

STONEBROOK PLAZA BUSINESS PARK



DEVELOPMENT SITE IN FRISCO, TEXAS



29.25
ACRES

**COMMERCIAL
ZONING**

EXECUTIVE OVERVIEW



JLL is delighted to present Stonebrook Plaza Business Park, a commercially-zoned land development site located in the thriving Frisco submarket. The property comprises 9 contiguous parcels spanning 29.25 acres, with frontage off Dallas North Tollway. The current zoning allows for a variety of uses, including office, retail, and hospitality, with the potential to be rezoned for residential purposes. Benefiting from the adjacent commercial and residential infrastructure, the property is shovel-ready, with all utilities stubbed to the site.

Known as one of the fastest-growing cities in the United States, Frisco has made remarkable strides in attracting residents, businesses, and visitors alike. The economic landscape in Frisco is flourishing, boosted by a robust mix of industries such as healthcare, technology, finance, and retail. The city is home to numerous corporate headquarters, including major Fortune 500 companies, contributing to a strong and diverse business ecosystem. Additionally, Frisco's vibrant entertainment and retail sectors, with notable destinations such as the Dallas Cowboys' headquarters at The Star, the recently completed PGA headquarters accompanied with the Omni Resort, and the exciting Legacy West development, attract visitors from near and far.



PGA Headquarters



Omni Resort



OMNI
HOTELS & RESORTS

UNIVERSAL
kids
RESORT



Frisco Square



29.25
ACRES

Wyndors Pointe
ASP \$1.1M-\$1.8M



Universal Studios



Fields Development



LOT 12

7.3100 Acres
318,424 GSF

LOT 1

3.0916 Acres
134,670 GSF

LOT 3

2.4470 Acres
106,591 GSF

LOT 11

1.9628 Acres
85,500 GSF

LOT 4

3.8920 Acres
169,536 GSF

PROPERTY DESCRIPTION



Location	Northwest corner of Dallas North Tollway and Stonebrook Pkwy
City, County, State	Frisco, Collin County, Texas
Gross Acres	29.25
Net Acres	26.25
Zoning	Planned Development Based Zoning C-1
Uses	Office, Retail, & Hospitality
Utilities	Water, Sewer, Gas, Electricity are stubbed to the site



es
SF

29.2517
ACRES
1,274,204
GSF

LOT 5
1.9042 Acres
82,947 GSF

LOT 8
1.3141 Acres
57,242 GSF

LOT 6
4.2322 Acres
184,355 GSF

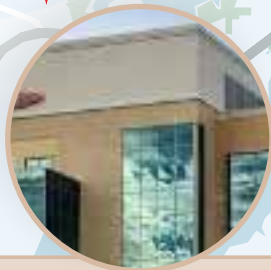
LOT 10
3.0978 Acres
134,940 GSF

IN THE HEART OF IT ALL



PGA OF AMERICA

600-Acre mixed-use development with 2 champion golf course, Class AA office space, 500-room Omni resort and 240-acre mixed-use development.



TEXAS SCOTTISH RITE HOSPITAL FOR CHILDREN

40-Acre medical campus that features a 5-story, 300k sqft campus with 30 acres of sports fields and parks.



FRISCO STATION

242-Acre mixed-use development with 5M sqft of office, 2,400 multi-family units, lush open green space, totaling \$1.8 Billion.



THE STAR

\$1.5 Billion mixed-use development home to the Dallas Cowboys practice facility, 66 acres of retail, 480 hotel beds, and future development.



GRANDSCAPE

400-acre mixed-use development with 3.9 Million SF of retail, entertainment, and dining



LEGACY WEST

240-acre development featuring corporate headquarters and premier retail

West University Drive

15 mins

15 mins

15 mins

2934

15 mins

FRISCO

15 mins

17 mins

15 mins

17 mins

13 mins

11 mins

15 mins

14 mins

17 mins

LEWISVILLE

East State Highway 121



FIELDS

144-Acre mixed-use development featuring Universal Studios Theme Park, 1.2M sqft office, 425k sqft retail and over 10,000 urban living residences.



TEXAS HEALTH FRISCO

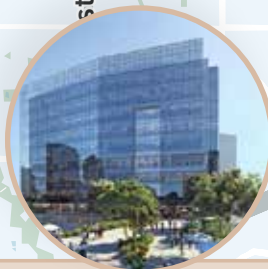
8-story, 325k sqft facility, accompanied with 120k sqft medical office spanning over 20-acres.



MCKINNEY

TOYOTA STADIUM

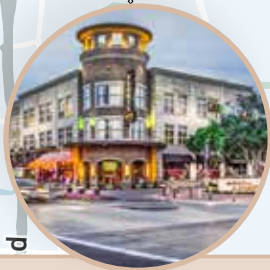
145-acre multipurpose sports and entertainment facility home to FC Dallas



THE GATE

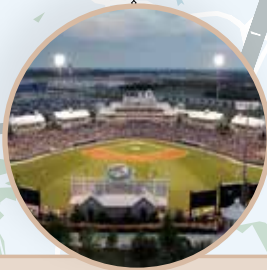
41-Acre mixed-use development that features a 900K sqft Class A office space, with 2 high rise condos, and over 100k sqft of retail and restaurants.

**29.25
ACRES**



THE SHOPS AT LEGACY

Over 450,000 SF of retail and gourmet restaurants



RIDERS FIELD

Frisco Roughriders Class AA minor league baseball stadium that hosts numerous events



STONEBRIAR CENTRE

1.6 Million SF mall that is one of the largest in North Texas

PLANO

WHY FRISCO



#1

SAFEST CITY
IN THE U.S.

(February 2023, SmartAsset)

#2

BEST REAL ESTATE
MARKET IN U.S.

(August 2024, WalletHub)

#2

CITY IS U.S. FOR
WORKING FROM HOME

(January 2024, SmartAsset)

SPORTS



#2

BEST REAL ESTATE
MARKET IN U.S.

(August 2023, WalletHub)

#9

BEST PLACES TO
LIVE IN THE U.S.

(May 2024, Livability)

#10

BEST JOB
MARKET

(May 2024, SmartAsset)

#13

BEST PLACES TO
LIVE FOR FAMILIES

(July 2024, Fortune)



DEMOGRAPHICS (5-MILE)



261,561

POPULATION

\$183,457

AVERAGE
HOUSEHOLD INCOME



61.2%

BACHELOR'S DEGREE
OR HIGHER

\$424,880

MEDIAN HOME VALUE

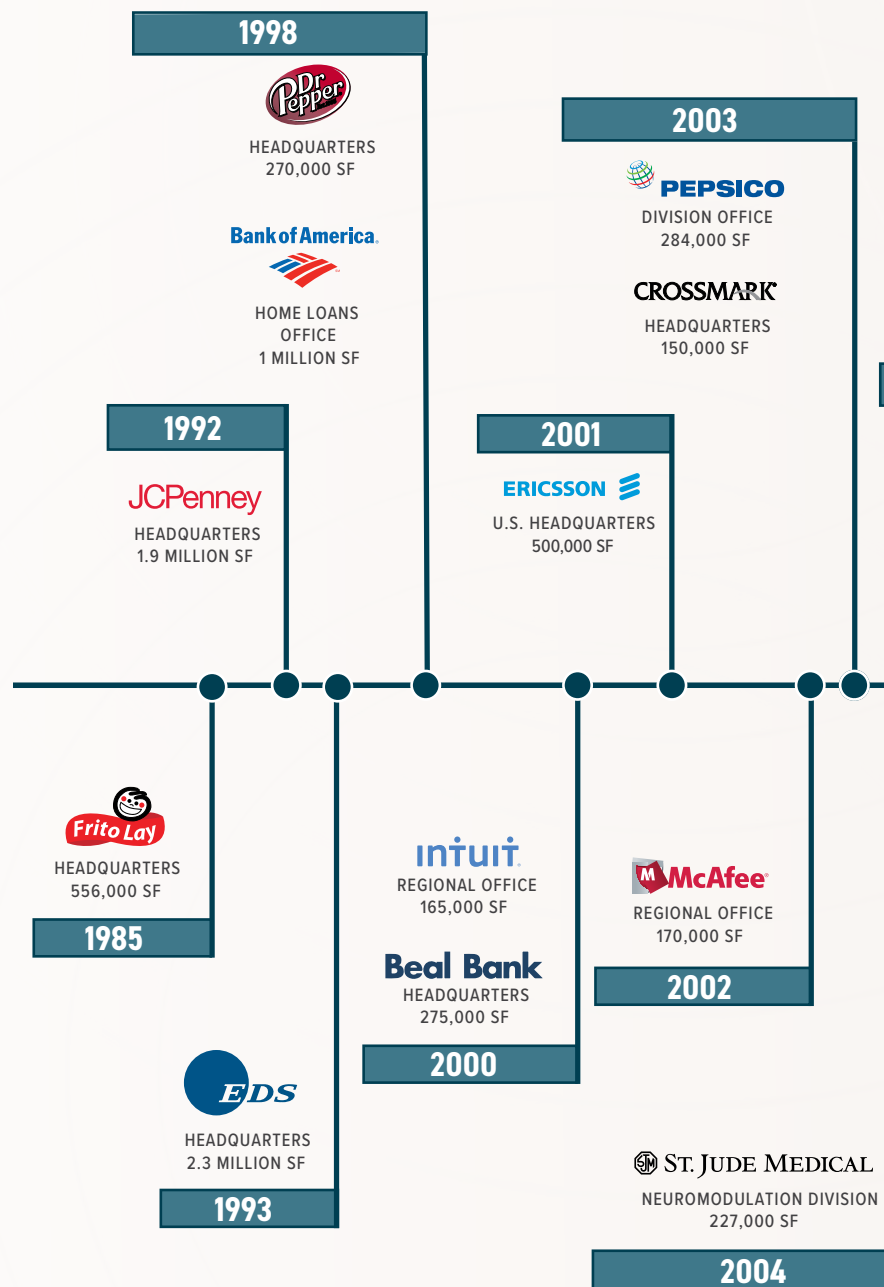


HEADQUARTERS AND TIMELINE

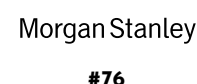


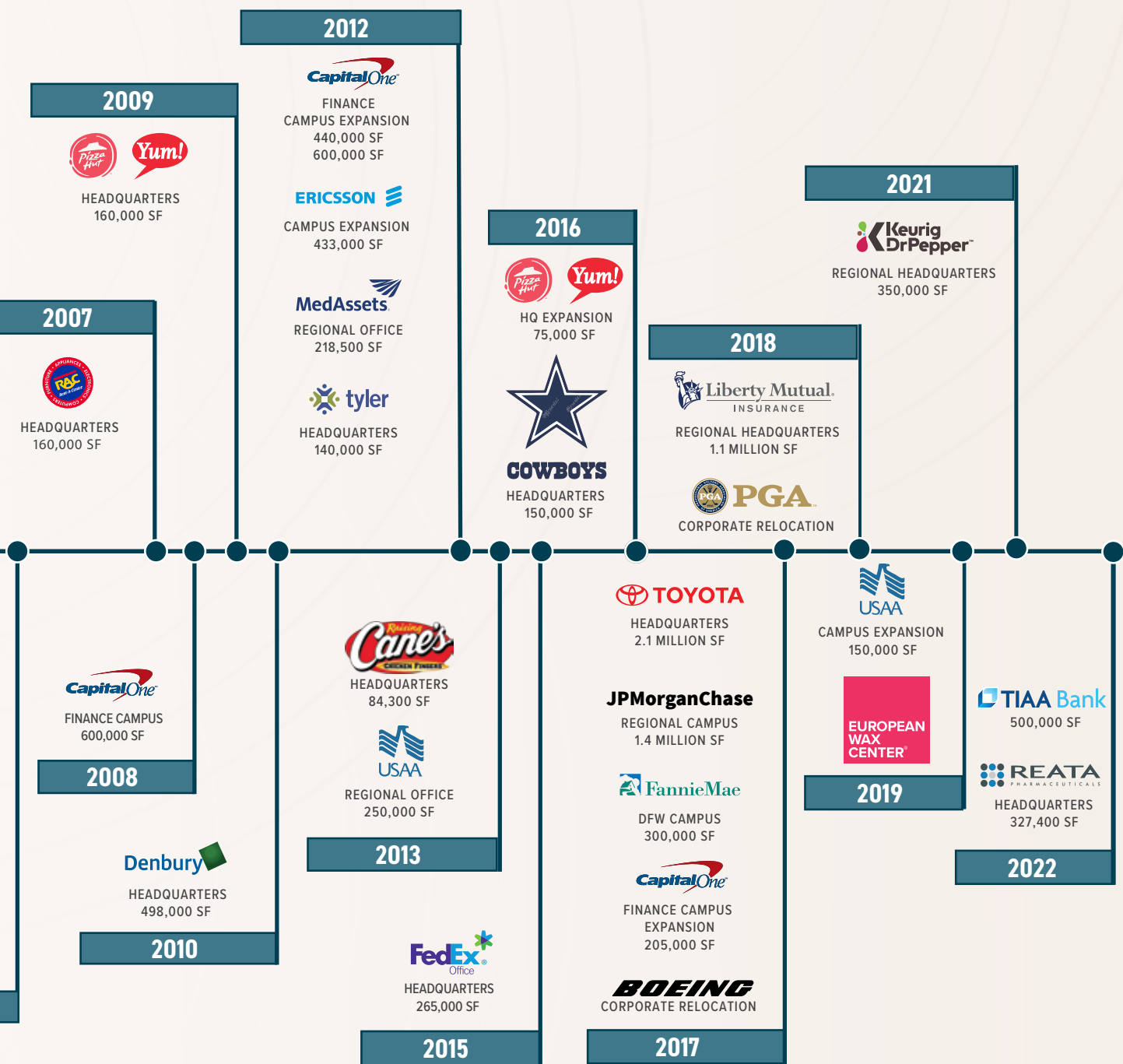
The Frisco/West Plano submarket is a thriving hub that attracts corporate giants and fosters a growth-oriented environment with its impressive array of world-class amenities. It boasts the highest concentration of corporate campuses in suburban Dallas, accommodating regional and global headquarters, as well as other significant operations for renowned Fortune 500 and 1000 companies.

In 2021 alone, 38 headquarters relocated to the Dallas-Fort Worth region, including major players like AECOM and Charles Schwab Corp, both Fortune 500 companies. In the past 11 years, a total of 176 headquarters have made the move to the DFW area, resulting in the creation of over a million new jobs. This trend showcases the submarket's appeal for businesses seeking a desirable location with excellent infrastructure and access to a talented workforce.



WEST PLANO/FRISCO - FORTUNE 500 & 1000 PRESENCE





Coca-Cola

#64

Denbury

#888

ERICSSON

#419 (GLOBAL)

FannieMae

#20

FedEx

#58

hp

#59

PEPSICO

#44

Pizza Hut

#422

RBC

#735

TOYOTA

#5 (GLOBAL)

UBS

#291 (GLOBAL)

USAA

#102

The background of the page is an aerial photograph of the Dallas skyline. In the foreground, there's a large, light-colored circular graphic with a white border. Inside this circle, the words "THRIVING DFW ECONOMY" are written in a bold, dark blue, sans-serif font. The skyline in the background features several prominent skyscrapers, including the Reunion Tower with its distinctive green, pointed top. The city is densely packed with buildings of various heights and styles, interspersed with green spaces and parking lots. The overall scene is captured from a high angle, looking down on the city.

THRIVING DFW ECONOMY

With a population of 8.2 million residents, the Dallas/Fort Worth (DFW) Metroplex ranks as the 4th largest metro area in the country. A perennial national leader in population and employment growth, DFW has become a sought-after metroplex for all ages given its centralized location, growing job market, high-quality of life and low cost of living. As one of the nation's top economic performers, DFW is a thriving Metroplex with a young, highly-educated and vibrant population that attracts businesses and visitors alike – so much so that the area's population growth rate from 2014-2019 is projected to be nearly four times the national average. The continued influx of corporate relocations and strong economic climate led it to be the leading metro in commercial real estate sales volume in 2023, according to Real Capital Analytics.

THE DFW STORY



LEADING PRO-BUSINESS ENVIRONMENT

#1 State for doing business
20 years in a row

Source: CEO Magazine



FAVORABLE TAX CLIMATE

0% State & Local
income tax



HIGH-QUALITY OF LIFE

Driven by vast entertainment
options, outdoor recreation,
and affordability



#3 REAL ESTATE MARKET FOR 2024

Source: PwC, ULI



LOW COST OF DOING BUSINESS

Score of 102 for Dallas
Score of 97 for Fort Worth
(U.S. avg = 100.00)

Source: Moody's



CRITICAL MASS OF HEADQUARTERS & REGIONAL OFFICES

170+ corporate headquarter
relocations since 2010

Source: Dallas Regional Chamber



MAGNET FOR TOP TALENT IN THE U.S.

Strong wages and low cost of living create
an attractive employment base



#1 MSA FOR PROJECTED POPULATION GROWTH

615,659 new residents projected
over the next 5 years

Source: ESRI

NATION-LEADING EMPLOYMENT GROWTH



#1

**IN 5 YEAR EMPLOYMENT
GROWTH WITH OVER
500,000 JOBS ADDED SINCE
2018**



1.5%

**GROWTH IN TOTAL
NON-FARM EMPLOYMENT**

(from June 2023 to
June 2024)



4,389,335

PERSON WORKFORCE,
only behind Chicago, New
York and Los Angeles



#2

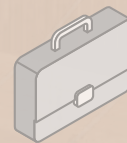
**LARGEST FINANCE HUB IN
THE UNITED STATES**



#5

**AMONGST THE TOP 25
MSAS FOR NET JOB
GROWTH**

(64,000 jobs added from June
2023 to June 2024)

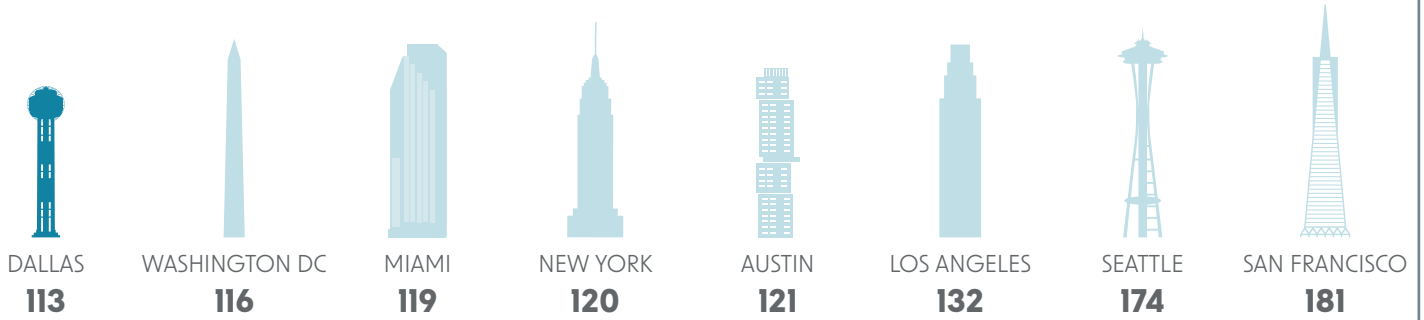


#3

**IN THE NATION IN POST-
COVID JOB RECOVERY**

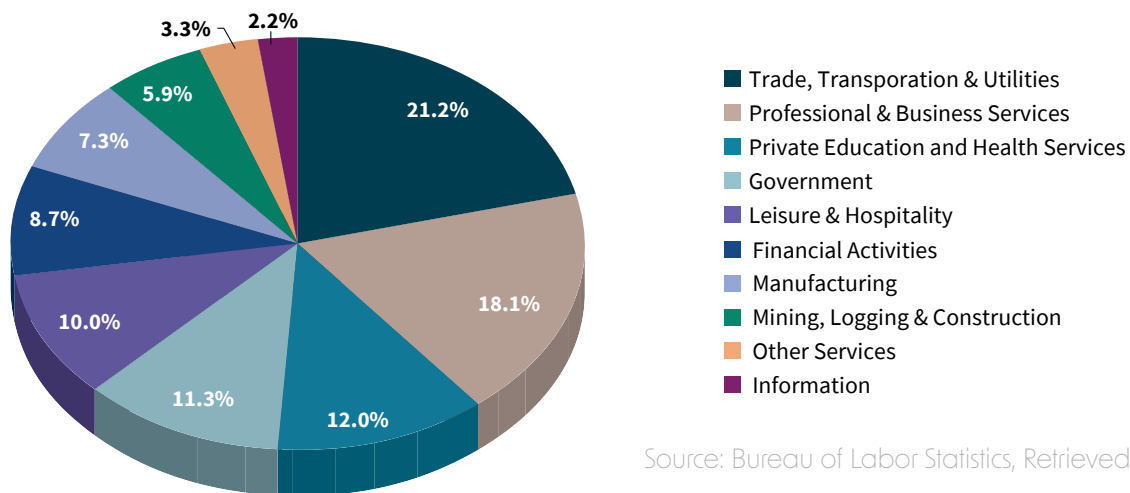
Source: Bureau of Labor Statistics, Retrieved from FRED, Lightcast, Bloomberg: Oxford Economics

COST OF LIVING INDEX



Source: Moody's

DALLAS-FORT WORTH EMPLOYMENT BY INDUSTRY



Source: Bureau of Labor Statistics, Retrieved from FRED

DALLAS-FORT WORTH JOB GAINS

DFW's percentage of job gains are at the top of the major markets despite its smaller size compared to LA and NYC

12-MONTH JOB GAINS TO JUNE 2024

Net Thousand Job Additions | Percent Growth



DALLAS-FORT WORTH

64 | 1.5%



LOS ANGELES

84 | 1.3%



NEW YORK

121 | 1.2%

Source: ESRI

TOP-RANKED POPULATION GROWTH



418 NEW RESIDENTS ADDED TO THE DALLAS REGION EACH DAY

34% Natural Increase | **66%** Net Migration
Source: U.S. Census



28.3% POPULATION GROWTH
from 2010-2024 out pacing the
U.S. Average of 9.48%

Source: ESRI



615,659 PROJECTED NEW RESIDENTS BY 2029

#1 in the U.S. in projected
population growth

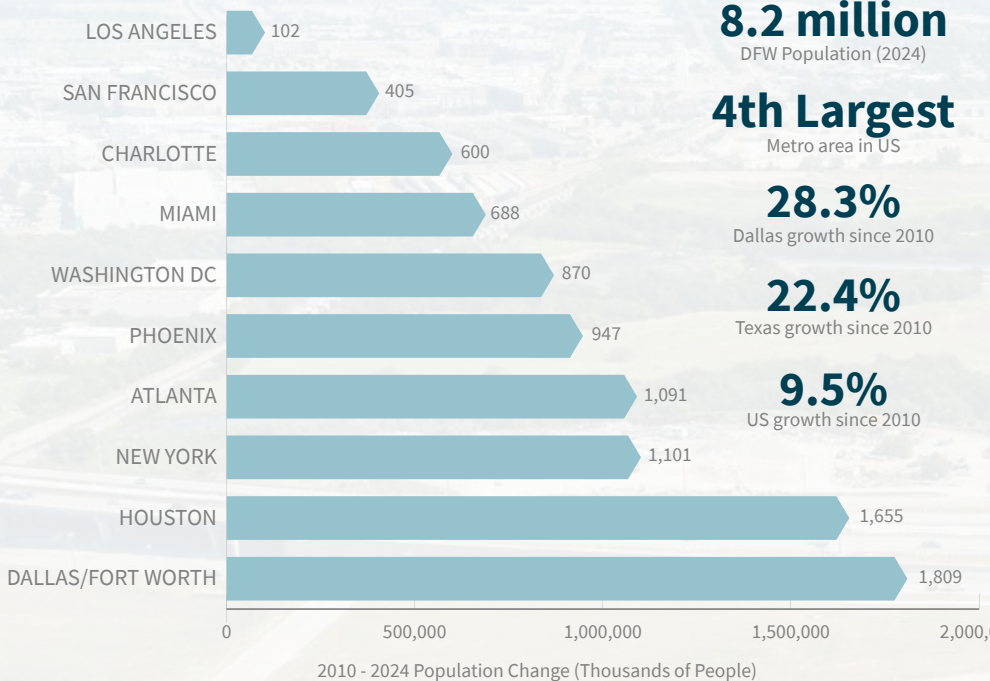
Source: ESRI



#1 IN THE COUNTRY FOR 3-YEAR JOB GROWTH
(500,000+ jobs)

Source: BLS, FRED

#1 METRO FOR POPULATION GROWTH



8.2 million
DFW Population (2024)

4th Largest
Metro area in US

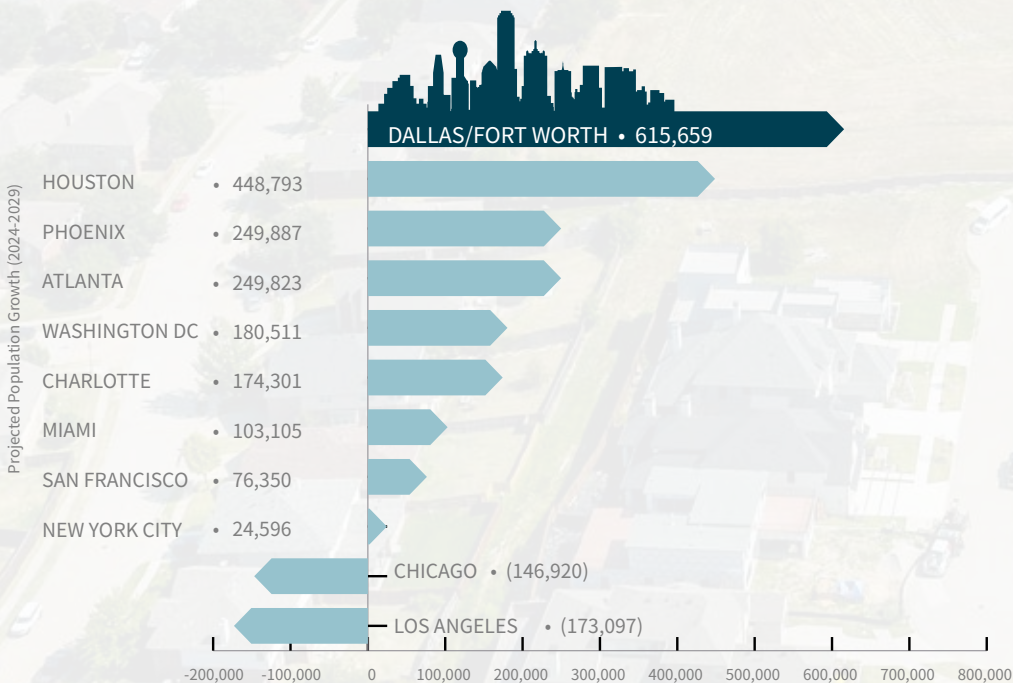
28.3%
Dallas growth since 2010

22.4%
Texas growth since 2010

9.5%
US growth since 2010

Source: ESRI

NATION-LEADING POSITION IN PROJECTED POPULATION



Source: ESRI

DALLAS/FORT WORTH RELOCATIONS

170+

Corporate
Headquarter
Relocations to DFW
Since 2010

**DFW
IS HOME TO**

24 Fortune
500 Companies
49 Fortune
1000 Companies

**DFW HOSTS
TWO OF
FORTUNE'S
TOP 10
COMPANIES**



TOYOTA

Raytheon

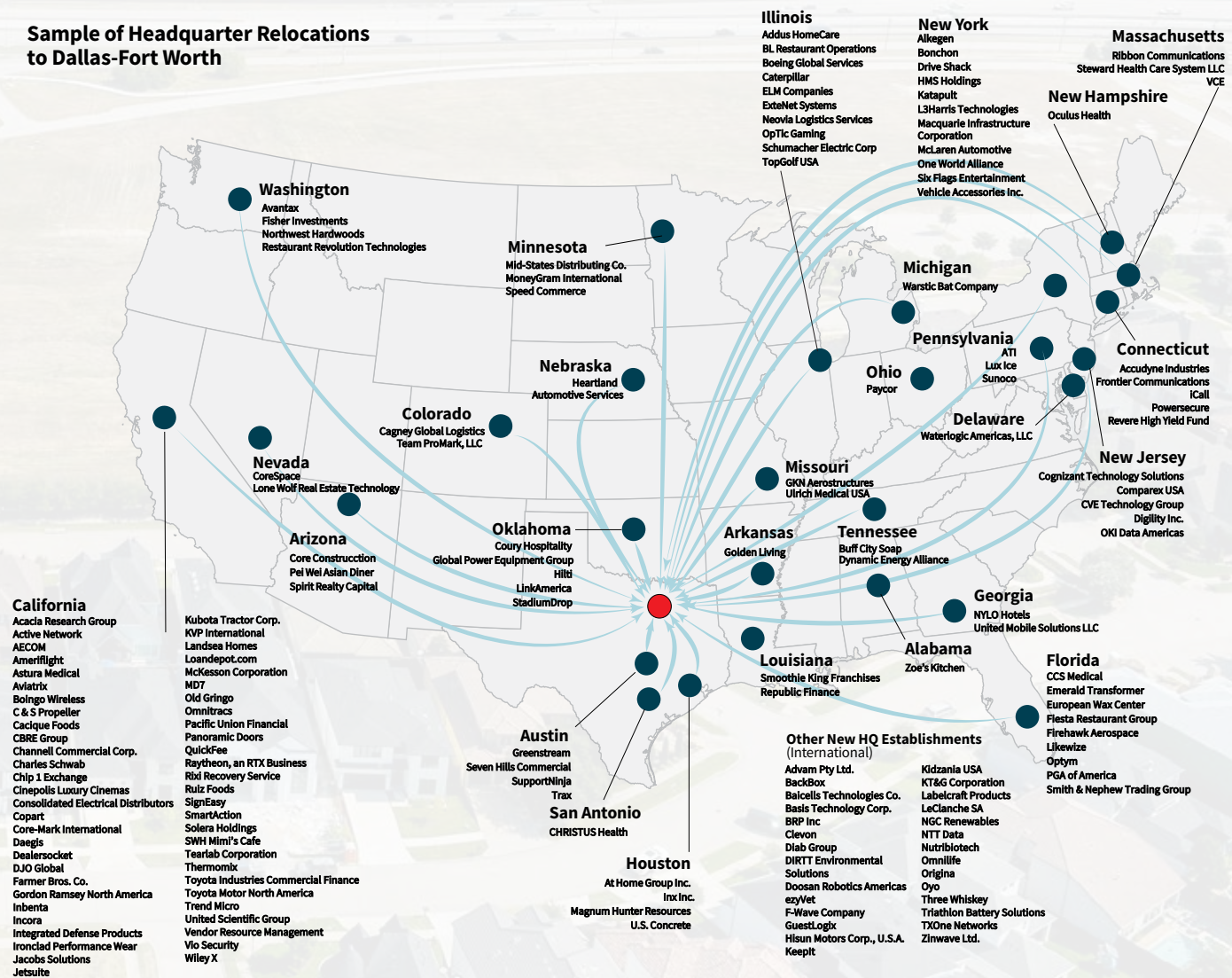
McKesson



**TEXAS
INSTRUMENTS**



Sample of Headquarter Relocations to Dallas-Fort Worth



Source: Dallas Regional Chamber, JLL Research, Forbes

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