



Southlake Corporate Campus Development Site

For Sale | +/- 42 Acres | Southlake, Texas



Alliance★Texas

26,000-acre Master-Planned Community
3M SF of Office Developments
30M SF of Industrial Developments

WESTLAKE

#1 Most Affluent
U.S. Town (Forbes)

Vaquero

525-acre gated
community and Tom
Fazio Golf Course
Home prices range
from
\$2MM to >\$10MM

SOUTHLAKE

Avg Household Income
\$260,000

93,712 VPD

N Whi

**Delta Hotels Dallas
Southlake**

Opened November 2020

114
TEXAS

**Southlake
Corporate Campus
Development Site
+/- 42 acres**



TEXAS
MOTOR SPEEDWAY
 190,000-Capacity NASCAR &
 IndyCar Venue

Deloitte.
 715,000-SF Campus

Fidelity
 618,000-SF Campus

charles **SCHWAB**
 1.2 Million SF HQ
 (Under Construction)

TD Ameritrade
 355,000-SF Campus

Sabre.
 200,000-SF Campus

verizon
 141,000-SF Campus

**Walnut Grove
 Elementary School**
 9/10 Great Schools Rating
 701 Students, PK-4th Grade

White Chapel Blvd

East Kirkwood Blvd

THE OPPORTUNITY

JLL is pleased to present a unique opportunity to acquire a significant corporate office development site in Southlake, Texas. Located in one of the strongest demographic submarkets in north Texas, with a strong employee base and existing corporate campus presence, this approximately 42 acre property is situated at the northeast corner of Texas State Highway 114 and N White Chapel Boulevard.

- Zoning Summary Ordinance 480-564D (Underlying Employment Center Zoning District) - Allows for a variety of mixed uses including Retail, Office, Entertainment, Hotel, Civic and Residential
- Approved Zoning Plan includes 50 attached and 12 detached Single Family Units (Proposed plan considers 150 attached and 12 detached units)

DOWNTOWN DALLAS
30-minute drive

DFW DALLAS
FORT WORTH
INTER
AIRPO

Lake Grapevine

GRAPEVINE MILLS
180+ stores of shopping,
entertainment, and
restaurants

114
TEXAS

**Southlake
Corporate Campus
Development Site
+/- 42 acres**



AS
WORTH
INTERNATIONAL
PORT



**SOUTHLAKE
TOWN
SQUARE**

130-acre open-air
lifestyle shopping district
120+ shops
20+ restaurants

SOUTHLAKE
Avg Household Income
\$260,000

 **Methodist**
SOUTHLAKE HOSPITAL

**Delta Hotels Dallas
Southlake**
Opened November 2020

N White Chapel Blvd

DEMOGRAPHICS

Population	3 Mile	5 Mile	10 Mile
2020 Total Population:	43,002	125,673	711,117
2025 Population:	46,328	136,317	770,574
Pop Growth 2020-2025:	1.5%	1.7%	1.7%
Median Age:	42	40.7	37.3
Households			
2020 Total Households:	14,149	43,770	257,402
HH Growth 2020-2025:	1.6%	1.7%	1.6%
Median Household Inc:	\$190,827	\$143,756	\$97,140
Avg Household Size:	3	2.8	2.7
2020 Avg HH Vehicles:	2	2	2
Housing			
Median Home Value:	\$627,123	\$448,542	\$296,650
Median Year Built:	1994	1994	1993

 **Baylor Scott & White**
HEALTH

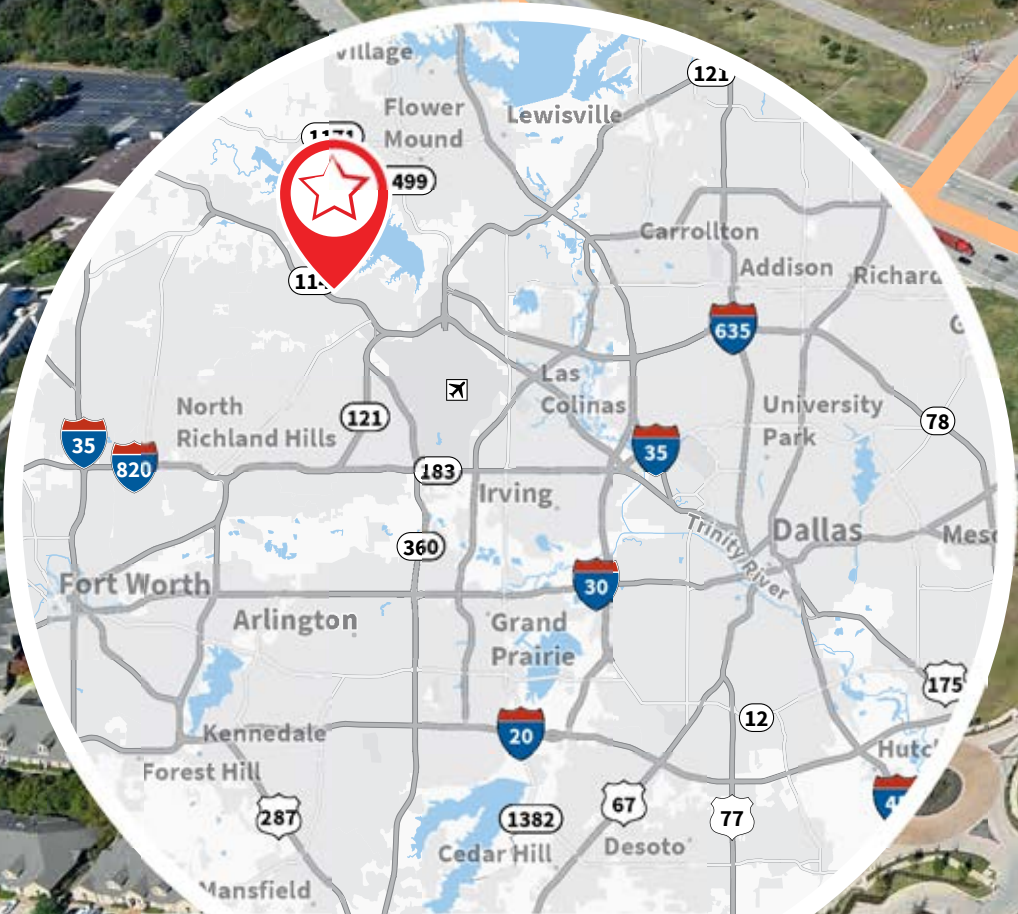
Sabre
200,000-SF Campus

 **Ameritrade**
355,000-SF Campus

verizon^v
141,000-SF Campus

N White Chapel Blvd

114
TEXAS





GRAPEVINE LAKE

**Walnut Grove
Elementary School**
9/10 Great Schools Rating
701 Students, PK-4th Grade

CARILLON SOUTHLAKE
Median Home Price:
\$989,000

**Southlake
Corporate Campus
Development Site
+/- 42 acres**

CONCEPTUAL MIXED-USE SITE PLAN

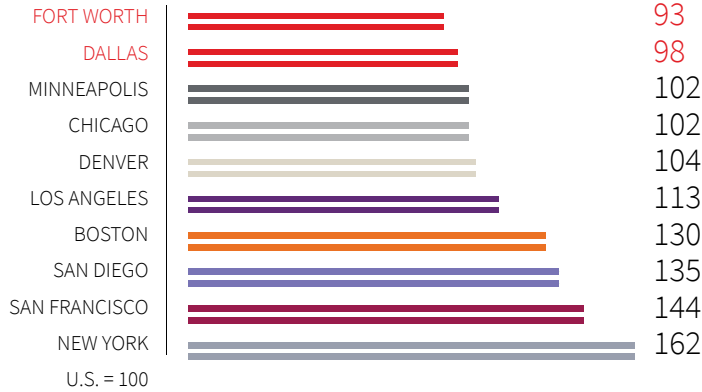


NOTE: The owners are interested in joint venture structures (<https://carillonparc.com>).

WHY DFW

Dallas-Fort Worth is a business-friendly environment with low taxes and numerous incentives that encourage continued growth and investment in Dallas-Fort Worth.

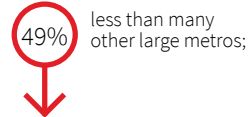
Cost of doing Business



0% STATE AND LOCAL INCOME TAX

The DFW is one of the most affordable in the country.

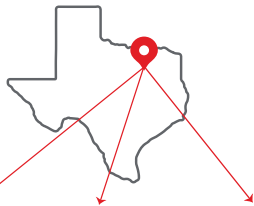
HOUSING PRICES



a competitive advantage for companies seeking to keep labor costs low and recruit the best workers.

Population

The DFW Region has an abundant pipeline of talent for existing and new employers.



Magnet for Talent



380,880 students enrolled in higher education at major universities and community colleges in DFW.

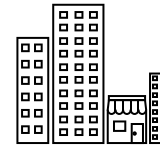


49,098 Bachelors, Masters and PhD degrees awarded in 2017 by DFW-area colleges and universities.



296,647 Graduates from the 100+ colleges and universities within Texas and adjacent states.

Labor Force & Growth



The DFW regional labor force is **4 million**.

DFW is **#1** for large metro job growth in 2018, adding **116,000 jobs**.



DYNAMIC SOUTHLAKE LOCATION

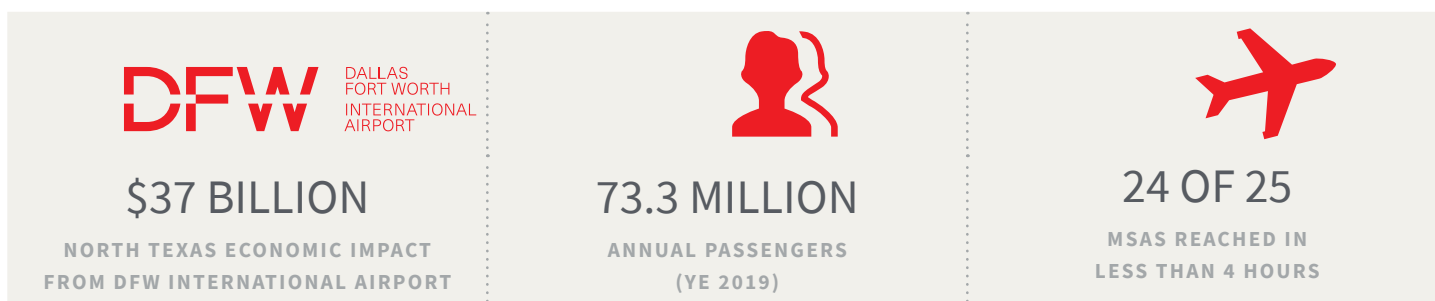
SOUTHLAKE, TEXAS

According to Forbes, Southlake is one of the most affluent and desirable neighborhoods in the United States, as average household incomes exceed \$270,000 and over 68% of residents hold a bachelor's degree or higher. The predominately white-collar workforce has boosted real estate prices in the area which currently have median home values of over \$695,000 – well above the national median home value of \$240,000. The area claims an extremely low crime rate along with exceptional school systems.



DALLAS/FORT WORTH INTERNATIONAL AIRPORT

Conveniently located less than 10 minutes away from the Property, Dallas/Fort Worth's strategic growth provides direct flights to the world's largest business centers: New York City, Mexico City, London, Shanghai, Hong Kong, and Tokyo. In addition, direct flight times from Dallas/Fort Worth International Airport (DFW International Airport) to 24 out of the top 25 MSAs take four hours or less. The airport is served by 23 passenger airlines; including American Airlines which is based at DFW International Airport. Today, DFW International Airport is the fourth busiest airport in the world in terms of operations (takeoffs and landings), handling over 73.3 million passengers for the fiscal year ending December 2019. Additionally, since 2015, DFW International has added 62 destinations (a 30% increase), which now ranks the airport second in total destinations among U.S. airports. With this trend expected to continue, the airport recently announced a \$3.5 billion expansion and renovation with the addition of a sixth terminal.



Corporate Hotspot

charles SCHWAB

CHARLES SCHWAB HEADQUARTERS

Recently completed in 2019, phase one of Charles Schwab's 70-acre, 500,000-square-foot campus houses 2,600 employees. In addition to the \$100 million phase one, the 617,000-square-foot phase two is currently under construction with an expected completion in 2021, which will more than double the campus' capacity to 6,000 employees. Following phase two's ground breaking, Charles Schwab announced plans to relocate its headquarters from San Francisco to Westlake, further anchoring Westlake as a financial hub.

Deloitte.

DELOITTE UNIVERSITY

The 107-acre Deloitte University Learning and Leadership Development Center is located less than three miles from the Property. The 715,000-square-foot facility serves as a central destination for Deloitte employees to convene for learning and leadership development, hosting over 50,000 professionals annually. The facility is home to thought leadership events by Deloitte Research and Deloitte Industry Centers featuring sessions with professors from nationally accredited universities. Deloitte ultimately chose Westlake for this \$300-million facility due to the town's central geographic location, climate, retail amenities, and proximity to DFW International Airport.

FIDELITY

FIDELITY INVESTMENTS

Positioned in a scenic setting amongst nature trails and two lakes, Fidelity's six-building, 618,000-square-foot campus houses approximately 6,000 employees. Despite Fidelity's Boston headquarters, Texas is now home to more of its employees than Massachusetts.



TD AMERITRADE

Delivered in December of 2017, TD Ameritrade's 78-acre campus is home to over 2,000 employees. The 355,000-square-foot modern campus features countless amenities including a full-service cafeteria, fitness center, sustainable landscaped courtyard, and staffed coffee bar.



SABRE CORPORATION

Through their presence in the Solana Business Park and their nearby 205,000-square foot headquarters, Sabre employees 3,000 professionals in the immediate vicinity of the Property.



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