

NATURALLY DESIGNED

FOR THE FUTURE

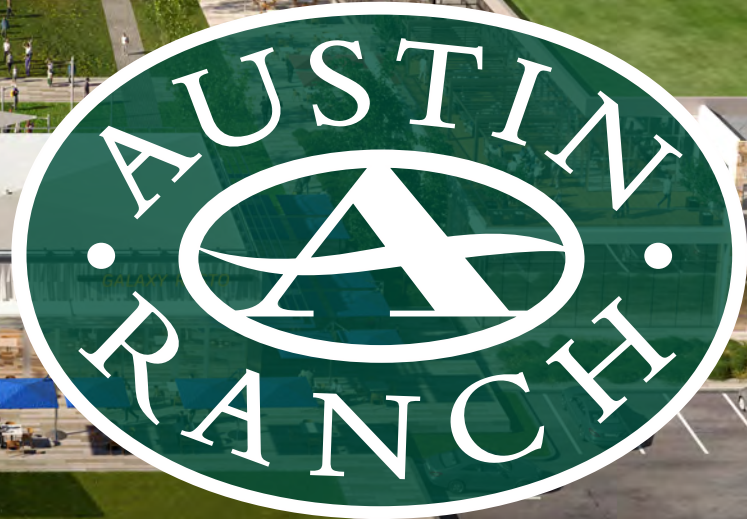


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AUSTIN RANCH

Austin Ranch is an innovative, mixed-use development of build-to-suit corporate campuses, walkable retail and luxury residences, all located in a nature-inspired setting neighboring the North Texas Platinum Corridor. Set within Dallas-Fort Worth's fastest growing submarket, Austin Ranch is 1,700 acres of picturesque rolling Texas hills with multiple sites for office campuses — ranging from 100,000 to more than two million square feet — in a verdant, dynamic and amenity-rich environment.

BY THE NUMBERS

AT AUSTIN RANCH

1,700

ACRES OF LAND

2,462,000

SQUARE FEET OF COMMERCIAL SPACE

80,698

SQUARE FEET ON-SITE RETAIL

8,000

RESIDENTS

18

PARKS

10

NEIGHBORHOODS

7 MILES

OF SCENIC TRAILS

1 MILE

FROM TOLLWAY

3,900,000

SQUARE FEET OF SHOPS & RESTAURANTS*

*Includes Grandscape Retail

LOCATION WITHIN DFW

Positioned in one of the fastest-growing submarkets in the country, Austin Ranch's master-planned community with corporate campuses, retail, luxury homes and apartments is located just one mile west of the North Dallas Tollway.

35

FRISCO



5 MILES

121

75

ALLEN

15 MILES

PLANO

10 MILES



DNT

ADDISON

121

35

635

DALLAS-FORT WORTH
INTERNATIONAL AIRPORT



DALLAS

DNT

75

635

FORT
WORTH
◀ 35 MILES

DALLAS
LOVE FIELD
AIRPORT



DOWNTOWN
DALLAS
▼ 24 MILES

MCKINNEY
NATIONAL
AIRPORT



AUSTIN RANCH IS NATURALLY DESIGNED FOR THE FUTURE WITH:

- 1 As a prominent headquarters location in North Dallas, Austin Ranch is 1,700 acres of natural surroundings and rolling vistas
- 2 A mixed-use campus that is home to AmerisourceBergen, Edward Don & Company, Orthofix, Pizza Inn, Sanyo, Sysco Foods and more
- 3 Parks and outdoor meeting spaces with Wi-Fi, games, grills and more
- 4 On-site amenities, including a park, amphitheater, fitness center with weekly fitness classes, conference center, amenity lounge and coffee bar, curated market and grocery, tenant events, and food trucks.
- 5 Nearby retail, including hundreds of restaurants, shops, services, a dog park and more
- 6 Hike and bike trails, including the Arbor Hills Nature Preserve
- 7 Diverse employee base — from entry-level graduates to highly-educated executives
- 8 Varied housing options — from luxury apartments to bustling single-family neighborhoods
- 9 More than 50 million square feet of neighboring corporate headquarters and retail at Grandscape and Legacy West



THE OFFICES OF AUSTIN RANCH

The Offices of Austin Ranch rise from more than 1,700 acres of rolling landscapes, offering build-to-suit options for corporate campuses, walkability to retail and restaurant destinations, outdoor amenities and communal spaces.



THE OFFICE SITE

EASY ACCESSIBILITY

With quick access to SH-121
and Dallas North Tollway

3.9 MILLION SQUARE FEET

Of adjacent Grandscape retail and more
than 80,000 square feet of on-site retail

120,000 TO 1 MILLION SQUARE FEET

Of customizable building options
with room for expansion

5-6:1,000

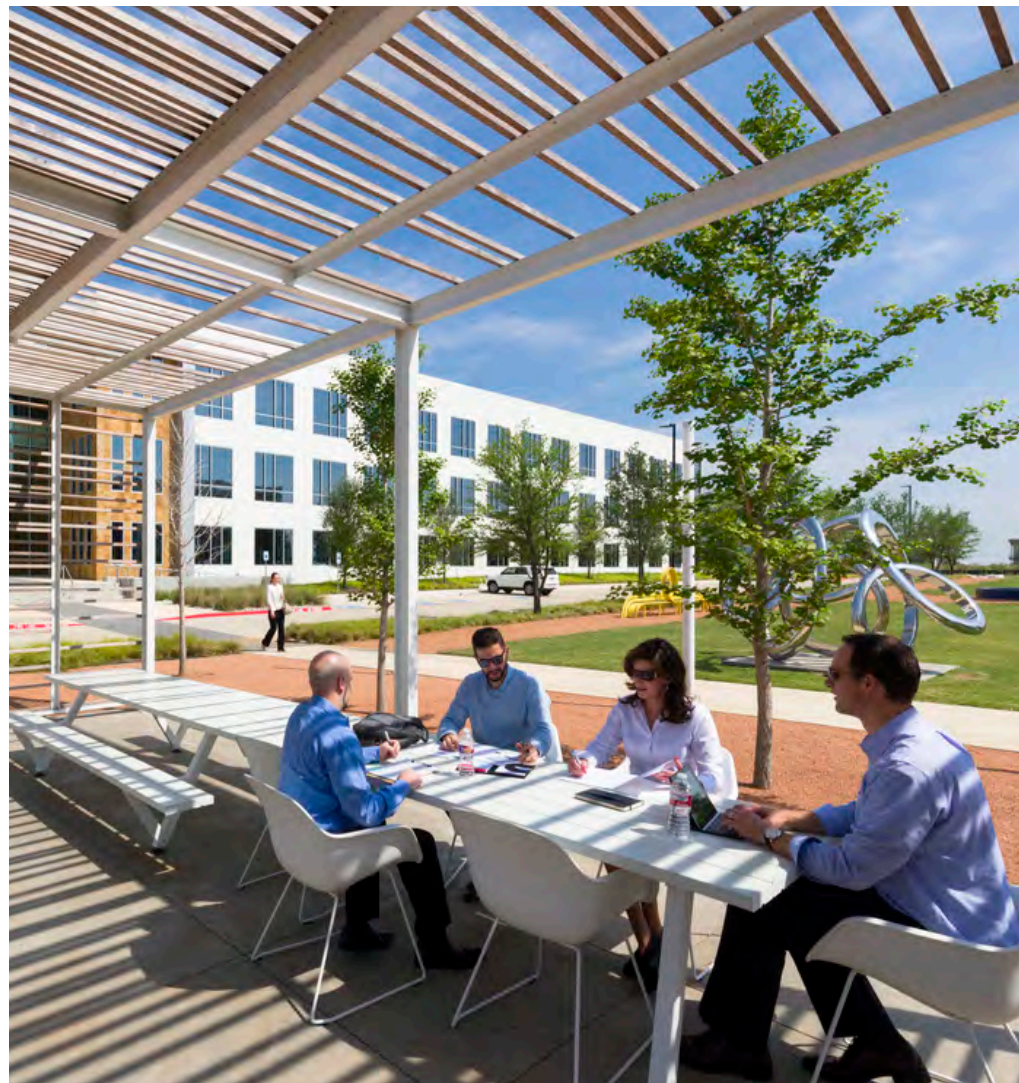
Flexible parking ratios with
structured and surface available

SCENIC VISTAS

Overlooking nature preserves
and walking trails

AMENITIES

One-acre park with retail, fitness
center and conference center



THE OFFICE OPPORTUNITY

THE OFFICES AT AUSTIN RANCH CONSISTS OF 64 AVAILABLE ACRES WITH A FLEXIBLE SITE PLAN FOR MULTIPLE BUILD-TO-SUIT OFFICE CAMPUSES AND FEATURES:

Versatile site accommodating 50,000 square feet up to one million square feet

Customizable parcels from two-story up to six-story buildings

Flexible buildings and floor plans designed to meet client needs

Amenity buildings with tenant lounge and curated market

Two-acre on-site park with outdoor meeting areas and Wi-Fi

100-seat conference center

Fitness center with locker rooms

Structured and surface parking with a ratio to meet client needs

Adaptable design inspired from the ground up

Fully-designed plans available for immediate kick-off

OFFICE AMENITIES AT AUSTIN RANCH

Austin Ranch is designed to offer a healthy work-life balance with dedicated open-air community spaces and hospitality-inspired services within a native landscaped Texas setting.



LARGE CONFERENCE
CENTER



FOOD TRUCKS &
TENANT EVENTS



FITNESS
CENTER



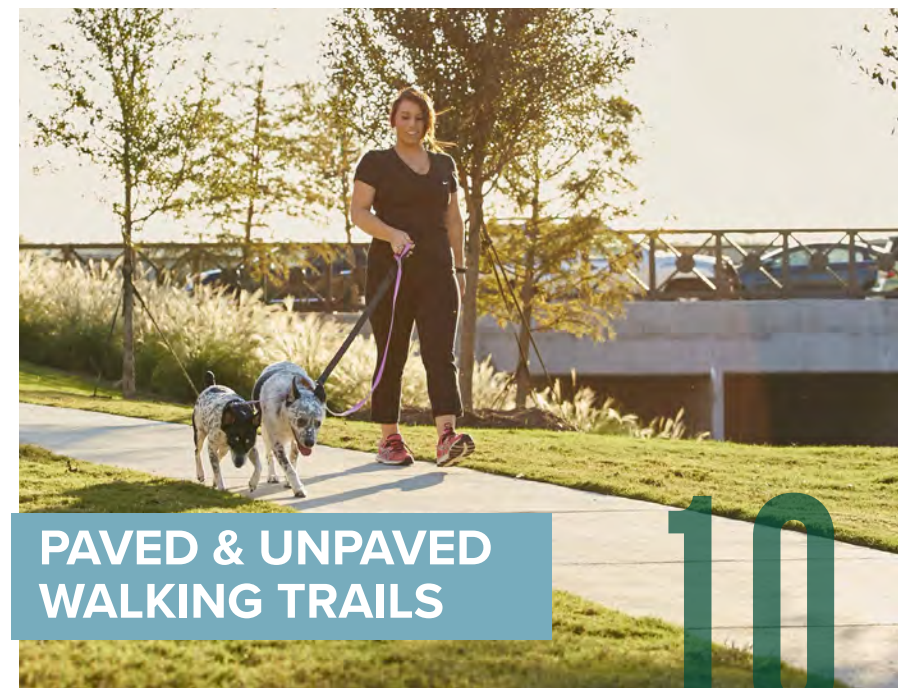
PARKS WITH WI-FI,
GRILLS,& MEETING SPACES



OUTDOOR
FITNESS CLASSES








FUTURE OUTDOOR
AMPITHEATER



PAVED & UNPAVED
WALKING TRAILS

AREA OVERVIEW OF AUSTIN RANCH

KEY

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





NEIGHBORING CORPORATIONS

NEAR AUSTIN RANCH

- Alliance Data

Ameriplan

Amerisource Bergen

AT&T Wireless

Beal Bank

Capital One Finance

Cinemark

Computer Associates

Countrywide Home Loans

Crossmark

Dallas Cowboys Headquarters

Denbury Resources

EDS Credit Union

Edward Don

Ericsson

FedEx Office

Frito-Lay
- GE Healthcare Systems

Intuit Inc.

JP Morgan Chase

Keurig Dr Pepper

Legacy Bank of Texas

Liberty Mutual Insurance

McAfee

Oracle

Orthofix

PepsiCo

Pizza Hut

Pizza Inn

Rent-A-Center

Sanyo Energy

Southwest Corporate Federal at Credit Union

Toyota Motor North America

ACCESSIBILITY

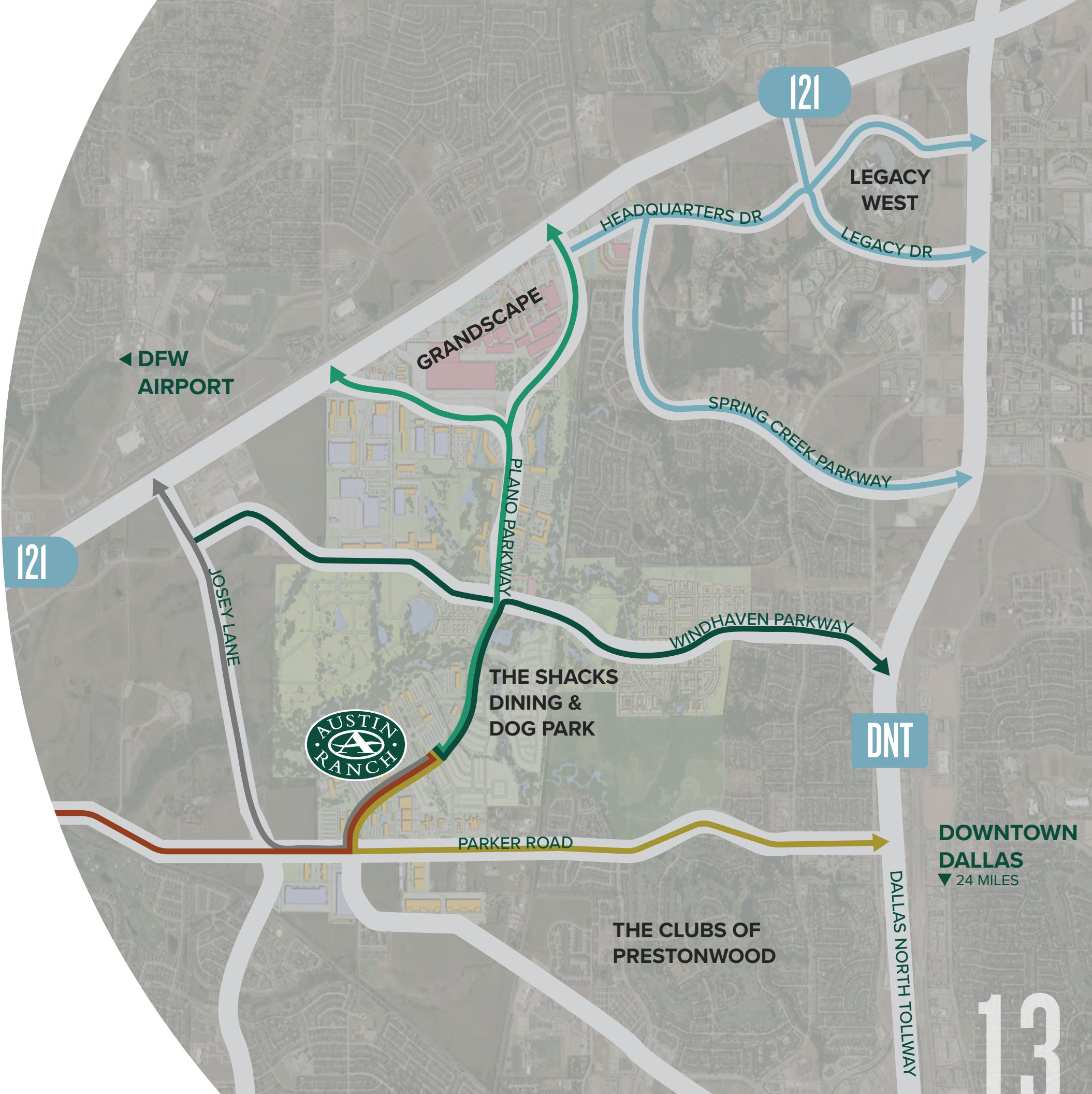
AND DRIVE TIMES

ACCESS

- 5 min to Dallas North Tollway via Windhaven Parkway
- 6 min to Dallas North Tollway via Parker Road
- 9 min to Dallas North Tollway via Headquarters Drive
- 8 min to SH 121 via Parker Road
- 5 min to SH 121 via Josey Lane/Plano Parkway
- 3 min to SH 121 via Plano Parkway

DRIVE TIMES

- 15 min to Dallas-Forth Worth International Airport
- 20 min to Dallas Love Field Airport
- 25 min to Downtown Dallas
- 45 min to Downtown Fort Worth
- 8 min to Legacy West
- 9 min to The Star in Frisco
- 10 min to Stonebriar Center
- 15 min to Dallas Galleria



DFW:

A SUPERLATIVE SUBMARKET

The Dallas-Fort Worth (DFW) region of Dallas, Fort Worth, Frisco, Plano and The Colony continue to draw global and Fortune 500 headquarters — via expansion of local companies as well as relocations of headquarter operations.

7TH

Largest Concentration of High-Tech Jobs in the U.S.

LARGEST

Urban Arts District in the U.S.

5

Professional Sports Teams

1 OF 5

Forbes ranked DFW 1 of 5 cities poised to be the next silicon valley hub

45

Fortune 500 Companies

1.35 MILLION

By 2026, a projected population of 1.35 million and 515,783 households

WITHIN A 10 MILE RADIUS OF AUSTIN RANCH 2021

Population..... 922,397

Average HH Income..... \$117,570

Median Home Value..... \$343,653

Daytime Employment..... 577,212

Bachelors Degree (or higher)..... 49%

4TH

in population among the top 10 largest U.S. metros, behind New York City, Los Angeles, and Chicago, per the United States Office of Management and Budget.

2,000

DFW International Airport offers nearly 2,000 nonstop flights per day to 190 domestic and 74 international destinations

AREA AMENITIES

AT AUSTIN RANCH

FOOD & DINING

FAST CASUAL
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
Gazeebo 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
Walking distance to Austin Square retail

BANKS

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

GYMS

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

SINGLE FAMILY NEIGHBORHOODS

Stonebriar
Kings Ridge
Austin Waters
Prestonwood
Castle Hills
The Tribute

MULTIFAMILY NEIGHBORHOODS

Thousand Oaks
The Boat House
The Hudson
Flatiron District

DAY CARE

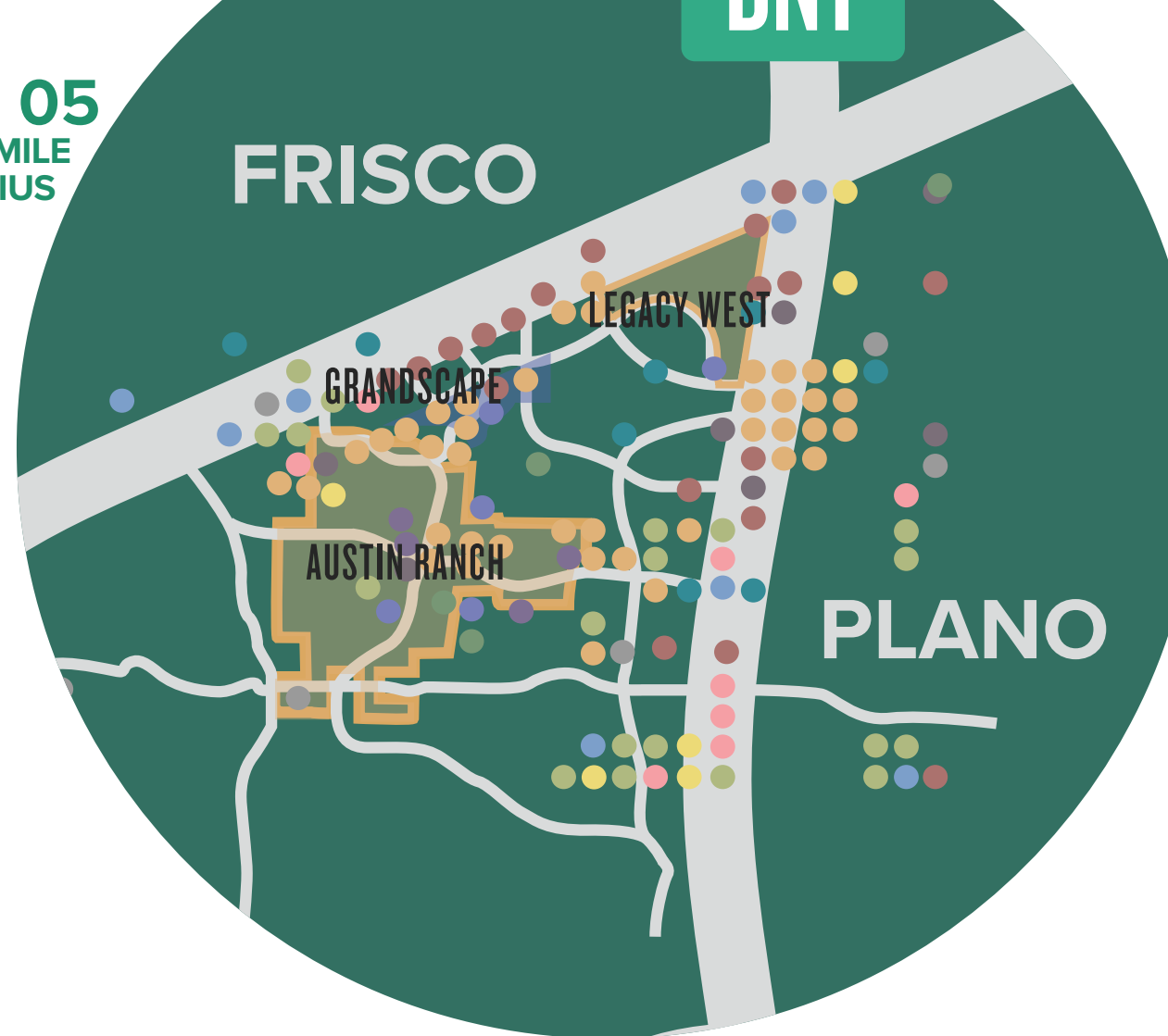
Castle Montessori of Plano
Childcare at Legacy
Legacy Day School
La Petite Academy
Windhaven Academy LLC
Parkwood Montessori Academy
Childrens Courtyard in Plano
TLC Child Development Center
Lakeside Montessori Academy
Kids Count Too Preschool

HOTELS

Aloft Plano
Budget Suites
C 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

SERVICES

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



RETAIL CENTERS

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

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

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

RETAIL WALKABILITY

THE SHACKS DINING & DOG PARK

Nestled among huge oak trees on the shores of Indian Creek, The Shacks feature six small restaurant spaces that share a large, open-air patio. The restaurants overlook a dog park and lawn that is programmed with live music and events.

- Dirty Burger Bar - Gourmet burgers from Dallas restaurateur Frank Carabetta
- Ten Ramen - Ramen house from Japanese cuisine master Teiichi Sakurai
- Tackle Box - Flavorful Cajun seafood from the owners of Pier 247
- OMG Tacos - Wildly successful late-night fusion taqueria
- Turbo Coffee - Craft coffee and fresh food to-go
- Grrrowlers - Tap room and beer garden
- Dog Park – Event lawn with dedicated dog park

AUSTIN SQUARE & BOAT HOUSE RETAIL

- Austin Square/Boathouse Retail - 50,000 SF of on-site retail and restaurants plus hair salon, nail salon, massage spa, dentist, insurance agency and more.

ADJACENT TO AUSTIN RANCH

GRANDSCAPE

Grandscape — one of the largest mixed-use developments in the country — shares a property line with Austin Ranch. 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 and Stage - Amphitheater will host events, concerts, outdoor movies & more
- The Homestead - A collection of local retailers and artisan shops
- Entertainment Venues - Lava Cantina, Rock & Brews, The Truck Yard and Windmills
- Fast Casual and Fine Dining - More than 30 of Dallas' most popular restaurants
- Luxury High-Rise Residential - 419,000 SF tower with 1-2 bedroom homes and penthouse suites
- Hotels - Homewood Suites, Hampton Inn & Suites with future upscale hotels planned
- Events - Regularly scheduled concerts, outdoor movies, fitness classes and pop-up markets



RESIDENTIAL HIGHLIGHTS

OF AUSTIN RANCH

WITH THREE AREA MULTI-FAMILY COMMUNITIES TO CHOOSE FROM — INCLUDING LUXURY APARTMENTS AND RENTAL TOWNHOMES THAT SURROUND PAINTED LAKE — MULTIPLE OPTIONS ARE AVAILABLE FOR TODAY’S WORKFORCE; INCLUDING TENANT EMPLOYEE SPECIALS AND DISCOUNTS AVAILABLE.

THE BOAT HOUSE

- 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

THE HUDSON

- 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 and Boat House retail

THOUSAND OAKS

- 1511 units in 3 neighborhoods
- Sand volleyball courts, playground and parks
- 5 resort style pools and 4,300 SF fitness center
- Frequent social events and happy hours



WHY BILLINGSLEY'S BUILT TO SUIT

Billingsley Company is a locally-based development company specializing in mixed-use, master-planned communities built with integrity by long-term owners equipped with the understanding of real estate trends and community needs. In the past decade, we have built more than 41 office buildings (5+ million SF), 3+ million SF of industrial buildings, 8,500 apartments, and 624,000 SF of retail.

BUILD TO SUIT TEAM EXPERTISE

We offer turnkey and lease-back options, and thanks to our size and financial strength, we can provide start-to-finish solutions where needed — from development and equity on the front end to ongoing property management. Our compact team of decision makers are involved in every aspect of predevelopment through property management, giving you a dedicated partner in the development process.

OUR SPECIALTIES INCLUDE:

- Design and Development
- Project and Construction Management
- Property and Asset Management

01 WE OFFER:

- Personal approach and custom solutions
- Fast track capabilities based on client communication
- Access to our national network of industry professionals
- Outstanding quality from start to finish

02 REPUTATION FOR EXCELLENCE

As long-term owners of real estate, we are committed to achieving your objectives while maintaining the standards of excellence we have set in the industry.

03 SPEED TO MARKET

Billingsley's control of more than 4,000 acres of land significantly accelerates the development process, and the depth of our market knowledge of alternative land sites also expedites the land acquisition process. In many cases we have analyzed and researched land sites in the market as potential investment opportunities.

04 FINANCIAL STABILITY

We do not seek equity partners, we do not have an executive committee, and we rarely participate in joint venture deals, which eliminates time lag when it comes to decision making.



MAKE AUSTIN RANCH YOUR HOME

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