



HALL PARK



A HALL GROUP DEVELOPMENT

An Emerging Global Destination for Culture and Innovation

As one of America's fastest growing cities, Frisco plays host to an ever-changing landscape of food, business and Texan culture. With a population of 236,000+ Frisco is strong and growing quickly at a 7.72% annual growth rate in 2023, which is double the Texas and National averages. The city projects the population to reach 325,000 by 2030. Within its population there is a 73% labor participation rate coupled with a 2% unemployment rate, indicating a robust job market. Frisco's economy employs around 66% of their population. In addition, more than 2.5 million eligible workers reside within 30 minutes of the Frisco city-limits.

Located off the North Dallas Tollway, Hall Park Tenants and The Monarch residents have prime access to a major international airport, more than 40 DFW area Fortune 1000 headquarters, world-class dining and entertainment, and all that Frisco and the Dallas Metroplex have to offer.

DFW 30 MINS DRIVE

DALLAS 30 MINS DRIVE

FORT WORTH 60 MINS DRIVE

FORT WORTH

DFW
INTERNATIONAL
AIRPORT

IRVING

DALLAS



North Texas Center of Growth

Hall Park has been an integral part of Frisco's growth since ground break in the early 2000's. Although there are other surrounding office parks in Frisco, Hall Park is favorably recognized as the home to: one of the largest public art collections, 165+ companies, a first of its kind sculpture in the newly developed 5.67 Acres Kaleidoscope Park, and Hall Park Hotel.

The recent installation of Janet Echelman's sculpture, Butterfly Rest Stop, at Kaleidoscope Park is set to become a major draw for the DFW metroplex. This new addition promises to attract visitors much like Echelman's similar-sized sculpture at St. Petersburg's Pier in Florida, which occupies over 2.3 million people annually. Another local benchmark is Klyde Warren Park with over 1.67 million visitors each year. Given these precedents, Echelman's work at Kaleidoscope Park is expected to achieve comparable appeal and invite a similar number of visitors.

Steps away from the north end of Kaleidoscope Park is the new Hall Park Hotel, an Autograph Collection by Marriot. This hotel is a unique hospitality destination in which visitors will enjoy direct access to the park and surrounding amenities.

Adjacent to Hall Park is home to some of the highest-end residential and commercial real estate properties, including the Dallas Cowboy's headquarters.



OMNI PGA Frisco Resort | 9.3 Miles

HALL PARK
MIXED-USE DISTRICT

Dallas Cowboys | 0.3 Miles

Legacy West | 2.1 Miles

Additional Mixed-Use Opening 2024

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

- Tower at Hall Park: 420,000 GSF office
- Hall Park Hotel: 224-key Autograph Collection Hotel
- Tower Retail: 10,000 SF of ground-level retail space
- The Monarch: 214 Units multifamily development

Kaleidoscope Park 5.7-acre community park developed in partnership with the City of Frisco and Community Foundations of Texas

Frisco Station/ Dallas Cowboys Headquarters



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

\$10,000/Mths

Bespoke Urban Living

Working



165

Companies Tenanting at Hall Park

8,000

Employees on Campus

367,000 R.s.f.

Class AAA Trophy Office Delivering 2024

8,000 s.f.

Meeting Space

2.5MM R.s.f.

Existing Office at Hall Park

14,000 s.f.

Fitness Center

Connecting



200 Pieces

World Class Public Art

3 Miles

Green Walking Trail

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 BUDGET - 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.

LEGACY WEST
240 ACRE
\$2 BILLION

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

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
cali'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

Proposed Wade Park

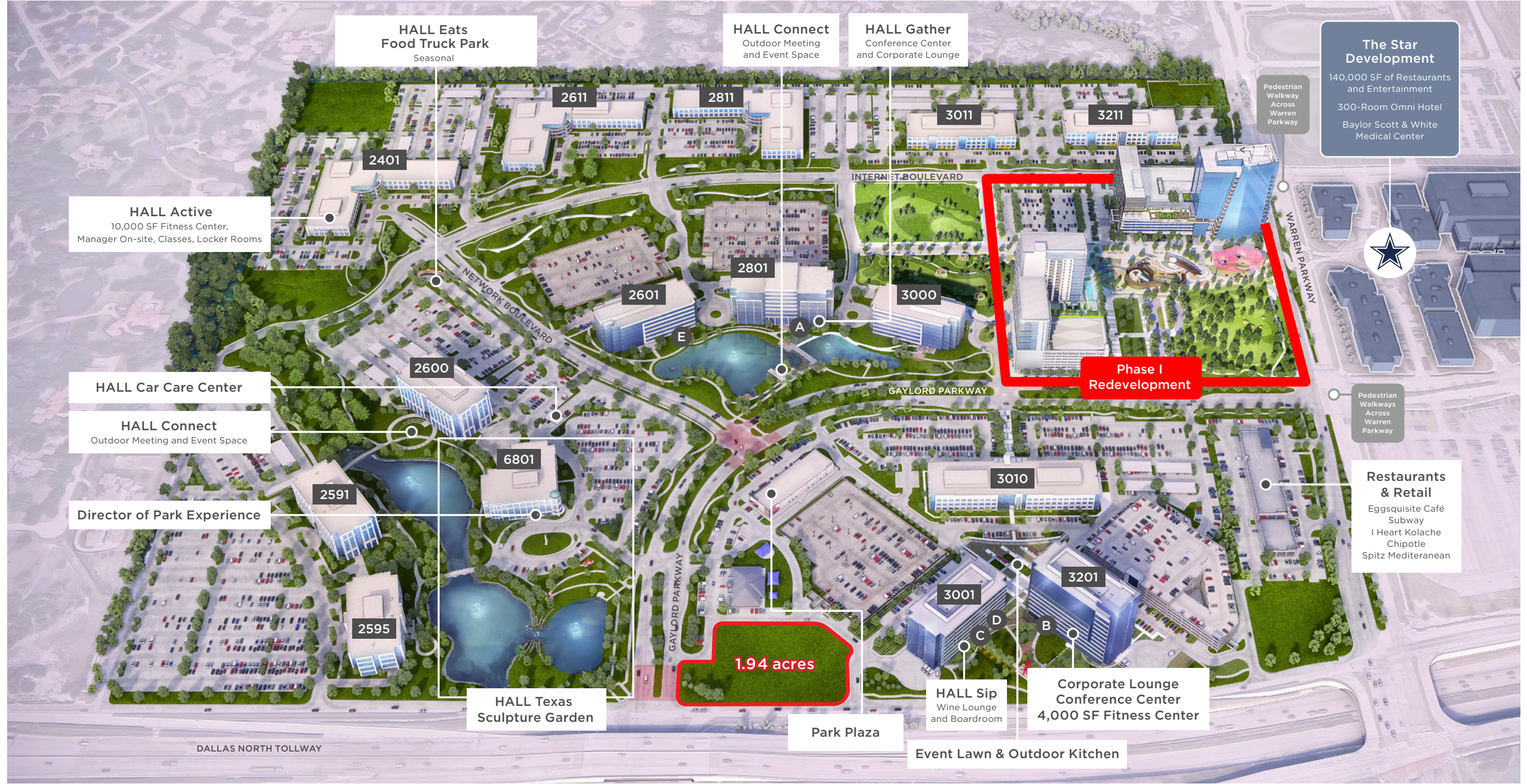
Duke Office Park

Gaylord Pkwy

Village 121

McDermott Rd





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

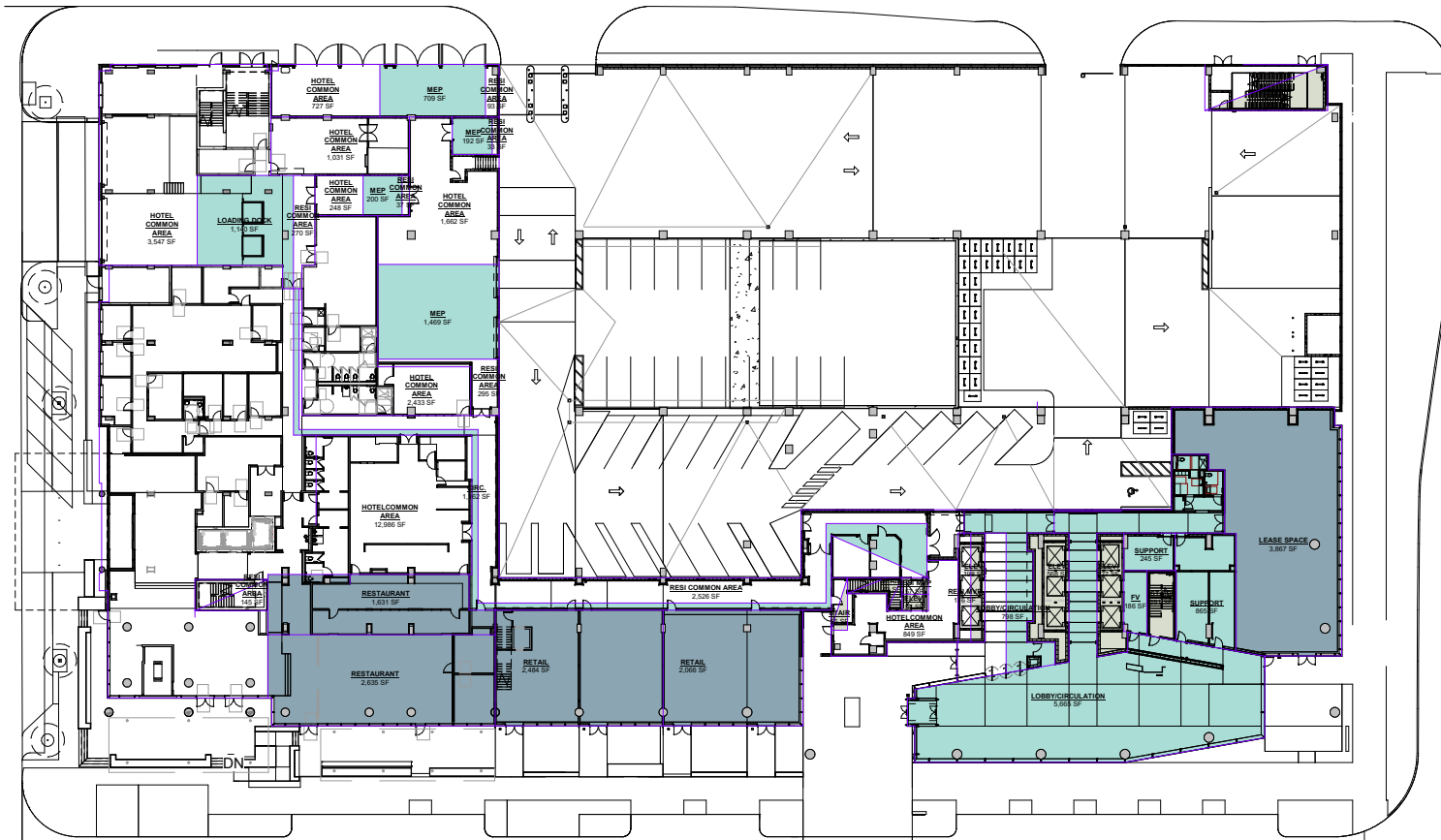
Phase I Redevelopment

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

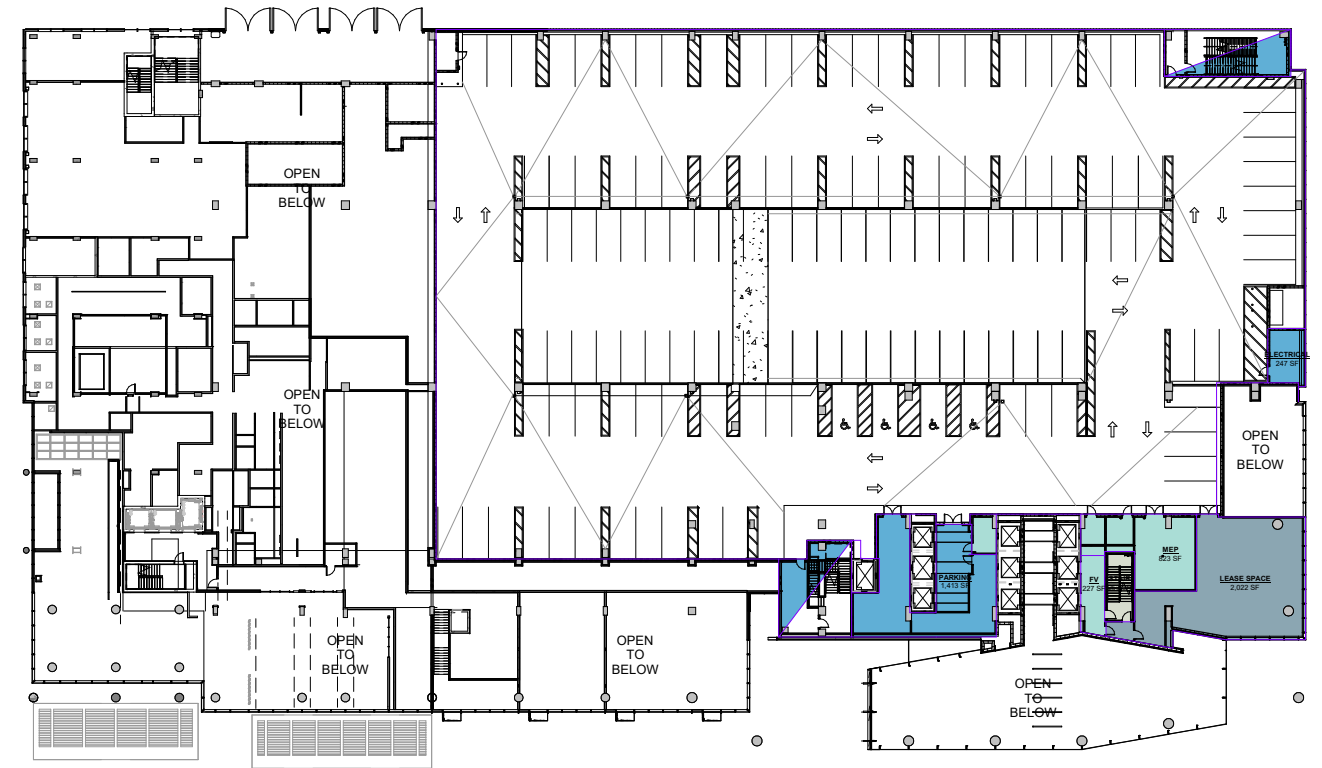


Retail & Restaurant (Hotel/Office Building)

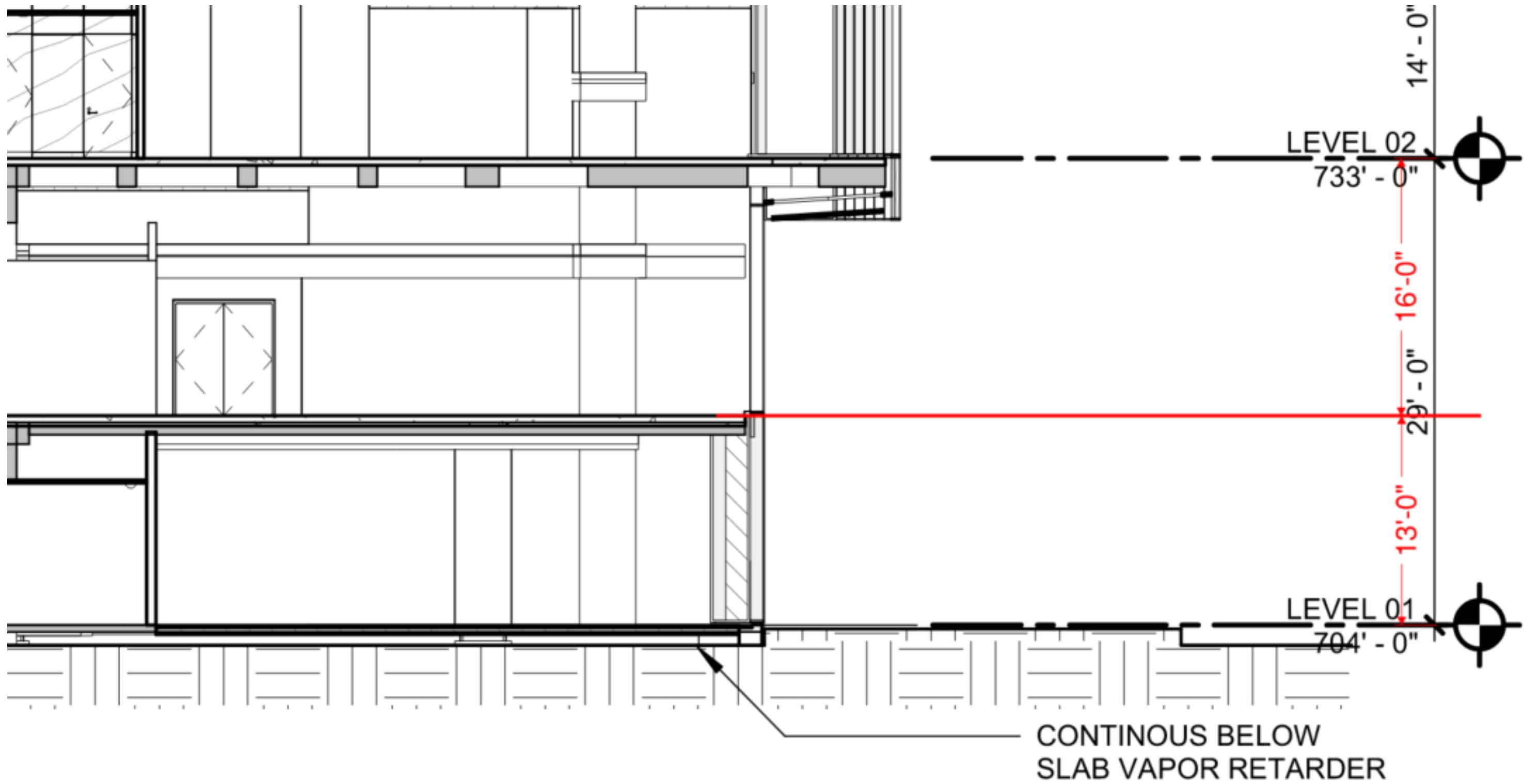
FLOOR PLAN



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

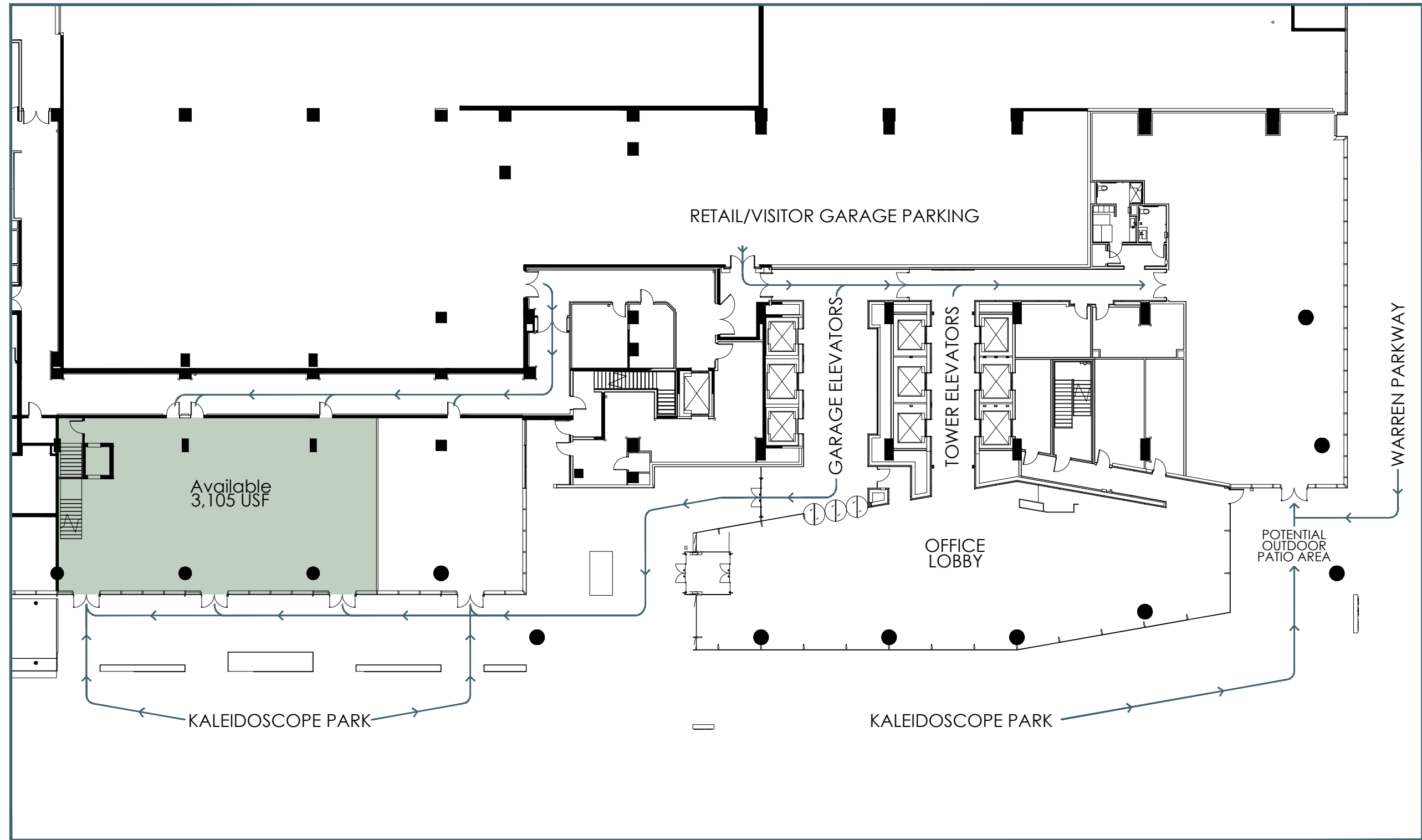


G02 AREA PLAN RENTABLE - LEVEL G02
1" = 40'-0"



Retail & Restaurant (Hotel/Office Building)

FLOOR PLAN



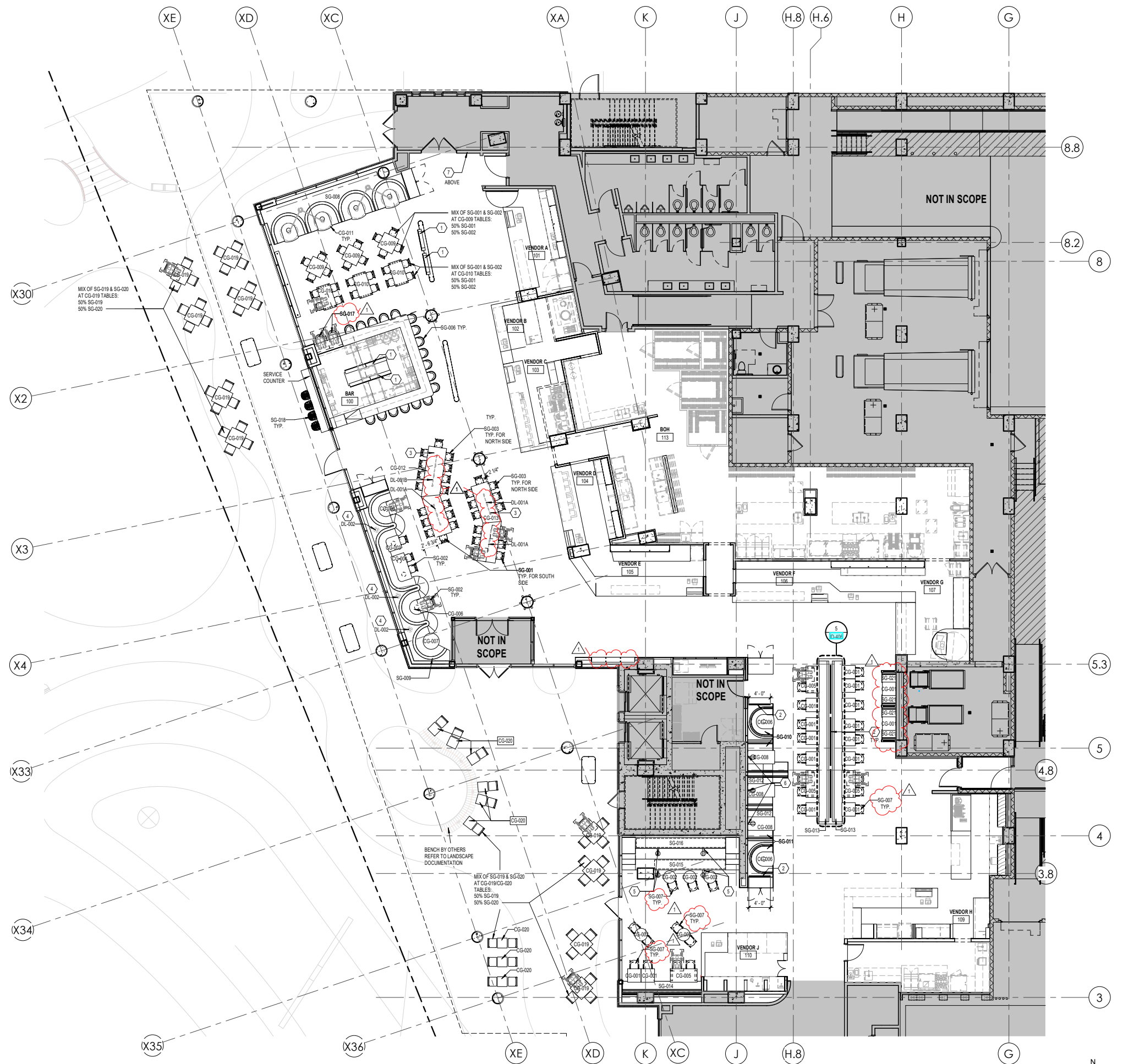
East

Hall Park Eatery



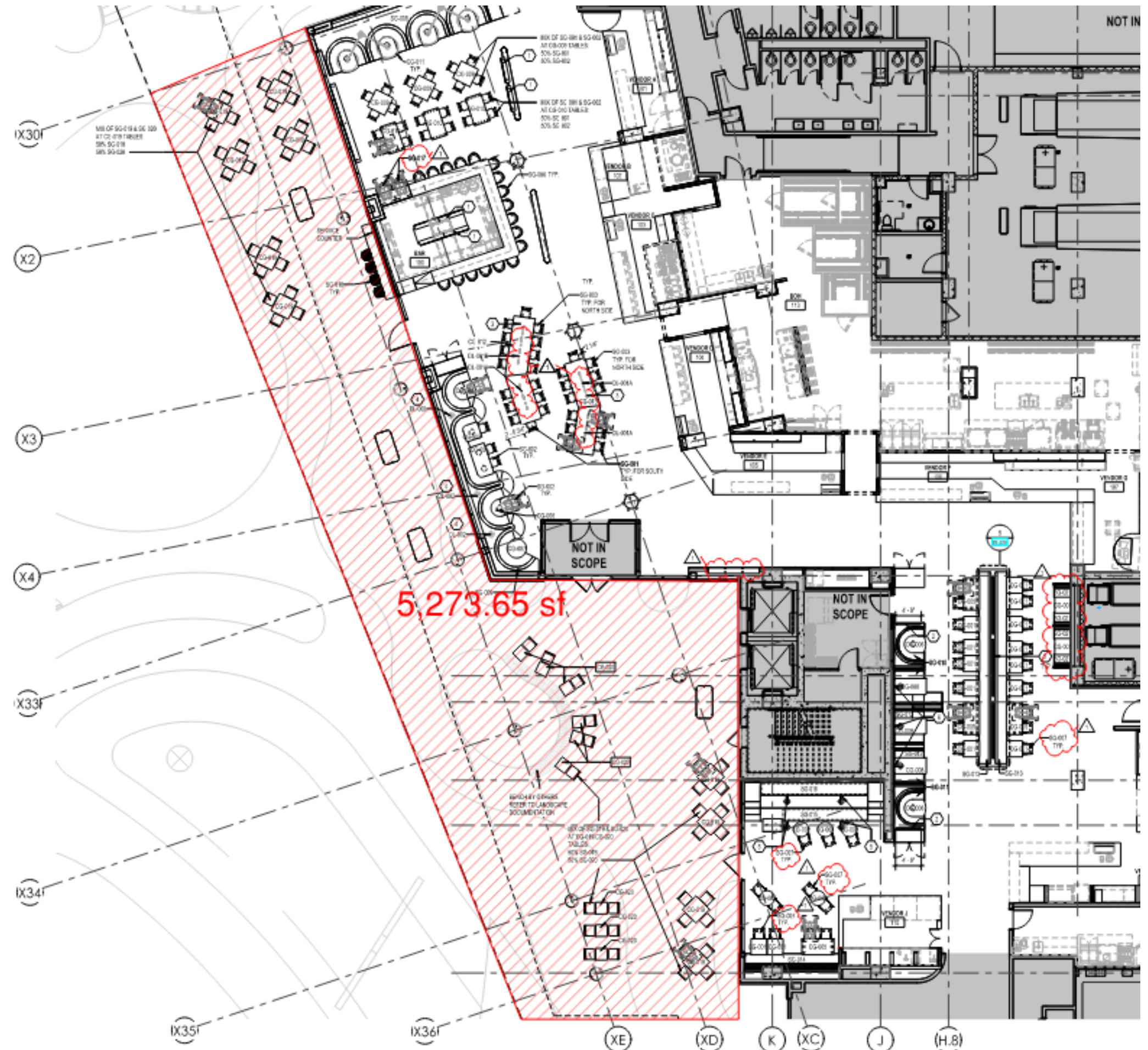
Hall Park Eatery

FLOOR PLAN



Hall Park Eatery

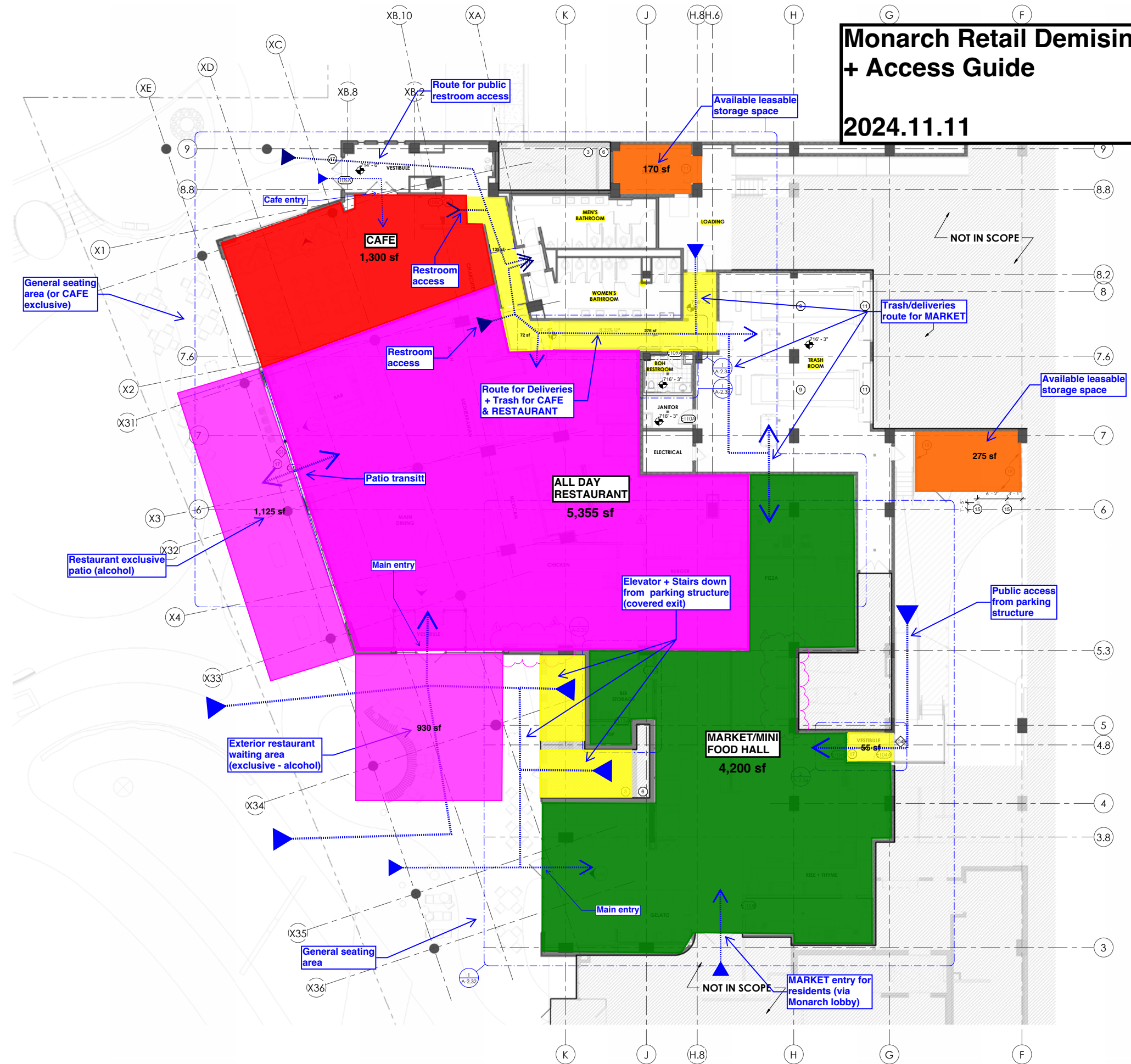
FLOOR PLAN



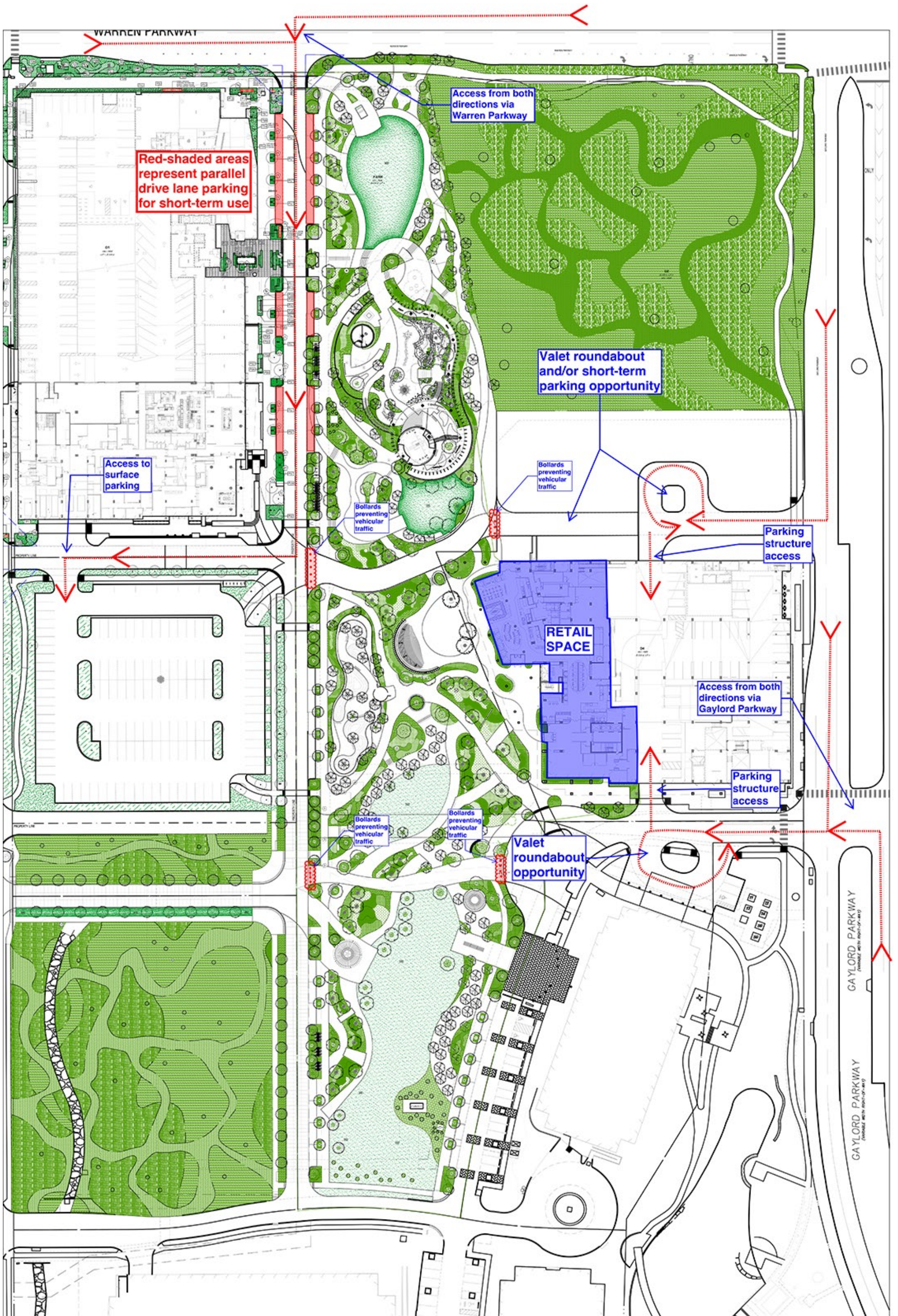
Hall Park Eatery

FLOOR PLAN

**Monarch Retail Demising
+ Access Guide**
2024.11.11



Vehicle Access





PARK + PROVISIONS

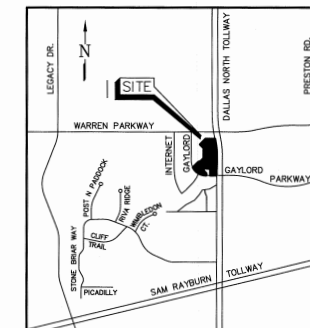
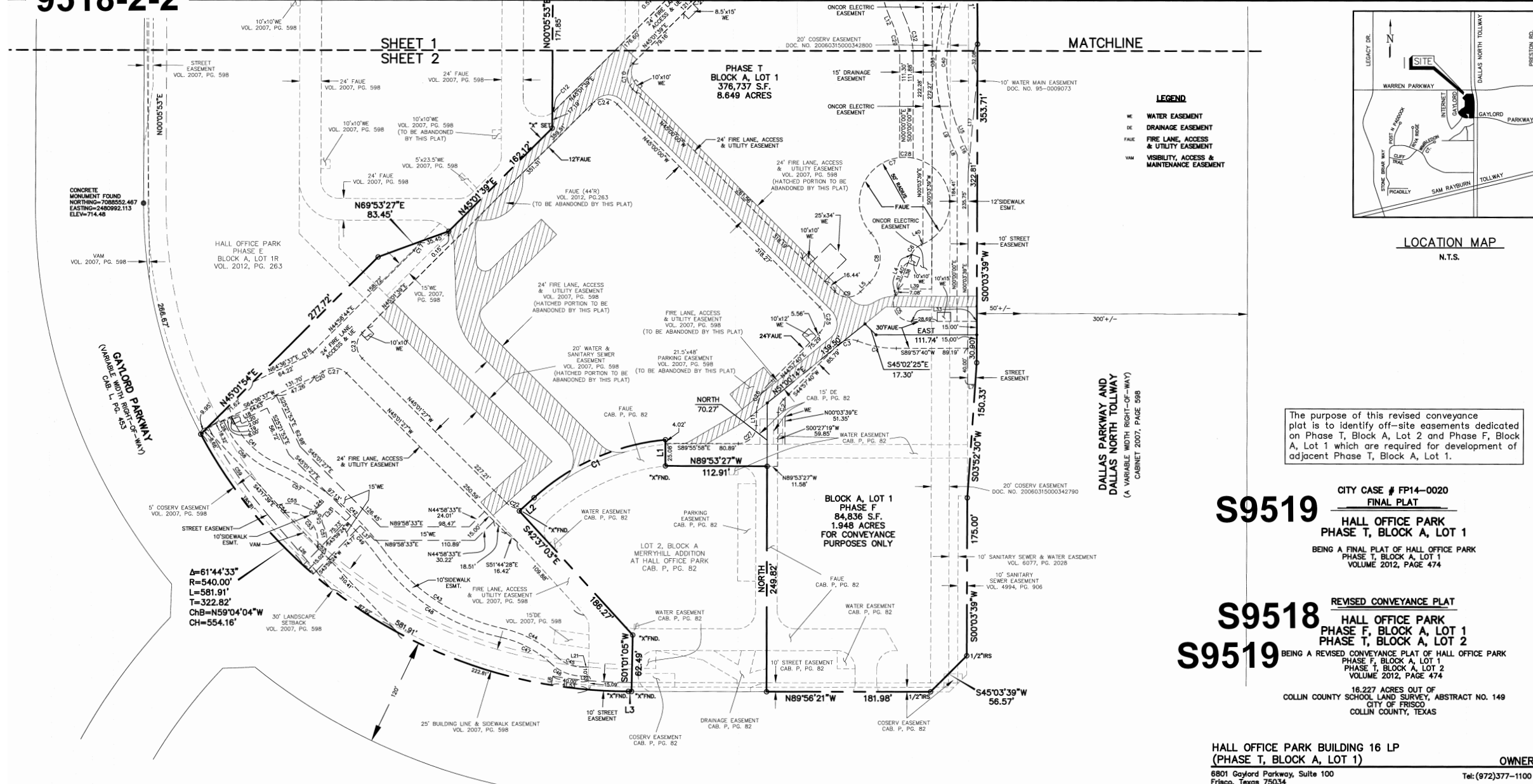
PARK +
PROVISIONS

PARK+
PROVISIONS

PARK+
PROVISIONS

Pad Site

9518-2-2



LOCATION MAP
N.T.S.

LEGEND
 WE WATER EASEMENT
 DE DRAINAGE EASEMENT
 FALE FIRE LANE, ACCESS & UTILITY EASEMENT
 VE VISIBILITY, ACCESS & MAINTENANCE EASEMENT

The purpose of this revised conveyance plat is to identify off-site easements dedicated on Phase T, Block A, Lot 2 and Phase F, Block A, Lot 1 which are required for development of adjacent Phase T, Block A, Lot 1.

S9519 CITY CASE # FP14-0020
 FINAL PLAT
 HALL OFFICE PARK
 PHASE T, BLOCK A, LOT 1
 BEING A FINAL PLAT OF HALL OFFICE PARK
 PHASE T, BLOCK A, LOT 1
 VOLUME 2012, PAGE 474

S9518 REVISED CONVEYANCE PLAT
 HALL OFFICE PARK
 PHASE F, BLOCK A, LOT 1
 PHASE T, BLOCK A, LOT 2
S9519 BEING A REVISED CONVEYANCE PLAT OF HALL OFFICE PARK
 PHASE F, BLOCK A, LOT 1
 PHASE T, BLOCK A, LOT 2
 VOLUME 2012, PAGE 474
 16.227 ACRES OUT OF
 COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 149
 CITY OF FRISCO
 COLLIN COUNTY, TEXAS

HALL OFFICE PARK BUILDING 16 LP
 (PHASE T, BLOCK A, LOT 1) **OWNER**
 6801 Gaylord Parkway, Suite 100
 Frisco, Texas 75034
 Tel: (972)377-1100

HALL PHOENIX/INWOOD LTD.
 (PHASE F, BLOCK A, LOT 1) **OWNER**
 6801 Gaylord Parkway, Suite 100
 Frisco, Texas 75034
 Tel: (972)377-1100

HALL OFFICE PARK BUILDING 17 LP
 (PHASE T, BLOCK A, LOT 2) **OWNER**
 6801 Gaylord Parkway, Suite 100
 Frisco, Texas 75034
 Tel: (972)377-1100

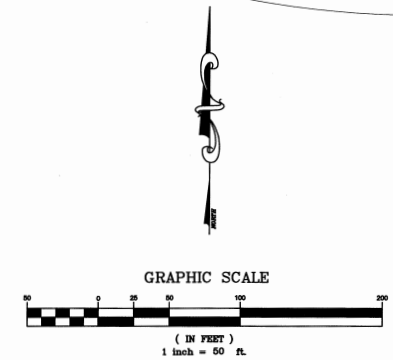
JBI PARTNERS, INC. **SURVEYOR**
 16301 Quorum Drive, Suite 200 B
 Addison, Texas 75001
 Tel: (972)248-7676
 TBPE NO. F-438 TBPLS NO. 10076000

*A CONVEYANCE PLAT IS A RECORD OF PROPERTY APPROVED BY THE CITY FOR THE PURPOSE OF SALE OR CONVEYANCE IN ITS ENTIRETY OR INTERESTS THEREON DEFINED. NO BUILDING PERMIT SHALL BE ISSUED NOR PERMANENT PUBLIC UTILITY SERVICE PROVIDED UNTIL A FINAL PLAT IS APPROVED, FILED OF RECORD AND PUBLIC IMPROVEMENTS ACCEPTED IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE OF THE CITY OF FRISCO.

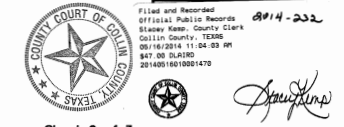
SELLING A PORTION OF THIS PROPERTY BY METES AND BOUNDS, EXCEPT AS SHOWN ON AN APPROVED, FILED AND ACCEPTED CONVEYANCE PLAT, FINAL PLAT, OR REPLAT IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

Notes:

- All boundary corners are one-half inch iron rods found unless otherwise denoted.
- All drainage facilities are private and are to be maintained by the individual lot owners.
- No part of this property lies within the 100 year flood plain according to Community Panel No. 48045C0355 J, dated June 2, 2009 of the FEMA National Flood Insurance Program map.



| LINE | BEARING | LENGTH | LINE | BEARING | LENGTH |
|------|-------------|---------|------|-------------|---------|
| L1 | N00°00'00"W | 28.06' | L20 | S22°23'23"E | 6.18' |
| L2 | S47°40'47"W | 21.99' | L21 | S89°00'00"E | 5.81' |
| L3 | N89°56'21"W | 3.45' | L22 | S89°00'00"E | 5.86' |
| L4 | N21°37'10"E | 48.07' | L23 | S45°12'23"W | 9.82' |
| L5 | S44°37'40"W | 14.35' | L24 | S45°12'23"W | 8.02' |
| L6 | S89°10'58"W | 10.00' | L25 | S25°23'23"E | 6.18' |
| L7 | N89°56'21"W | 8.30' | L26 | S40°40'25"E | 106.40' |
| L8 | N22°08'07"W | 13.67' | L27 | S00°09'30"W | 21.33' |
| L9 | N00°22'30"W | 22.81' | L28 | S89°53'30"E | 21.41' |
| L10 | S89°56'29"E | 12.02' | L29 | S45°00'04"E | 41.86' |
| L11 | N00°12'28"E | 14.89' | L30 | N90°00'00"E | 6.62' |
| L12 | N23°47'08"W | 15.17' | L31 | N89°00'00"E | 2.50' |
| L13 | N00°00'00"E | 2.86' | L32 | S45°00'04"E | 40.69' |
| L14 | N00°00'00"E | 13.19' | L33 | N89°57'40"E | 72.48' |
| L15 | N00°22'30"W | 23.80' | L34 | S45°00'00"E | 23.33' |
| L16 | N25°08'07"W | 19.84' | L35 | N21°37'10"E | 49.69' |
| L17 | N05°15'19"E | 110.45' | L36 | N90°00'00"W | 37.85' |
| L18 | N84°38'37"E | 41.63' | L40 | N87°02'08"E | 11.82' |
| L19 | S22°23'23"E | 6.80' | L41 | N82°56'13"E | 10.00' |



Leasing Contacts:

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ADDISON GRAGSON

214.720.6625

AGRAGSON@WEITZMANGROUP.COM

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