

The logo consists of a stylized 'H' formed by four vertical bars of varying heights and two horizontal bars, all in a dark teal color.

# HALL PARK



A HALL GROUP DEVELOPMENT

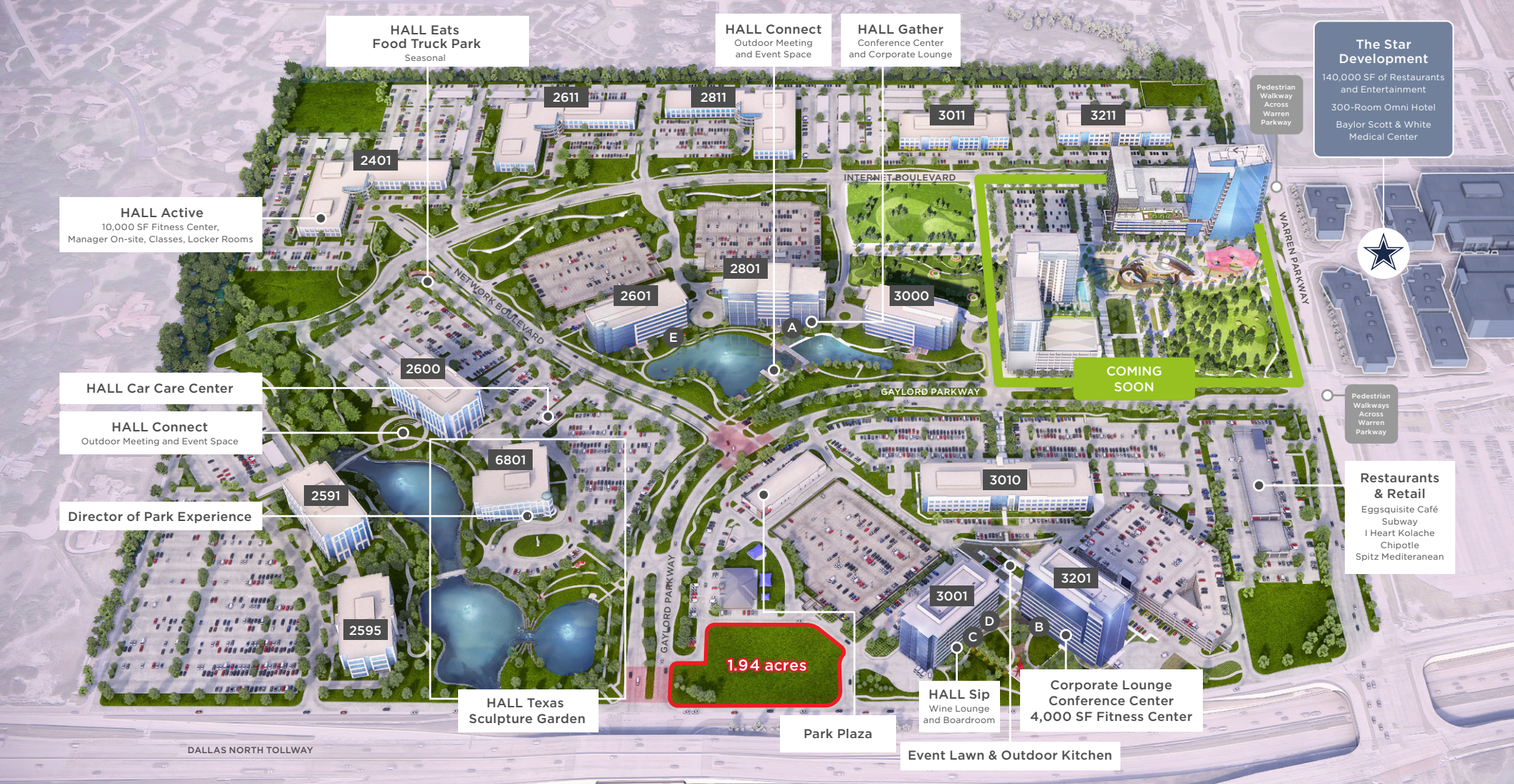


## HALL PARK - New 1 Million SF Development

- The Tower at HALL PARK: 16 stories of luxury, Class AAA office space
- HALL Park Hotel: 224-Room Autograph Collection Hotel and Suites
- The Monarch: 19-story luxury residential tower offering 214 units adjacent to the new hotel and office buildings
- Kaleidoscope Park: The 5.7 acre park will include a large children's park, dog park, event lawn, entertainment pavilion, interactive water features and art installation by Janet Echelman. The park is owned by the City of Frisco and managed and operated by a subsidiary of Communities Foundation of Texas
- Future plans include 2,021 total residential units and 9,500,000 SF maximum developed (excluding garages)







**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 Mediteranean

**1.94 acres**

**HALL Texas  
Sculpture Garden**

**Park Plaza**

**HALL Sip**  
Wine Lounge  
and Boardroom

**Corporate Lounge  
Conference Center  
4,000 SF Fitness Center**

**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)

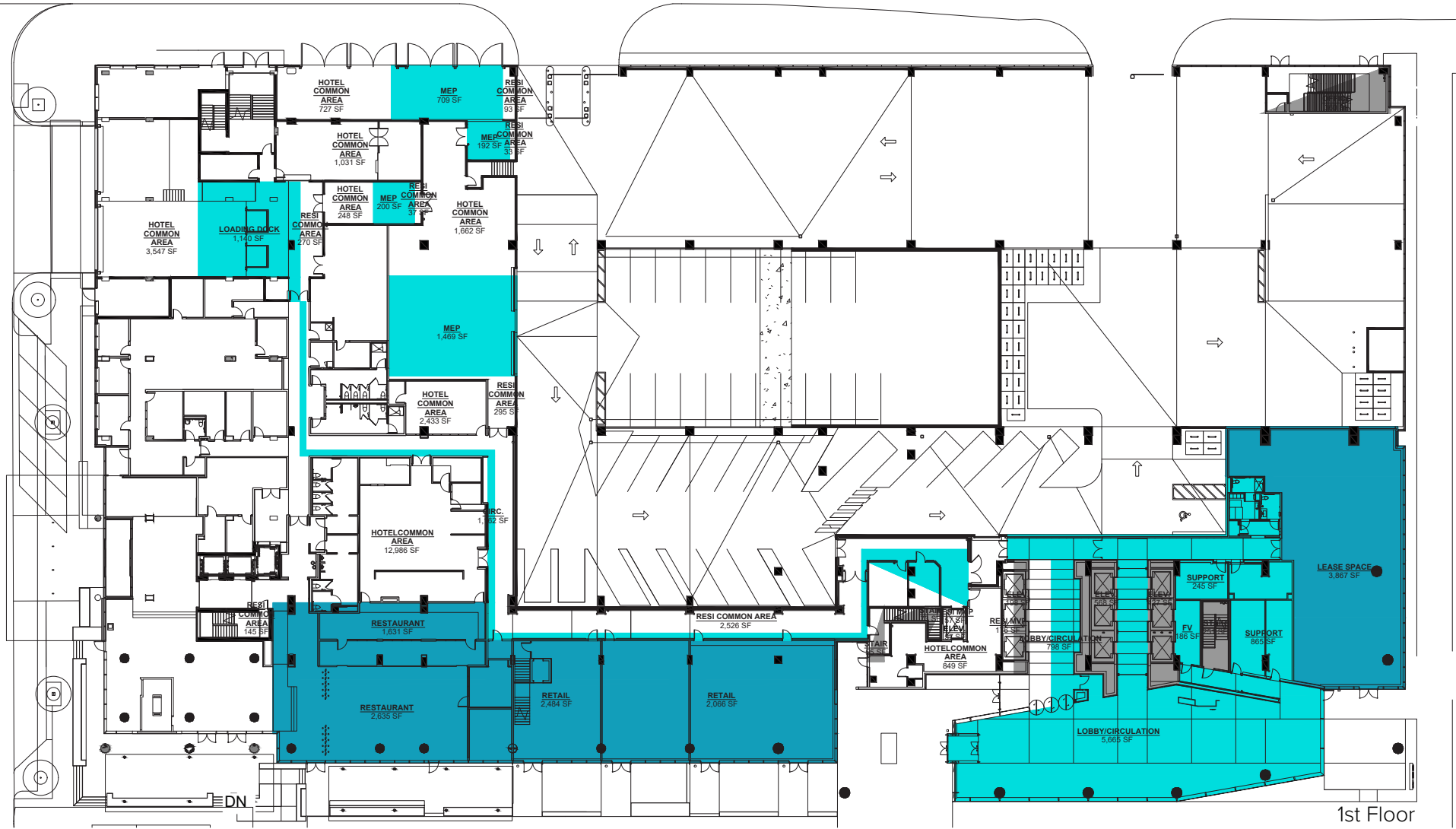
**HALL MEET** Conference and Training Rooms

- 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

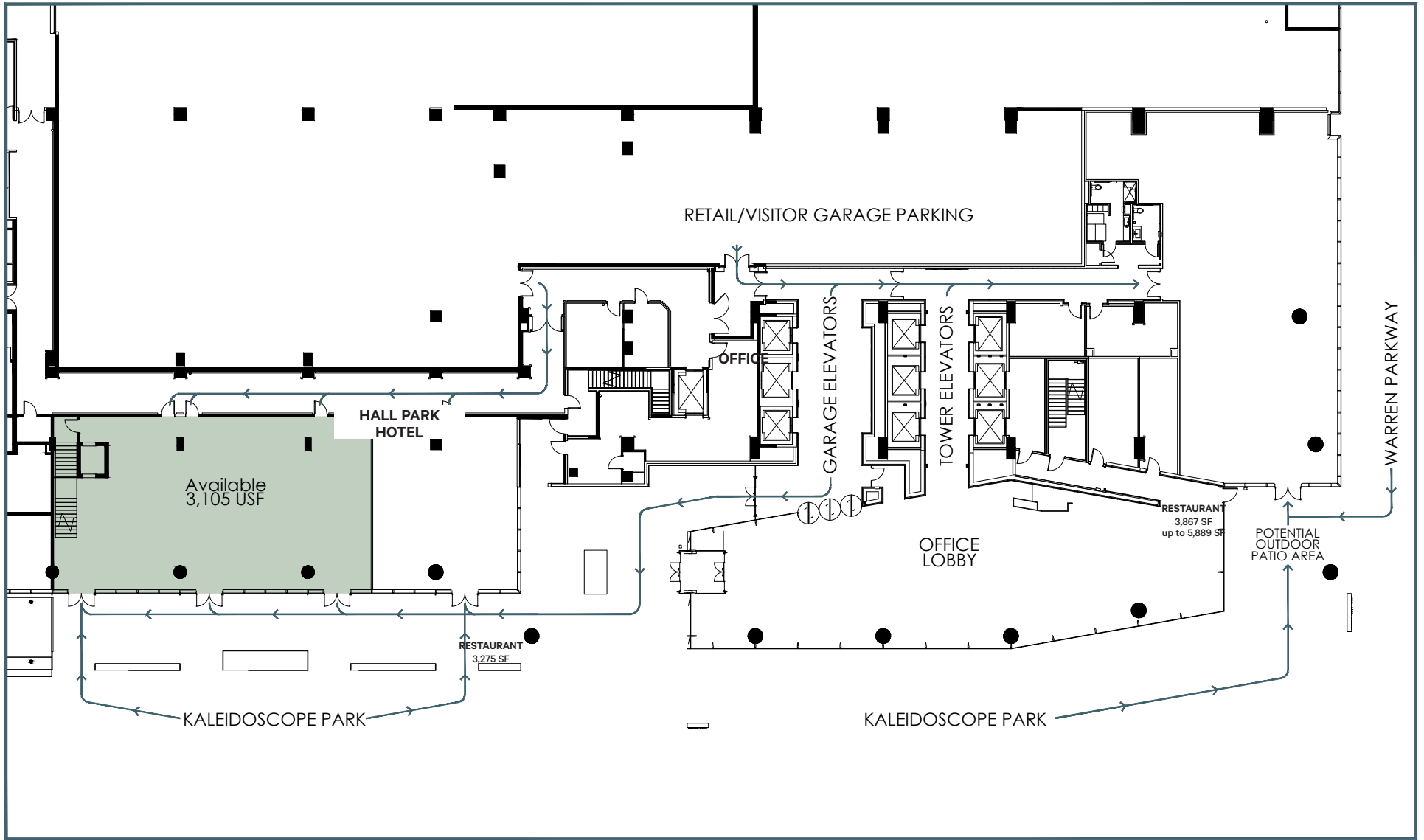
**COMING LATE 2023**

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



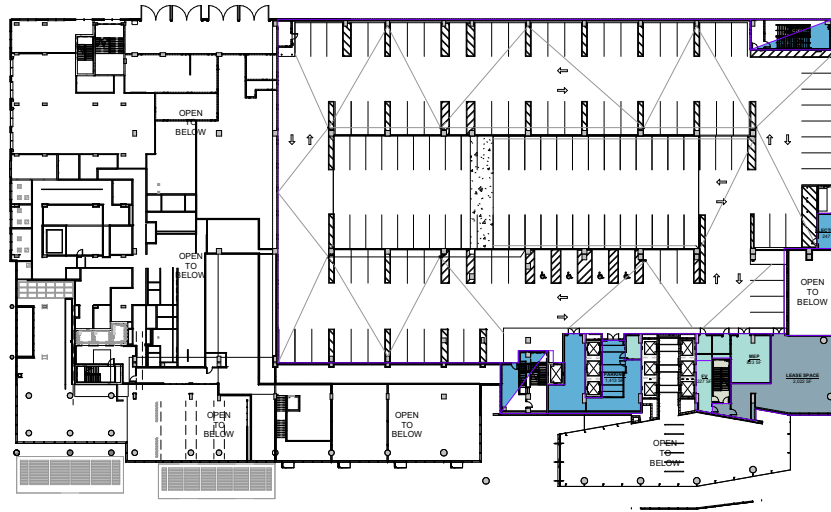




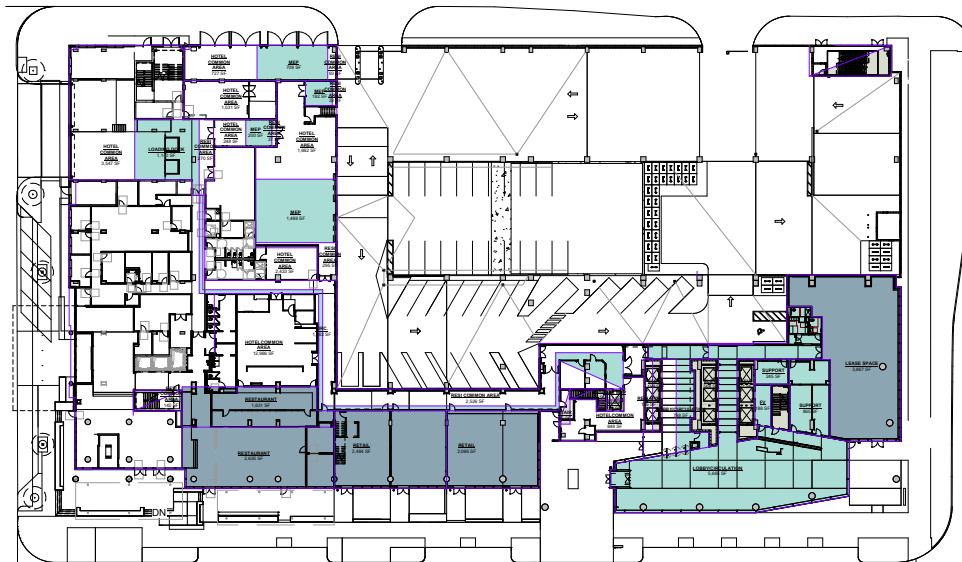


East



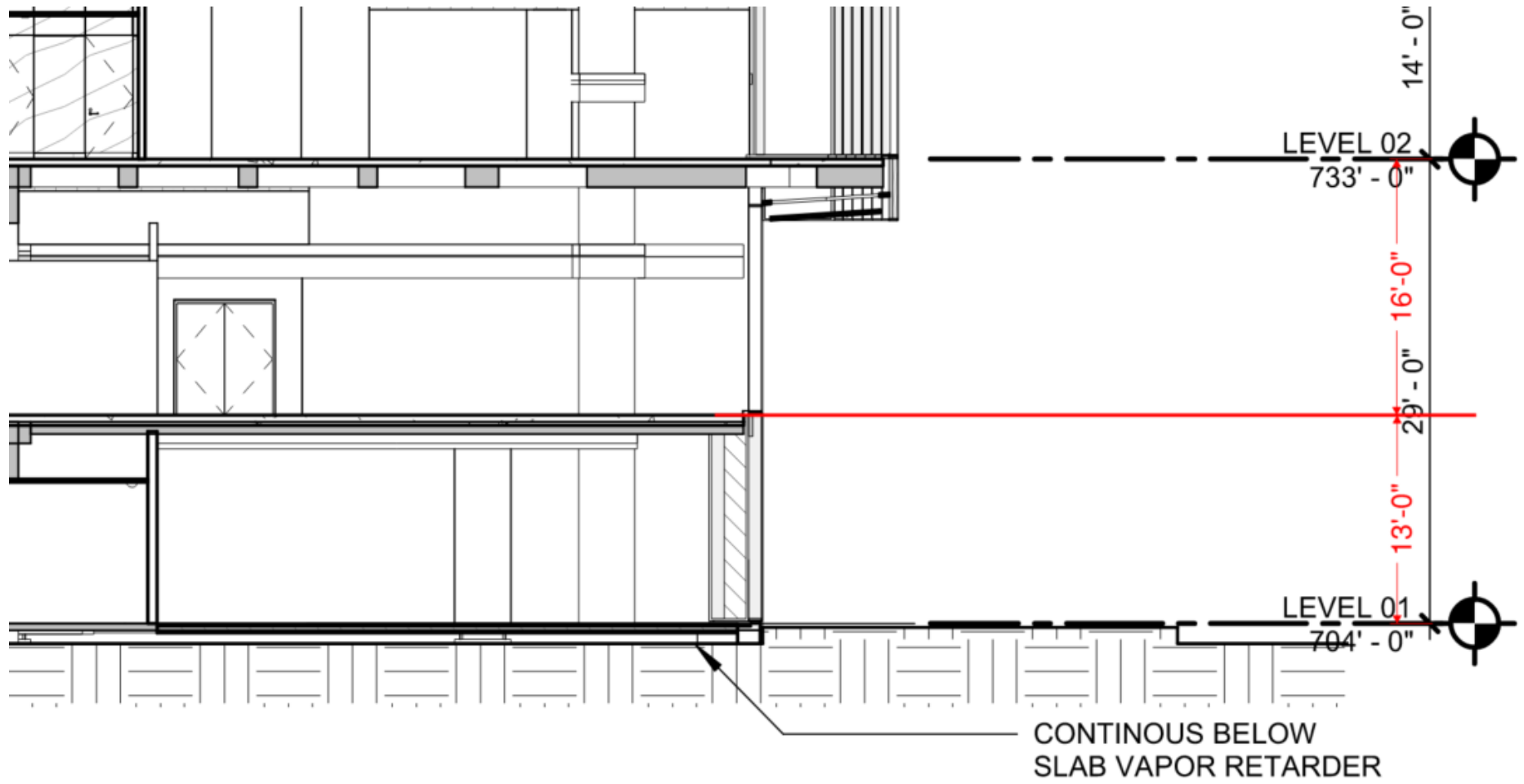


**G02** AREA PLAN RENTABLE - LEVEL G02  
1" = 40'-0"

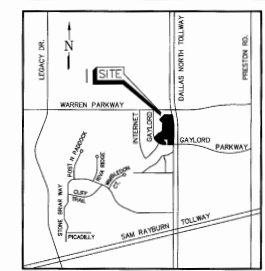
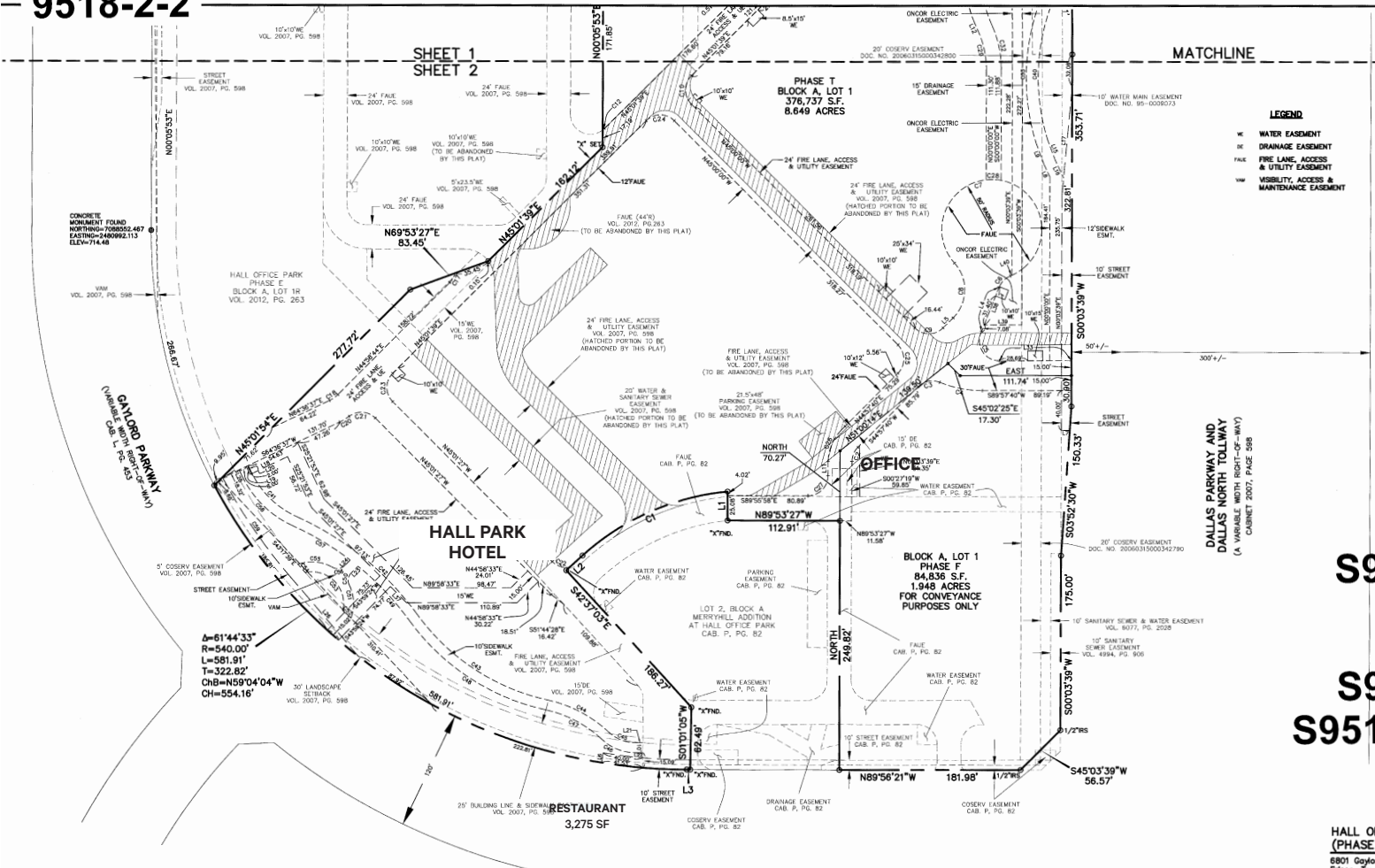


**01** AREA PLAN RENTABLE - LEVEL 01  
1" = 40'-0"









LOCATION MAP  
N.T.S.

**LEGEND**  
 WE WATER EASEMENT  
 DE DRAINAGE EASEMENT  
 FLA FIRE LANE ACCESS & UTILITY EASEMENT  
 VAM 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

RESTAURANT  
 3,867 SF

**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 SODOKS 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. 100768000



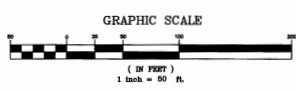
MAY 13, 2014

Sheet 2 of 3

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



LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N00°00'00"W	29.09'	L20	S82°23'27"E	6.18'
L2	S47°46'47"W	23.09'	L21	S00°00'00"E	5.85'
L3	N89°56'21"W	3.48'	L22	S00°00'00"E	6.86'
L4	N00°00'00"E	48.07'	L23	S45°12'23"W	6.86'
L5	S44°37'40"W	14.30'	L24	S45°12'23"W	6.02'
L6	S00°00'00"E	10.00'	L25	S00°00'00"E	6.18'
L7	N89°56'21"W	8.39'	L26	S40°40'22"E	108.43'
L8	S23°08'07"W	13.67'	L27	S00°06'20"W	21.32'
L9	N00°00'00"E	22.81'	L28	S00°00'00"E	41.41'
L10	S89°56'21"W	12.02'	L29	S45°00'00"E	41.86'
L11	N00°00'00"E	14.89'	L30	N00°00'00"E	6.86'
L12	N24°47'08"W	10.17'	L31	N00°00'00"E	2.82'
L13	N00°00'00"E	2.89'	L32	S45°00'00"E	6.86'
L14	S47°46'47"W	13.18'	L33	N89°56'21"W	77.48'
L15	N00°00'00"E	2.89'	L34	S45°00'00"E	6.86'
L16	S47°46'47"W	19.84'	L35	N21°37'10"E	60.99'
L17	S115°45'10"W	138.00'	L36	N00°00'00"W	37.85'
L18	S115°45'10"W	140.00'	L37	N00°00'00"E	1.86'
L19	S89°56'21"W	8.80'	L41	N89°56'21"W	10.00'





**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.

Gaylord Pkwy

Duke Office Park

**THE STAR**  
HOME OF THE DALLAS CORBORS

91 Acre

1.7M SF

\$1 Billion

Warren Pkwy

**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

H

DNT TOLL

SRT TOLL

121 TOLL





**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 Acres Medical Park. And when finished  
Frisco Station will have 15,000  
daytime population and 3,500 residents.

**LEGACY WEST**  
EMPLOYERS:  
FedEx 1,200  
JP Morgan 6,000+  
Liberty Mutual 7,000+  
Toyota 5,000

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

**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

**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  
MI DIA  
princi | italia

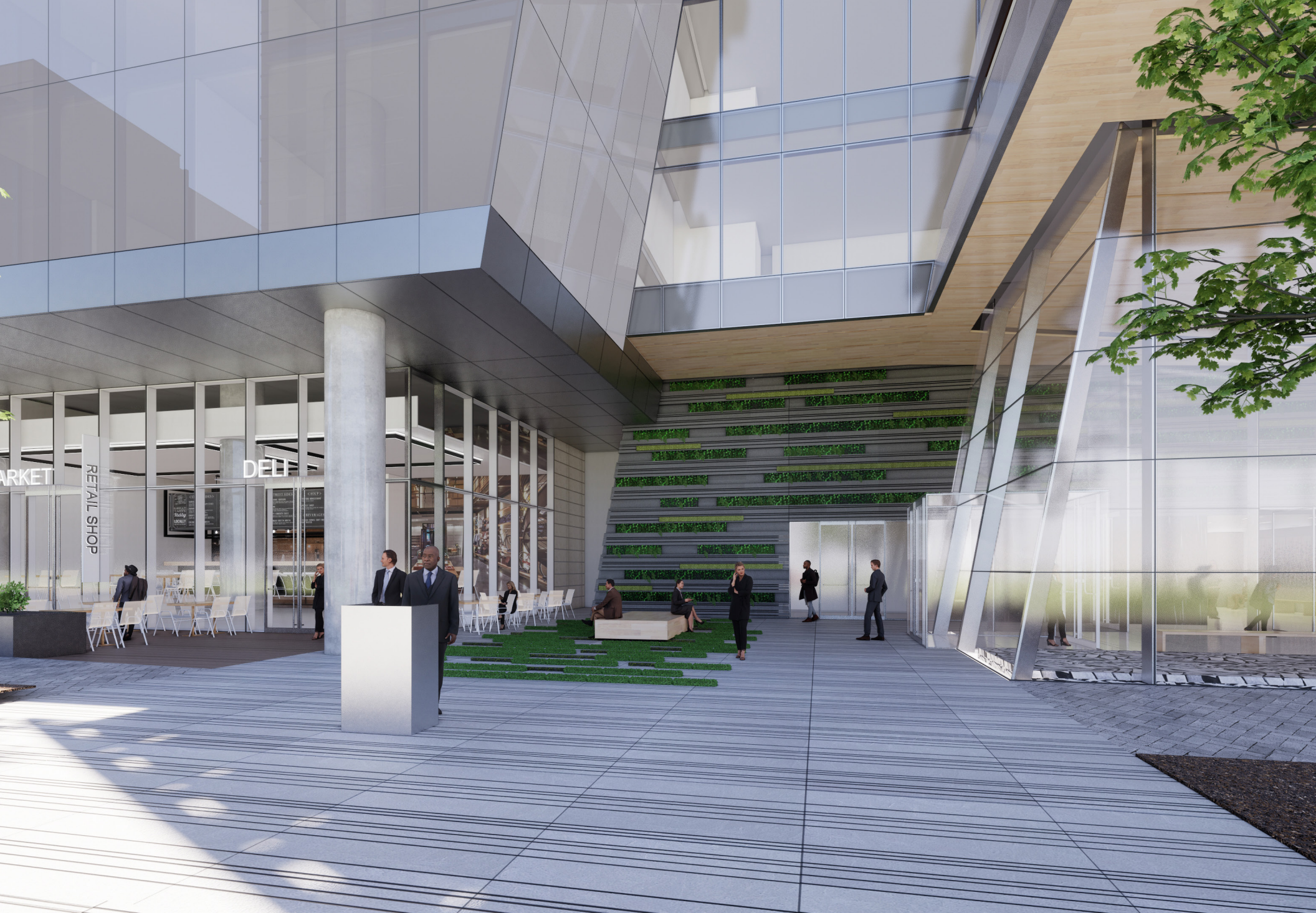
































**ADDRESS:**

**HALL PARK**

**6801 GAYLORD PARKWAY**

**FRISCO, TEXAS 75034**

**RESTAURANT LEASING:**

**MICHELLE CAPLAN**

**214.720.6661**

**MCAPLAN@WEITZMANGROUP.COM**

**ADDISON GRAGSON**

**214.720.6625**

**AGRAGSON@WEITZMANGROUP.COM**

**OFFICE LEASING:**

**KIM BUTLER**

**214.269.9500**

**KBUTLER@HALLGROUP.COM**

**HALLPARK.COM**

**HIGH RESOLUTION PHOTOS AND GRAPHICS AVAILABLE ON REQUEST**