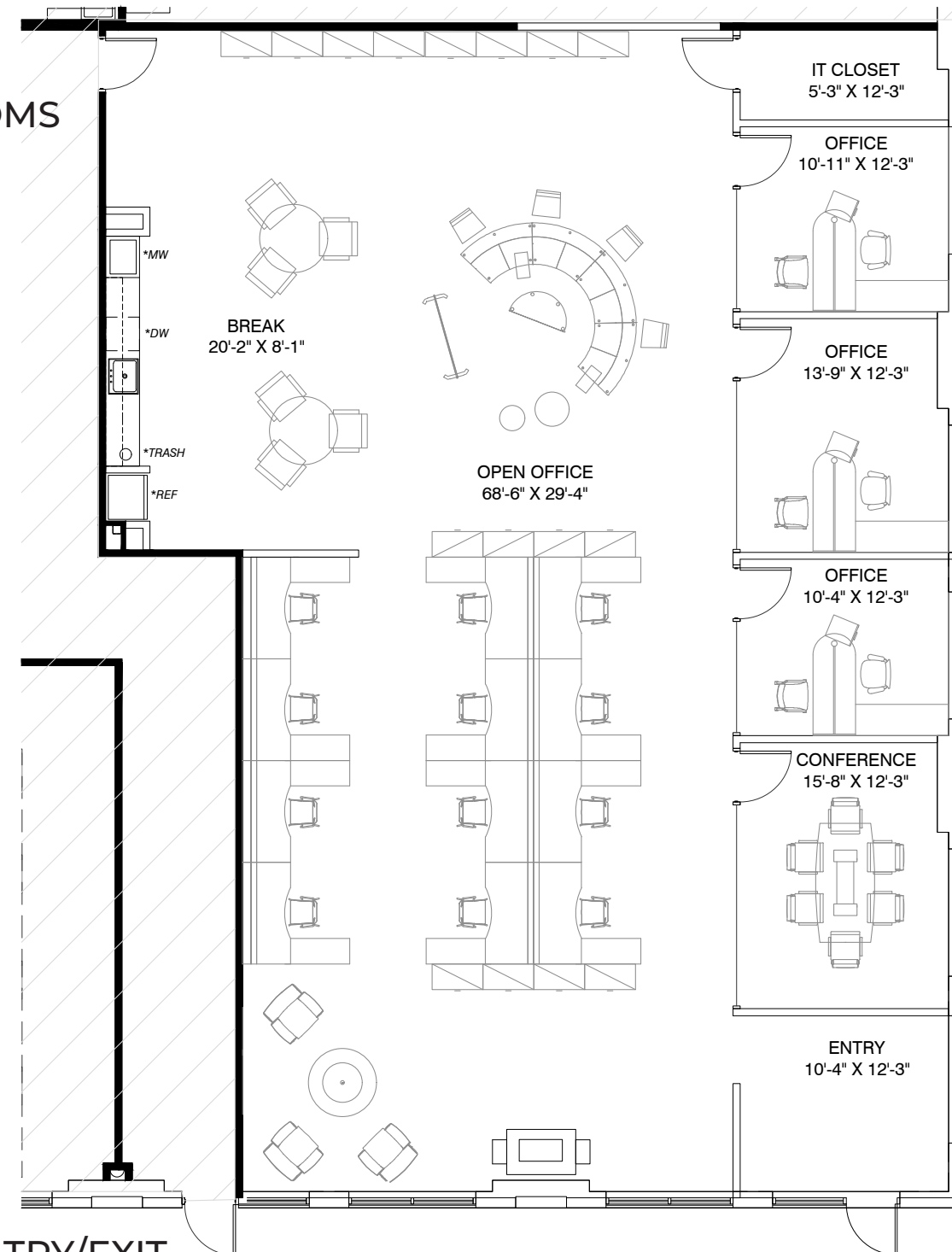
# THE FLOOR PLAN



- 2 Entrances
- 3 Private Offices/Huddle Rooms
- 1 Conference Rooms
- Open Kitchen & Break Area
- IT Closet/Storage Room



ENTRY/EXIT  
TO RESTROOMS



ENTRY/EXIT  
EXTERIOR

ENTRY/EXIT  
EXTERIOR



# THE SPACE





# THE REGION

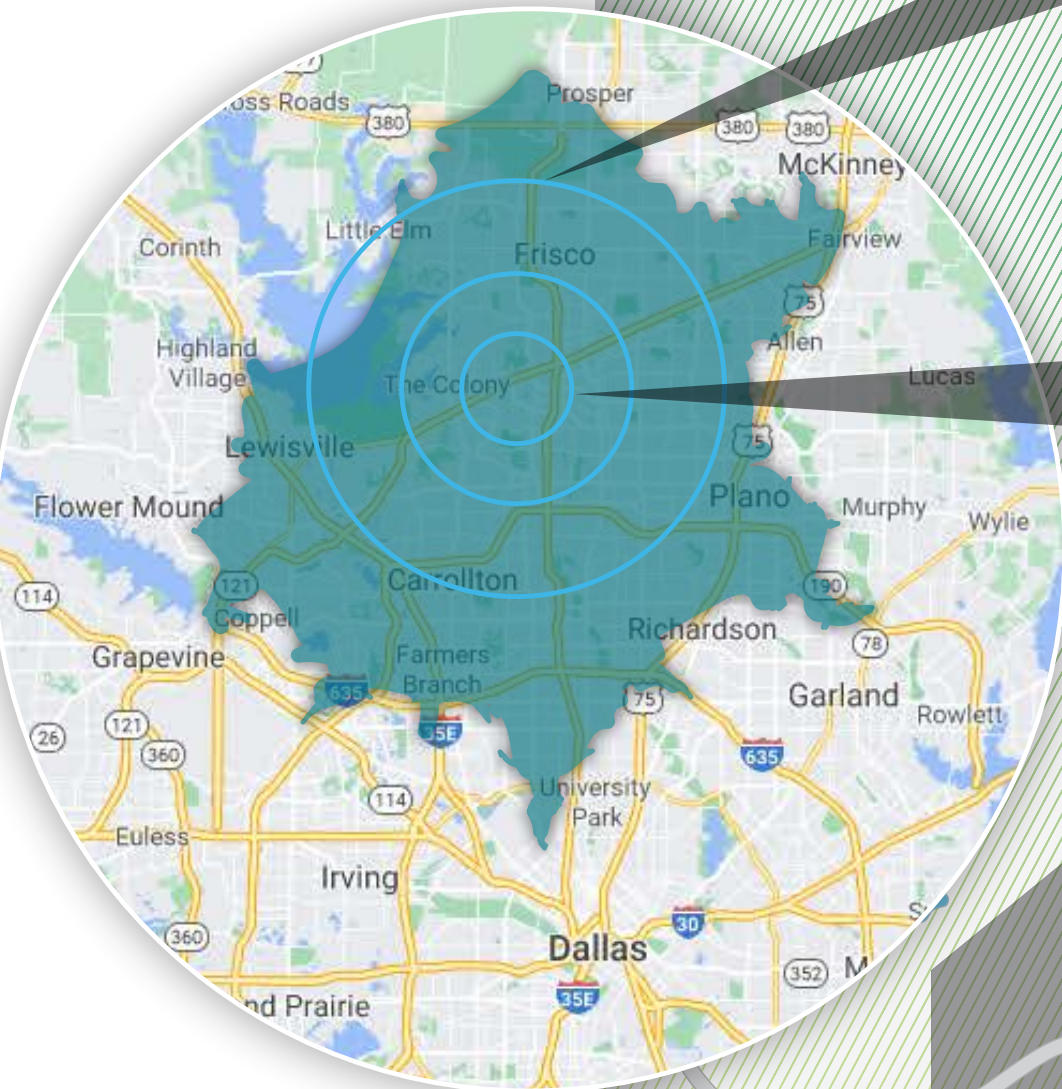
## WITHIN A 20-MINUTE DRIVE

**Skilled labor force:** 570,000 people (4 million total in DFW)  
**Talent:** 49% of population with bachelors or higher  
**Fast growing:** projected pop of 1.35 Million and 515,783 households by 2026

## 2021 DEMOGRAPHICS

	3 MILE	5 MILES	10 MILES
POPULATION	124,813	244,358	922,397
AVERAGE HH INCOME	\$127,592	\$112,655	\$117,570
MEDIAN HOME VALUE	\$354,828	\$348,203	\$343,653
DAYTIME EMPLOYMENT	62,021	171,678	577,212
BACHELORS OR HIGHER	50%	48%	49%

- ### NEIGHBORING HEADQUARTERS
- 1 Amerisource Bergen
  - 2 Toyota
  - 3 Dr Pepper/Keurig
  - 4 Frito Lay
  - 5 FedEx
  - 6 Liberty Mutual
  - 7 JP Morgan/Chase
  - 8 Ericsson
  - 9 Pizza Hut
  - 10 Bank of America
  - 11 McAfee
  - 12 Dallas Cowboys
  - 13 Rave Restaurant Grp
  - 14 Prof Golf Assoc (PGA)
  - 15 Sanyo
  - 16 CrossMark



### Dallas-Fort Worth

continues to draw global and fortune 500 headquarters, by growth and expansion of local companies as well as by relocations of headquarter operations.

**DFW**

NEARLY 2,000 FLIGHTS PER DAY NONSTOP TO 190 DOMESTIC AND 74 INTERNATIONAL DESTINATIONS



**EPICENTER OF HQ RELOCATION**



**COUNTLESS REGIONAL AMENITIES**



**GREAT ACCESS & INGRESS/EGRESS**

DALLAS LOVE FIELD



# AUSTIN RANCH BY THE NUMBERS

A Prominent Headquarters Location in North Dallas

**1,700**

ACRES OF LAND

**2,462,000 SF**

OF COMMERCIAL SPACE

**1 MILE**

FROM TOLLWAY

**80,698 SF**

OF ON-SITE RETAIL

**18**

PARKS

**3,900,000 SF**

OF SHOPS & RESTAURANTS\*

**10**

NEIGHBORHOODS

**8,000**

RESIDENTS

**7 MILES**

OF SCENIC TRAILS

\*Includes Grandscape Retail





< TO DFW AIRPORT

HIGHWAY 121

GRANDSCAPE

- Current Office/Dist Center
- Future Office
- Retail
- Multi-Family
- Highway Access

LEGACY WEST

**THE SITE**  
3481 PLANO PKWY

SPRING CREEK PARKWAY

JOSEY LANE

FUTURE LISD SITE

AUSTIN RANCH

THE SHACKS & BOATHOUSE RETAIL

WINDHAVEN PARKWAY

DALLAS NORTH TOLLWAY

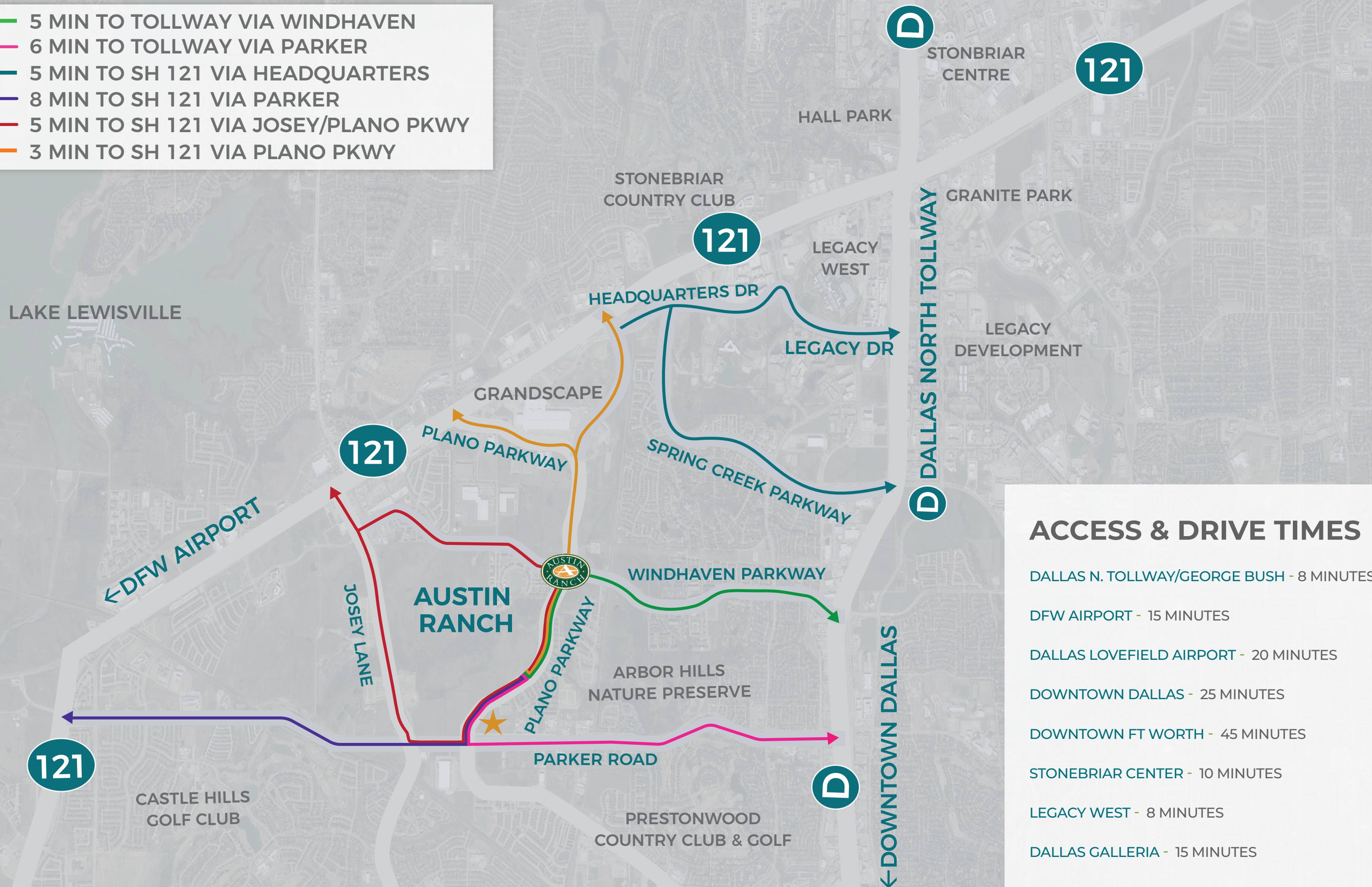
< TO DFW AIRPORT

ARBOR HILLS NATURE PRESERVE

PARKER ROAD



- 5 MIN TO TOLLWAY VIA WINDHAVEN
- 6 MIN TO TOLLWAY VIA PARKER
- 5 MIN TO SH 121 VIA HEADQUARTERS
- 8 MIN TO SH 121 VIA PARKER
- 5 MIN TO SH 121 VIA JOSEY/PLANO PKWY
- 3 MIN TO SH 121 VIA PLANO PKWY



### ACCESS & DRIVE TIMES

- DALLAS N. TOLLWAY/GEORGE BUSH - 8 MINUTES
- DFW AIRPORT - 15 MINUTES
- DALLAS LOVEFIELD AIRPORT - 20 MINUTES
- DOWNTOWN DALLAS - 25 MINUTES
- DOWNTOWN FT WORTH - 45 MINUTES
- STONEBRIAR CENTER - 10 MINUTES
- LEGACY WEST - 8 MINUTES
- DALLAS GALLERIA - 15 MINUTES



# WALKABLE TO RETAIL

ON-SITE DINING & DOG PARK + NEXT DOOR TO GRANDSCAPE



## THE SHACKS | DINING + DOG PARK

Nestled among huge oak trees on the shores of Indian Creek, The Shacks features **six small restaurant spaces** that share a **large, open-air patio** overlooking a **dog park** with **regular events** and **live music**.

**TEN RAMEN** | Ramen house from Japanese cuisine master Teiichi Sakurai

**DIRTY BURGER BAR** | Gourmet burgers and more from Dallas restaurateur Frank Carabetta

**TACKLE BOX** | Fresh and flavorful Cajun seafood from the owners of Pier 247

**OMG TACOS** | The 2nd location of the wildly successful late night fusion taqueria

**TURBO COFFEE** | Craft coffee and fresh food to-go

**GRRROWLERS** | Tap Room and Beer Garden featuring local and seasonal beer and wine selections

**AUSTIN SQUARE + BOATHOUSE RETAIL** | Another 50,000 SF of retail & restaurants are on-site including services such as a dentist, insurance agency, hair salon, nail salon, massage spa and more.

## GRANDSCAPE

Grandscape shares a property line with Austin Ranch and is one of the **largest mixed-use developments** in the country. Upon completion, the project will stretch across more than 400 acres, and feature more than **3.9 million square feet** of retail, entertainment, residential, dining and attractions.

**DESTINATION RETAIL** | Andretti's Indoor Karting & Games, Galaxy Theaters, Electric Gamebox

**OUTDOOR LAWN + STAGE** | Amphitheater will host events, concerts, outdoor movies and more

**THE HOMESTEAD** | A collection of local retailers and artisan shops

**ENTERTAINMENT VENUES** | Lava Cantina, Rock & Brews, The Truck Yard & Windmills

**FAST CASUAL & FINE DINING** | Over 30 of Dallas' most popular restaurants with more to come

**LUXURY HIGH-RISE RESIDENTIAL** | 419,000 SF tower with 1-2 bedroom homes & penthouse suites

**HOTELS** | Homewood Suites, Hampton Inn & Suites with future upscale destination hotels planned

**EVENTS** | Regularly scheduled concerts, outdoor movies, fitness classes, pop-up markets & more



# AREA AMENITIES

## ENTERTAINMENT

Top Golf  
 Andretti's Karting & Games  
 Hawaiian Falls  
 PinStack Bowling Lanes  
 Rock n Brews  
 Lava Cantina  
 Arbor Hills Nature Preserve  
 Lewisville Lake  
 The Tribute Golf Club  
 Prestonwood Golf Club  
 Cinemark  
 Studio Movie Grill  
 Jump Street  
 Galaxy Theatres  
 FC Dallas  
 Pole Position Raceway  
 Dr. Pepper Stadium

## BANKS

Wells Fargo  
 Chase Bank  
 Bank of America  
 Comerica Bank  
 Capital One  
 Legacy Texas  
 Veritex Community Bank

## SERVICES

Starbucks  
 Massage Life  
 Vail Dry Cleaners  
 Walgreens  
 CVS  
 Texaco  
 Chevron  
 Racetrac  
 Quicktrip  
 Shell  
 Chevron

## GYMS

24 Hour Fitness  
 Lifetime Fitness  
 LA Fitness  
 Uptown Yoga  
 Alpha Fitness Center  
 Camp Gladiator  
 Cross Fit  
 D'Pilates

## RETAIL CENTERS AND SHOPS

The Shacks Dining & Dog Park  
 Austin Square  
 The Boat House Retail  
 Grandscape  
 Nebraska Furniture Mart  
 Scheel's Sporting Goods  
 Legacy West  
 The Shops at Legacy  
 The Shops at Willow Bend  
 The Star in Frisco  
 Stonebriar Mall  
 Costco  
 Walmart Super Center  
 Super Target  
 Best Buy  
 Staples

## MULTIFAMILY NEIGHBORHOODS

Thousand Oaks  
 The Boat House  
 The Hudson  
 Flatiron District

## DAY CARE

Castle Montessori of Plano  
 Childcare at Legacy  
 Legacy Day School  
 La Petite Academy  
 Windhaven Academy LLC  
 Parkwood Montessori Academy  
 Childrens Courtyard in Plano  
 TLC Child Development Center  
 Lakeside Montessori Academy  
 Kids Count Too Preschool

## SINGLE FAMILY NEIGHBORHOODS

Stonebriar  
 Kings Ridge  
 Austin Waters  
 Prestonwood  
 Castle Hills  
 The Tribute

## HOTELS

Aloft Plano  
 Budget Suites  
 Cambria Hotel and Suites  
 Comfort Suites  
 Courtyard Dallas/Plano  
 Courtyard Marriot - The Colony  
 Embassy Suites Dallas Frisco  
 Extended Stay Deluxe Suites  
 Fairfield Inn - The Colony  
 Hampton Inn and Suites  
 Hilton Dallas/Plano Granite Park  
 Holiday Inn - The Colony  
 Holiday Inn - Plano  
 Homewood Suites  
 Home2 Suites Hilton  
 Hyatt Place Dallas/Plano  
 Marriott  
 NYLO Plano  
 Residence Inn - The Colony  
 Sheraton Stonebriar  
 Staybridge Suites  
 Westin Stonebriar

## HOSPITALS / MEDICAL

Baylor Medical Center at Frisco  
 Childrens Medical Center  
 Texas Health Presbyterian  
 Select Specialty Hospital  
 Baylor Scott & White  
 Life Care Hospitals of Plano  
 CareNow  
 Rapid Med

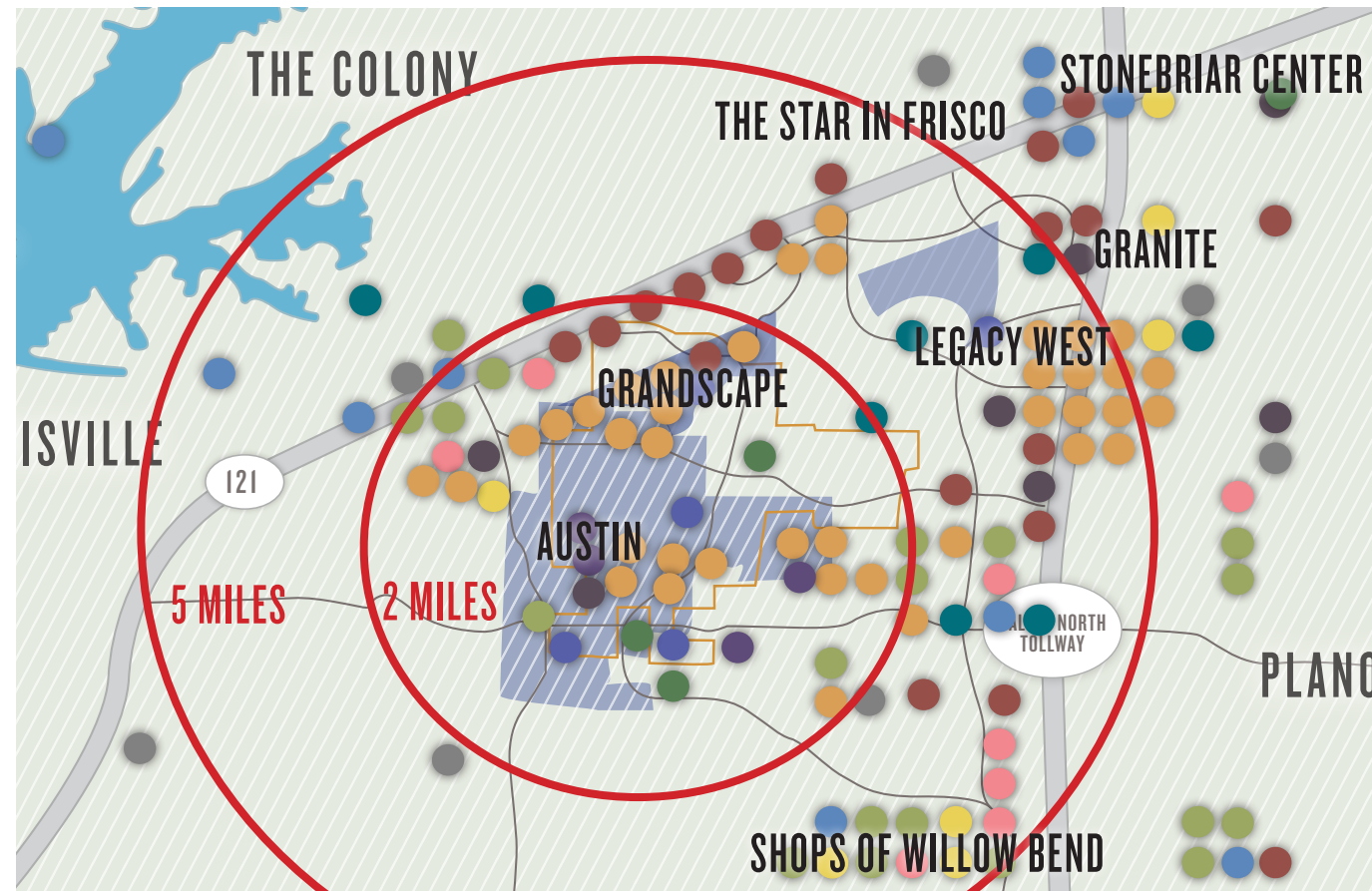
## FOOD & DINING

### FAST CASUAL

Biscuit Bar  
 Bone Daddy's  
 Bread Zeppelin  
 Café Istanbul  
 Café Mila  
 Campisi's  
 Cava  
 Cheddar's Scratch Kitchen  
 Chic-Fil-A  
 Chipotle  
 Chuy's  
 Culver's  
 Dirty Burger Bar  
 Dog Haus Hot Dog  
 Dough Bros Pizza  
 Eatzi's  
 Edoko Sushi  
 Gazebo Burgers  
 Grrrowlers Beer Garden  
 Hard 8 BBQ  
 Heritage Pizza Co  
 In-N-Out Burger  
 Jersey Mike's  
 Jimmy John's  
 Lava Cantina  
 Liberation Coffee  
 Mama Pita Mediterranean Grill  
 McSwiggan's Irish Pub  
 OMG Tacos  
 Pakpao Thai  
 Panera Bread  
 Parkway Tavern  
 Parry's Pizzeria & Taphouse  
 Potbelly Sandwich Shop  
 Raising Cane's Chicken  
 Razzoo's  
 Rock 'n Brews  
 Saintsbury Tavern  
 Shake Shack  
 Shakertin's  
 Smoothie King  
 Snappy Salads  
 Starbucks  
 Tackle Box Cajun Seafood  
 Ten Ramen  
 Texas Roadhouse  
 The Great Greek  
 The Truck Yard  
 Turbo Coffee  
 Twigs American Kitchen  
 Twisted Root Burger Co  
 Village Burger Bar  
 Walk-On's Sports Bistreaux  
 Which Which

### FINE DINING

Ill Forks  
 Akira Back  
 Barley & Board  
 Benihana  
 Blue Mesa  
 Blue Fish Sushi  
 Bob's Steak and Chop House  
 BreadWinners  
 Bulla Gastro Bar  
 Cru Wine Bar  
 Davio's Italian Steakhouse  
 Del Frisco's Grille  
 Earl's Kitchen & Bar  
 Edith's Bistro  
 Edoko Sushi  
 Fin Sushi and Sake Bar  
 Fleming's Prime Steakhouse  
 Fogo de Chao  
 Fork & Fire  
 Haywire  
 Isabella's Restaurant and Bar  
 Kai Sushi  
 LePeep  
 Mesero  
 Mexican Sugar  
 Mi Cocina  
 North Italia  
 Pepper Smash  
 Perry's Steakhouse  
 Princi Italia  
 Quartino Ristorante  
 Roy's  
 Salt Grass Steakhouse  
 Seasons 52  
 Seven Doors Kitchen  
 Silver Fox Steakhouse  
 Sixty Vines  
 Taco Diner  
 Taverna  
 The Capital Grille  
 Tommy Bahama Kitchen  
 Toulouse  
 True Food Kitchen  
 Union Bear  
 Whiskey Cake Kitchen





# MULTI-FAMILY RESIDENTIAL

TENANT EMPLOYEE SPECIALS & DISCOUNTS AVAILABLE



526 luxury rentals

Resort style pool overlooking scenic Painted Lake

Lakefront fitness center and community room

Nature trails for hiking and biking

Preferred employer discounts at all our properties

699 luxury rentals

Ozone filtered split-level pool on the lake

Lakefront fitness center and community room

Art and sculpture throughout property

Walking distance to The Shack & Boat House retail

1511 units in 3 neighborhoods

Sand volleyball courts, playground & parks

5 resort style pools and 4,300 sf fitness center

Frequent social events and happy hours

Walking distance to Austin Square retail



An aerial photograph of a city and surrounding green landscape. In the foreground, there is a lush green field with a small pond. In the middle ground, there are several large industrial or commercial buildings. In the background, a city skyline is visible under a clear blue sky.

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