



# FS FRISCO STATION



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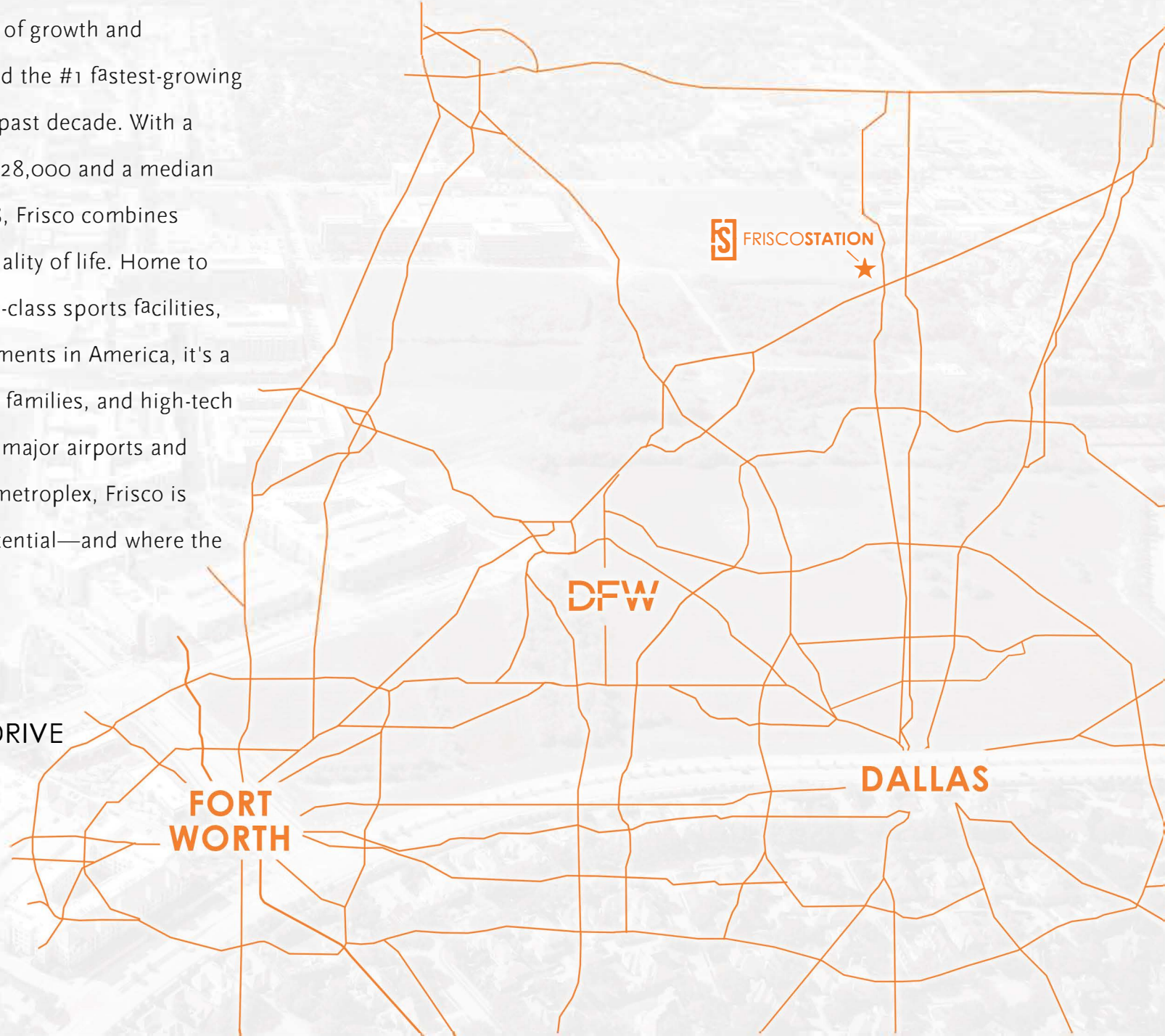
# A STATION DESTINATION

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



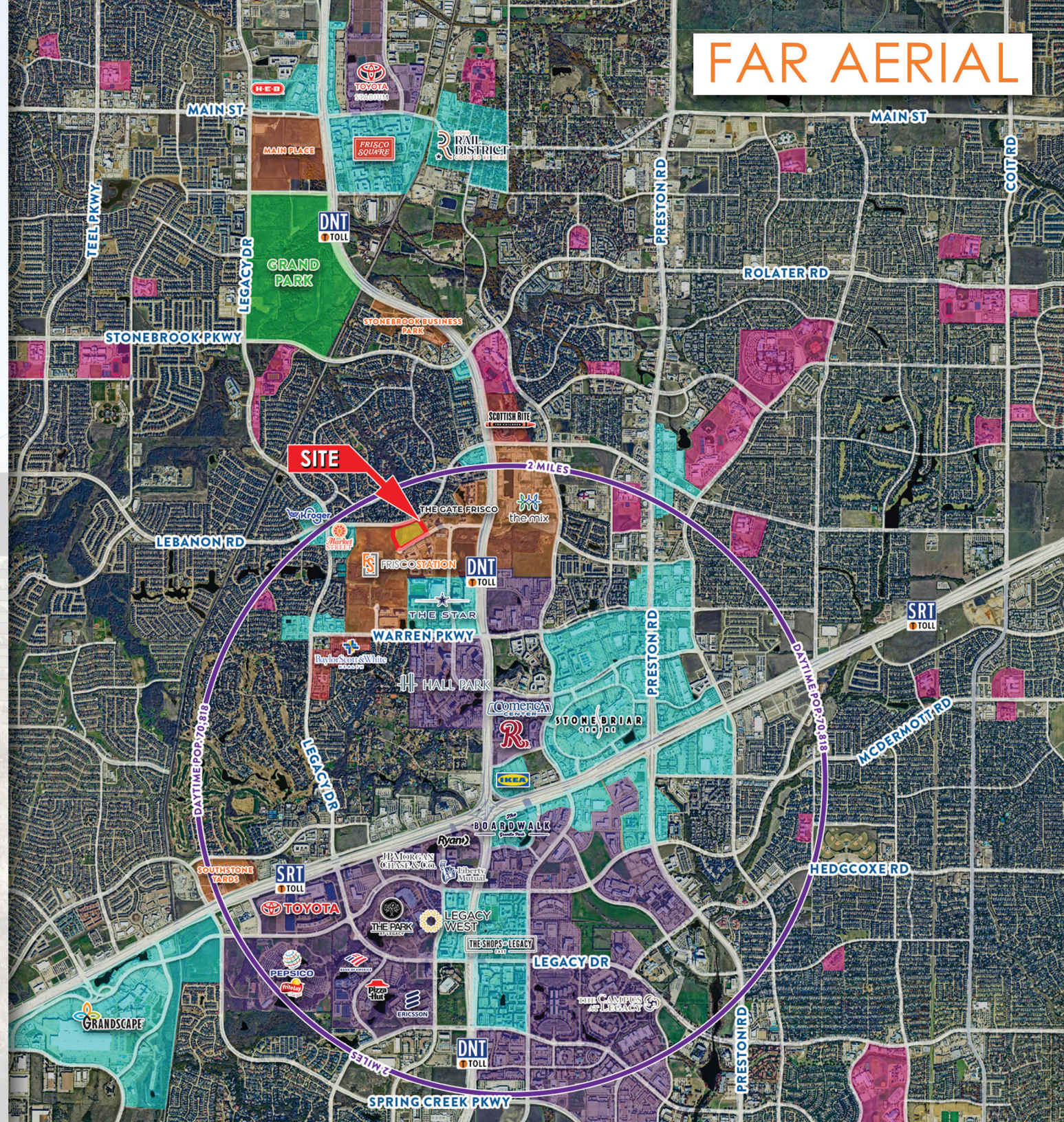
# DEMOGRAPHICS

	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



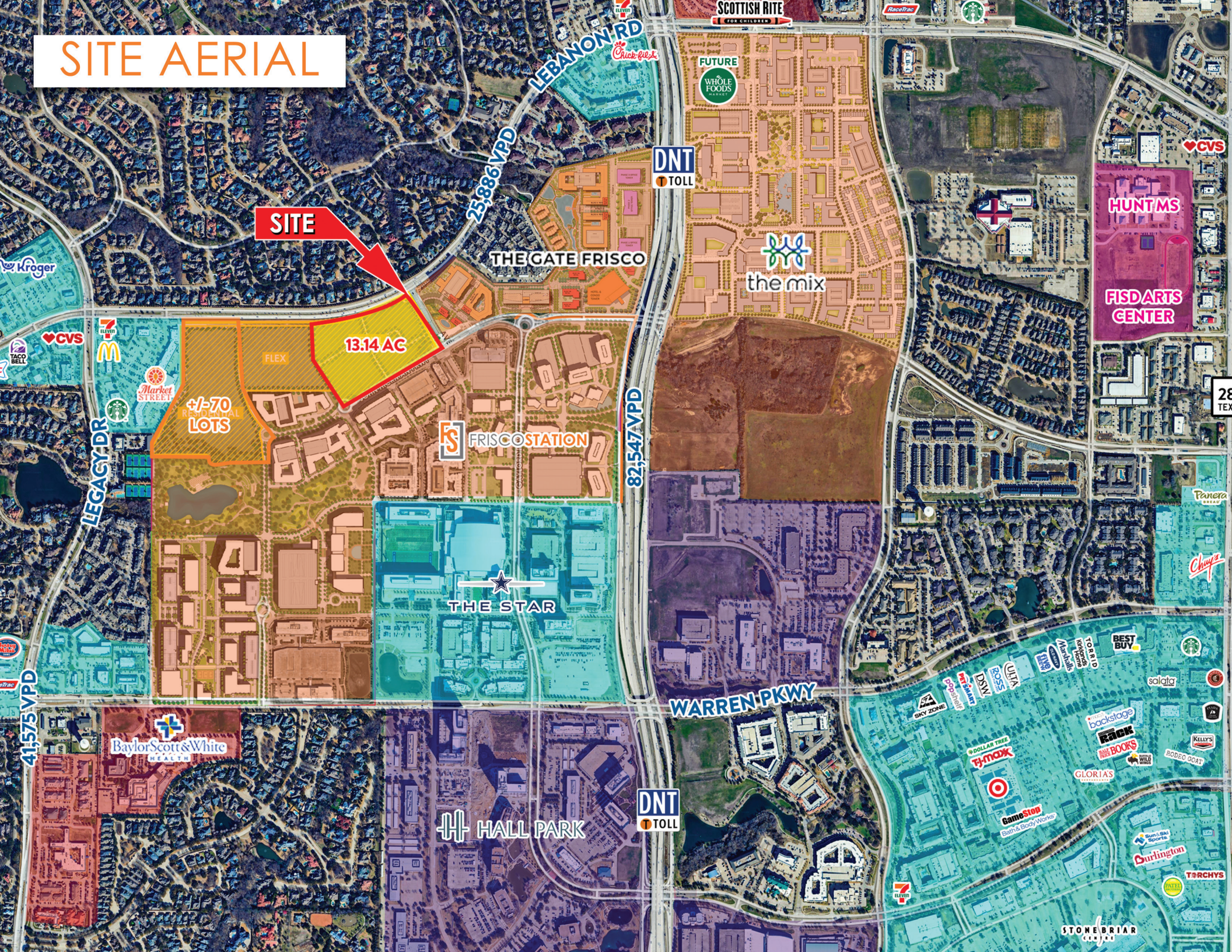
# FAR AERIAL

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





# SITE AERIAL





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

# AREA OVERVIEW





# 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

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

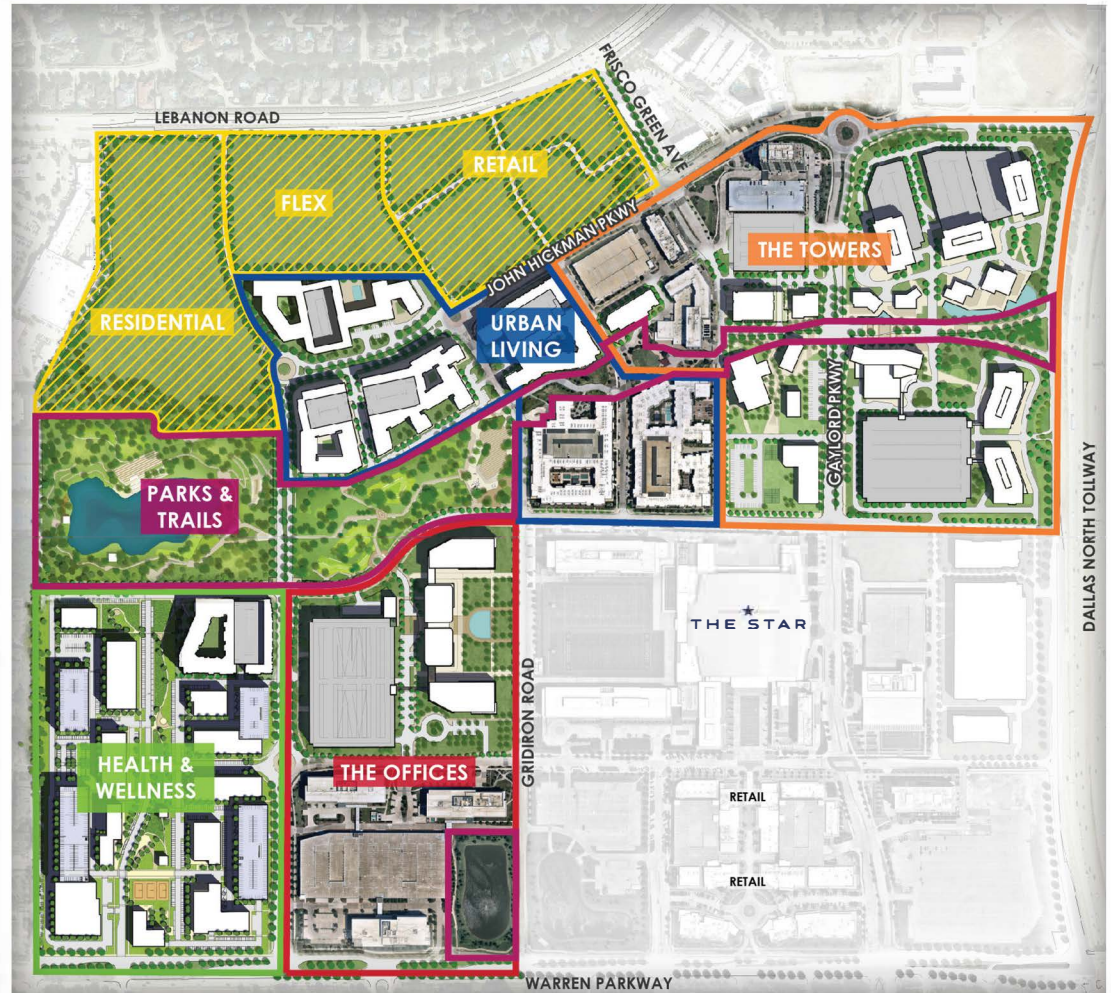
## PARKS & TRAILS

- 30 AC
- DOG PARKS/TRAILS

## MEDICAL

- 85,800 SF UNDER CONSTRUCTION
- DELIVERING LATE 2026

## 242 ACRE MASTER PLAN



# 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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LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT

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# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
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**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

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