



FRISCO STATION

FRISCO TEXAS



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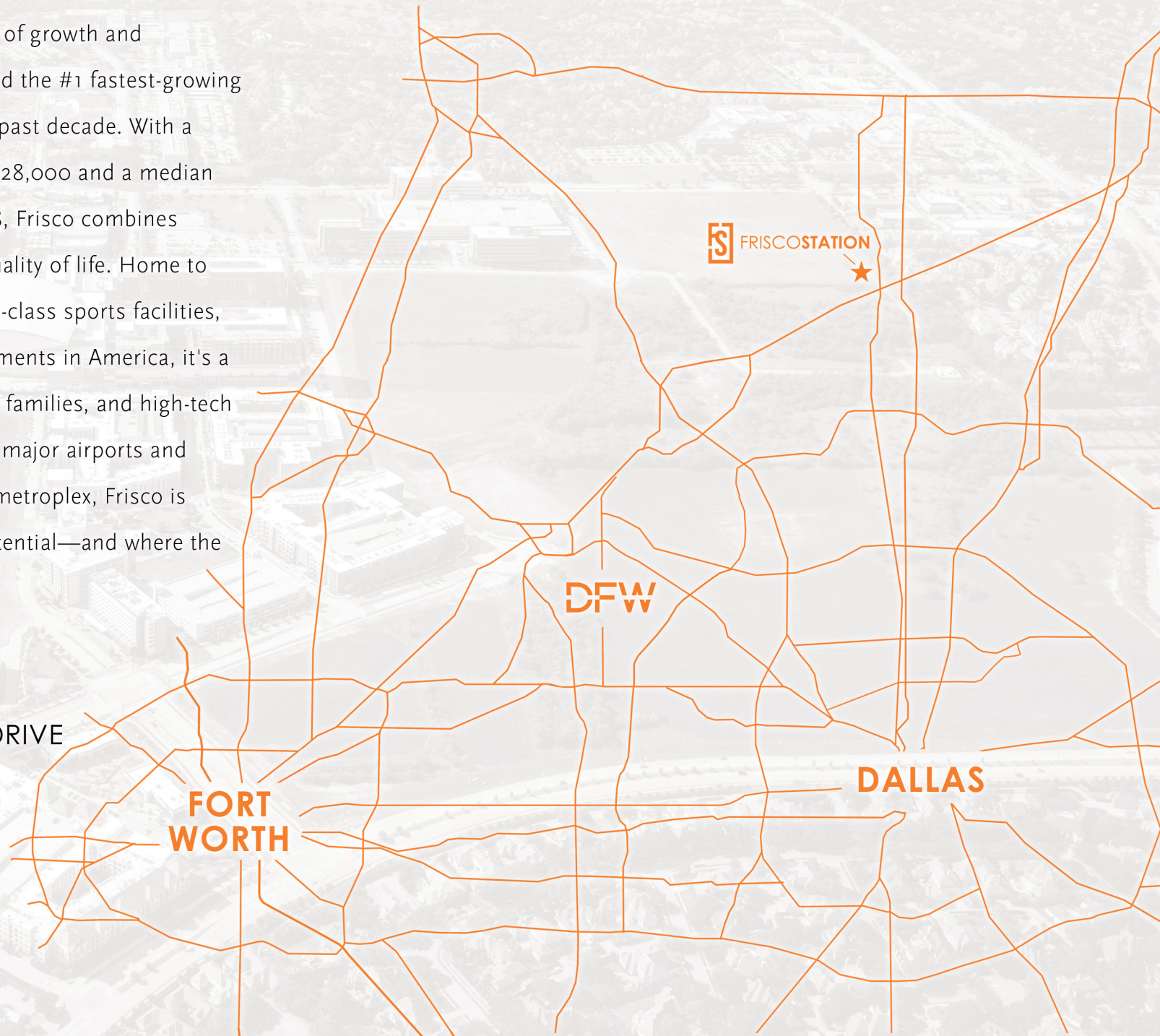
A STATION DESTINATION

Frisco, Texas is a powerhouse of growth and innovation, consistently ranked the #1 fastest-growing large city in the U.S. over the past decade. With a booming population of over 228,000 and a median household income of \$130,118, Frisco combines economic vitality with high quality of life. Home to Fortune 500 R&D hubs, world-class sports facilities, and one of the safest environments in America, it's a magnet for top talent, diverse families, and high-tech industries. Just minutes from major airports and nestled in the dynamic DFW metroplex, Frisco is where performance meets potential—and where the future is being built today.

DFW 20 MIN DRIVE

DALLAS 30 MIN DRIVE

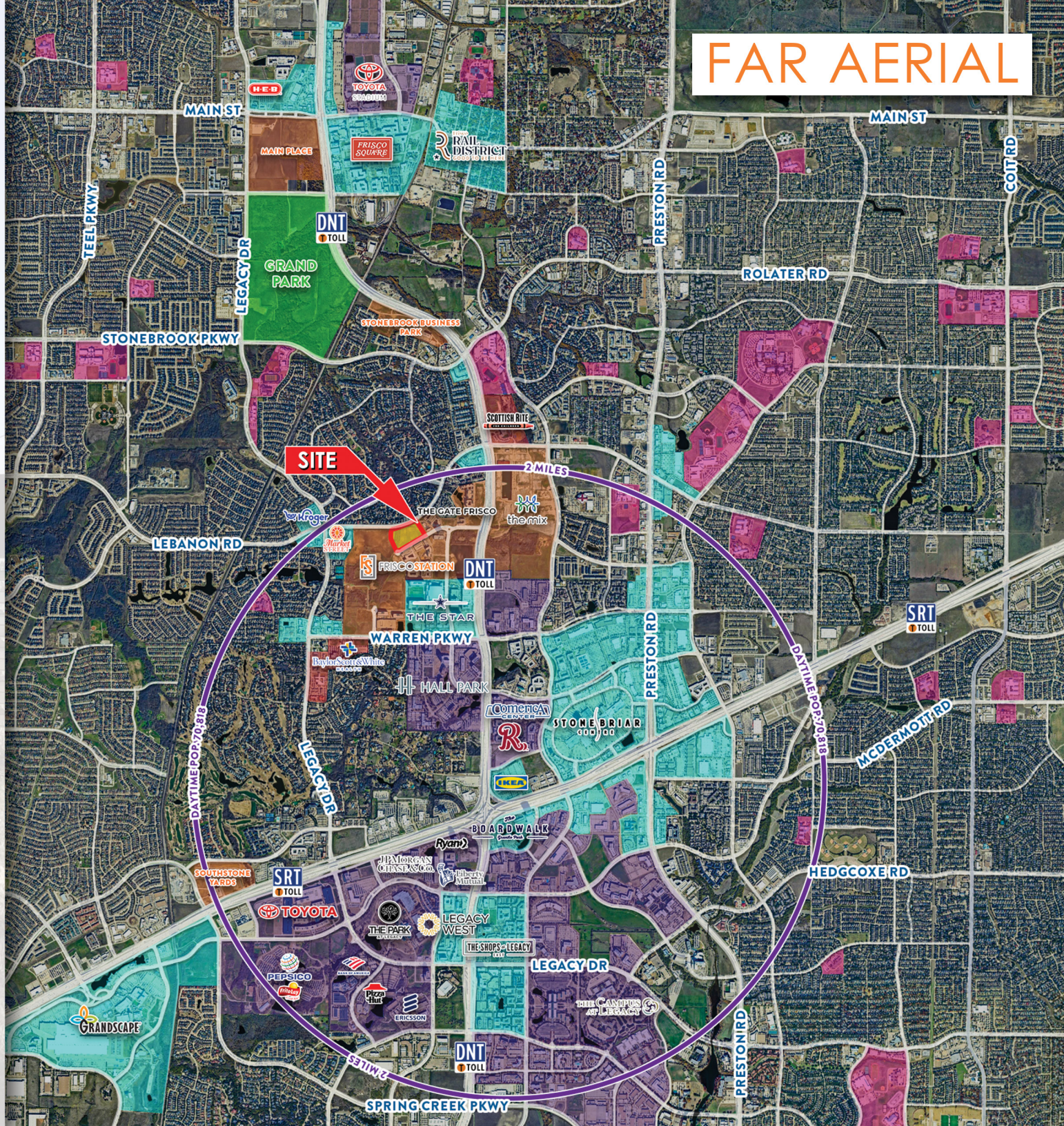
FORT WORTH 60 MIN DRIVE



DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE
POPULATION	10,491	111,354	295,492
DAYTIME POP	7,546	70,818	135,914
AVG HH INCOME	\$165,469	\$170,489	\$193,899
MEDIAN AGE	35.3	36.6	37.5
MEDIAN HOME VALUE	\$975,883	\$549,600	\$543,875

FAR AERIAL



- RETAIL
- DEVELOPMENT
- PARKS
- OFFICE/MISC.
- SCHOOLS
- SITE



AREA OVERVIEW

1. THE OMNI
2. 12 COWBOYS WAY
3. THE CASEY
4. CADENCE
5. BEXLEY
6. SKYHOUSE
7. CANOPY
8. RESIDENCE INN
9. AC HOTEL
10. TIAA CENTER
11. HALL PARK
12. THE MONARCH
13. DR. PEPPER
14. HALL PARK HOTEL
15. THE STAR
16. THE DOMAIN
17. 17 COWBOYS WAY
18. BAYLOR S&W
19. OFFICES ONE
20. OFFICES TWO
21. OFFICES THREE
22. BONHAM & BAKER



AREA FACTS

	TYPE	SF/UNITS/KEYS
1. THE OMNI	HOTEL	300 KEYS
2. 12 COWBOYS WAY	RESIDENTAL	160 UNITS
3. THE CASEY	RESIDENTAL	300 UNITS
4. CADENCE	RESIDENTAL	322 UNITS
5. BEXLEY	RESIDENTAL	301 UNITS
6. SKYHOUSE	RESIDENTAL	332 UNITS
7. CANOPY	HOTEL	150 KEYS
8. RESIDENCE INN	HOTEL	150 KEYS
9. AC HOTEL	HOTEL	150 KEYS
10. TIAA CENTER	OFFICE	500,000 SF
11. HALL PARK	OFFICE	2.2 MIL SF
12. THE MONARCH	RESIDENTAL	214 UNITS
13. DR. PEPPER	OFFICE	350,000 SF
14. HALL PARK HOTEL	HOTEL	224 KEYS
15. THE STAR	MIXED USE	510,000 SF
16. THE DOMAIN	RESIDENTAL	348 UNITS
17. 17 COWBOYS WAY	OFFICE	300,000 SF
18. BAYLOR S&W	OFFICE	300,000 SF
19. OFFICES ONE	OFFICE	230,000 SF
20. OFFICES TWO	OFFICE	210,000 SF
21. OFFICES THREE	OFFICE	210,000 SF
22. BONHAM & BAKER	RESIDENTAL	410 UNITS

TOTAL
EXISTING

OFFICE

• 4.3 MILLION SF

HOTEL

• 974 KEYS TOTAL

RESIDENTIAL

• 1,977 UNITS

FRISCO STATION OVERVIEW

RETAIL

- 13 AC ON LEBANON RD

OFFICE

- 648,000 SF EXISTING
- +/- 4.5 MILLION SF AT BUILDOUT

RESIDENTIAL

- 1,255 UNITS EXISTING
- 2400+ UNITS AT BUILDOUT
- APARTMENTS & TOWNHOMES

HOTEL

- 450 KEYS EXISTING
- 2400+ KEYS AT BUILDOUT
- APARTMENTS & TOWNHOMES

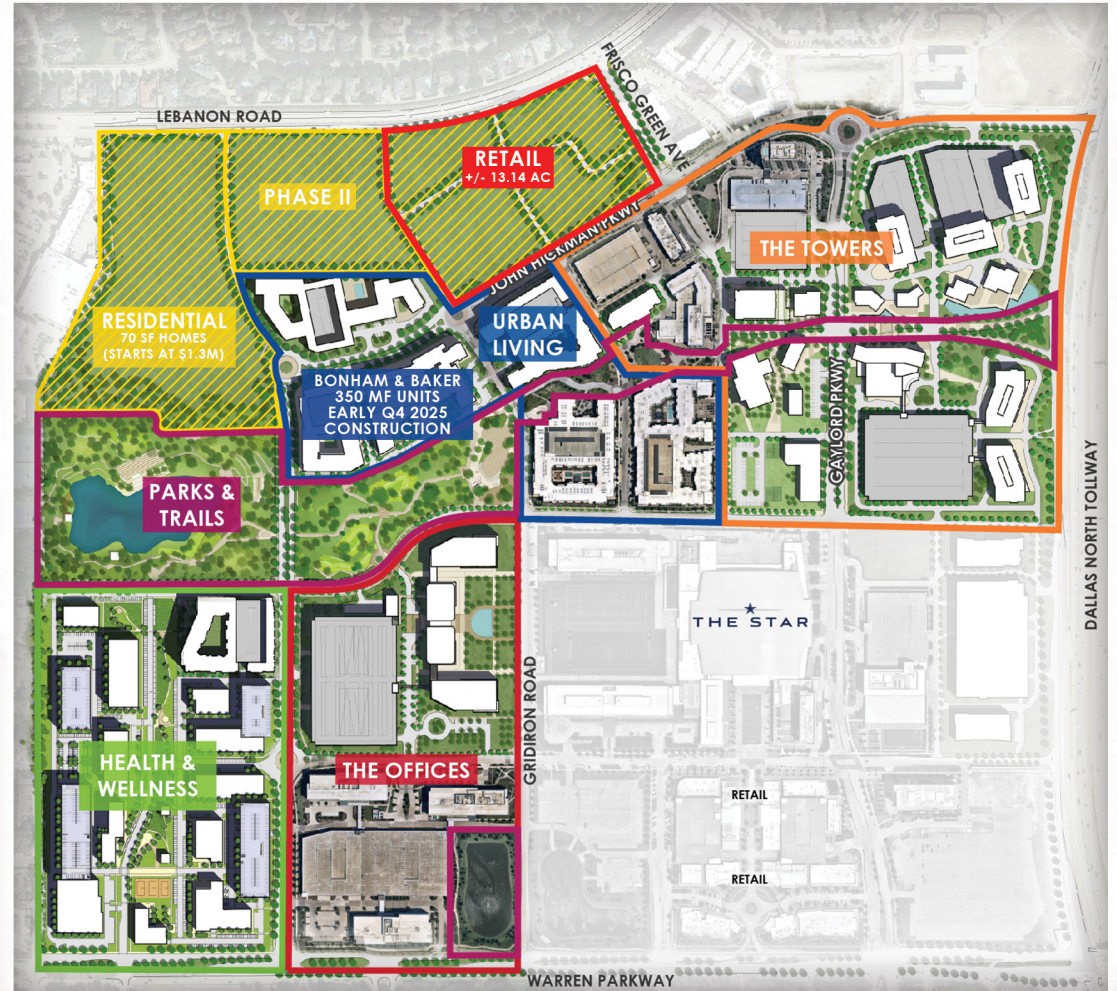
PARKS & TRAILS

- 30 AC
- DOG PARKS/TRAILS

MEDICAL

- 85,800 SF UNDER CONSTRUCTION
- DELIVERING LATE 2026

242 ACRE MASTER PLAN



CONCEPTUAL SITE PLAN



DEVELOPMENT TEAM

THE RUDMAN PARTNERSHIP

- Owns over 17,000 acres, including 6,000 in North Texas
- Acquired Frisco Station Property in 1962
- Long and active relationship with the City of Frisco
- Developed multiple office prospects, gated residential communities, and the first hospital in Frisco



- Privately owned and founded in 1988 by Ross Perot, Jr.
- Operations worldwide, headquarters in North Texas
- 260M+ SF developed/acquired
- Signature public-private partnership projects include: AllianceTexas, American Airlines Center, U.S. Air Force Memorial, & The Perot Museum



- Privately owned by a Larry Van Tuyl family related entity
- 5 regional offices developing nationally, headquartered in Kansas City
- About 15M SF currently under development, completed, and owned
- Representative Clients: AMC Theaters, Amazon, & UPS



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