

LAS COLINAS

CAMPUS

IRVING/ LAS COLINAS HEADQUARTERS ASSEMBLAGE
+/- 290 AC +/- 360,000 SF CORPORATE OFFICE



LAS COLINAS
CAMPUS

CAMPUS
MARKETING
INFORMATION



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****The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.**



TABLE OF CONTENTS

EXECUTIVE SUMMARY
5

PROPERTY OVERVIEW
9

LOCATION OVERVIEW
13

DFW ECONOMIC OVERVIEW
21



An aerial photograph of a golf course. In the lower-left, a large clubhouse with a blue roof is visible. Several ponds of varying sizes are scattered across the course, surrounded by trees and grass. A winding path or road cuts through the landscape. The right side of the image is partially obscured by a dark, semi-transparent overlay containing text and a logo.

EXECUTIVE SUMMARY





THE OFFERING

Jones Lang LaSalle ("JLL") is pleased to offer a Premier Corporate Office/ Headquarters development opportunity in Irving, Tx. This ~290 acre development-ready parcel is advantageously located at one of the most desired addresses in North Texas, Las Colinas Boulevard. This address is home to eight (8) Fortune 500 companies. The current FWY freeway district zoning will allow for a variety of commercial uses including Office, Light Manufacturing, and public and private noncommercial recreational areas. This site offers a rare opportunity to acquire an infill property in the master planned upscale community of Las Colinas surrounded by Dallas / Fort Worth's most exciting mixed-use projects including Toyota Music Factory, Urban Center, Water Street, and Hidden Ridge. The property offers developers and investors alike an unparalleled mix of accessibility and amenities.





COLWELL BLVD

LAS COLINAS BLVD

ROYAL LANE

NORTHWEST HWY

114
TEXAS

LOVE DRIVE

PROPERTY OVERVIEW



ARTHUR BLVD

PROPERTY OVERVIEW

COMPLETED IN 1996

KEY METRICS

365K
SF

436

PARKING SPACES (VISITOR,
GENERAL, EXECUTIVE)

346

OFFICE SPACES IN CURRENT
CONFIGURATION

37

CONFERENCE ROOMS (43
INCLUDING DINING AREA)

9FT

CEILINGS IN OFFICES

BUILT WITH MATERIALS OF GLOBAL INFLUENCE

SLATE ROOF, QUARRIED AND
PRODUCED IN WALES

EXTERIOR OF BUILDING AND
INTERIOR COLUMNS ARE GRANITE
FROM MADAGASCAR, CUT AND
FINISHED IN ITALY

LIMESTONE OF LOBBY FLOOR,
MINED IN FRANCE

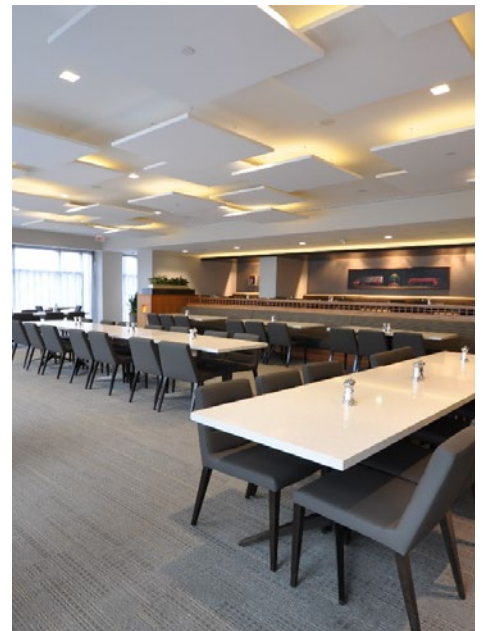
PANELLING AND STAIRCASES OF
ANIGRE WOOD FROM AFRICA

AMENITIES

COFFEE SHOP

DINING HALL

FITNESS CENTER



ARCHITECTURE IS **AMERICAN PRAIRIE** STYLE
PIONEERED BY FRANK LLOYD WRIGHT

LAND

MAIN LAND WAS PURCHASED 1989-1991

SURPLUS LAND PURCHASED 1997-2003

TREES AND VEGETATION ARE NATIVE TO TEXAS

~290 ACRES IN TOTAL



~365K SF
CORPORATE OFFICE
BUILDING



~290 ACRES
OF LAND

±35.08 ACRES

±16.27 ACRES

±32.76 ACRES

±191 ACRES

±13.46 ACRES

COLWELL BLVD

NORTHWEST HWY

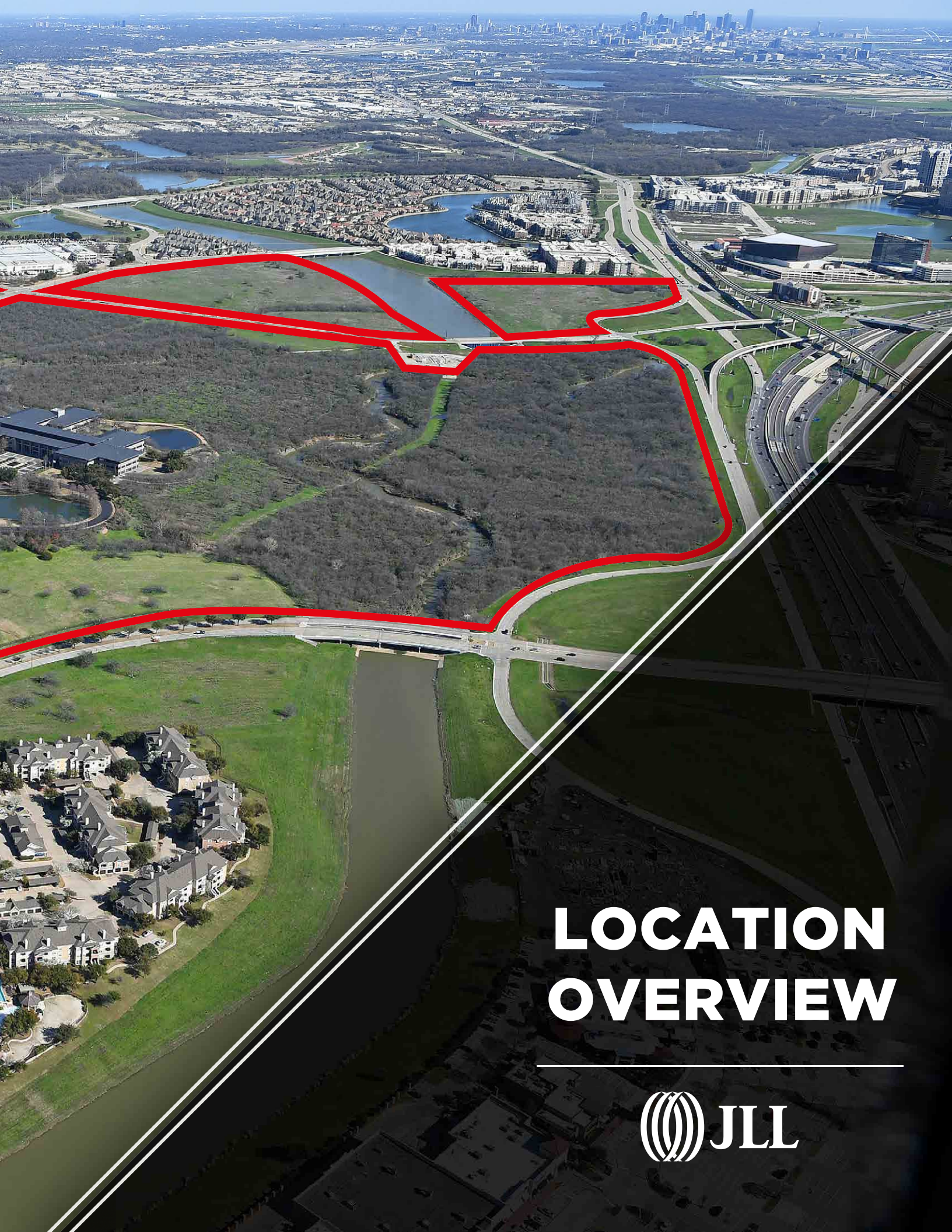
114
TEXAS

LOVE DRIVE

ROYAL LANE

LAS COLINAS BLVD





LOCATION OVERVIEW



LOCATION OVERVIEW

IMMEDIATE ACCESS TO DFW'S LABOR POOL

5959 Las Colinas Boulevard is strategically located in the business-centric City of Irving, whose robust economy supports 8,500 businesses; including eight Fortune 500 global headquarters. More than 100 foreign-owned companies operate subsidiaries in the area, making Irving one of the leading cities in North Texas for foreign business investment.

Irving boasts convenient, state-of-the-art transportation options include two large airports, light and heavy rail, and a number of major highways, providing easy access for surrounding companies. According to the Irving Chamber of Commerce, over the next 5 years the city will see nearly \$3 billion in new investment including 6,000,000 square feet of commercial, industrial, and retail space, 5,000 new residential units and 1,000 hotel rooms.



at&t
UNIVERSITY

citi

AVALON SQUARE

ALLURA LA
COLINAS

DOWNTOWN DALLAS

20 Minute Drive
al Population: 1.3 million



Dallas Love Field



MUSIC FACTORY

verizon

PIONEER
NATURAL RESOURCES



IRVING
CONVENTION CENTER
AT LAS COLINAS

114
TEXAS

CARDTRONICS

CVS
CAREMARK
Corporate Office

COLINAS
CAMPUS

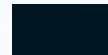
LOVE DRIVE

IRVING FIRE
DEPARTMENT

GRAND
VENETIAN

AS
S

MACARTHUR BLVD



Office



Residence



Retail





DFW AIRPORT & DALLAS LOVE FIELD INTERNATIONAL AIRPORT

Irving is strategically located near two major airport hubs, making it a popular destination for corporations. DFW Airport is the fourth largest airport globally, with an annual economic impact of \$37 billion. Dallas Love Field Airport is home to Southwest Airlines' headquarters, generating over \$2 billion annually for the local Dallas economy. Sitting adjacent to DFW International Airport and 15 minutes from Dallas Love Field, 5959 Las Colinas Blvd provides easy access to destinations nationally and globally.



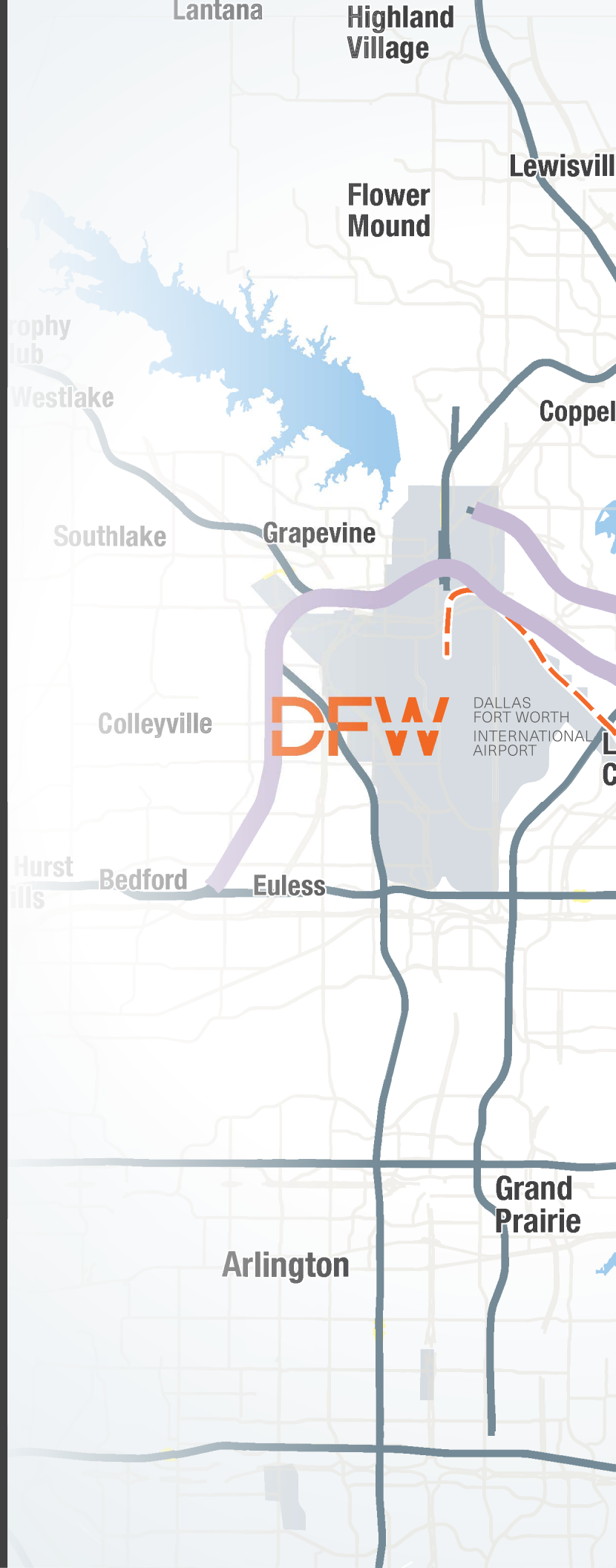
UNMATCHED EASE-OF-ACCESS

The Property is conveniently located between Interstate 635 and Highway 114, connecting Irving to Downtown Dallas within a 20-minute drive. The property has seamless access to almost all of DFW's major thoroughfares within a 30-minute drive.



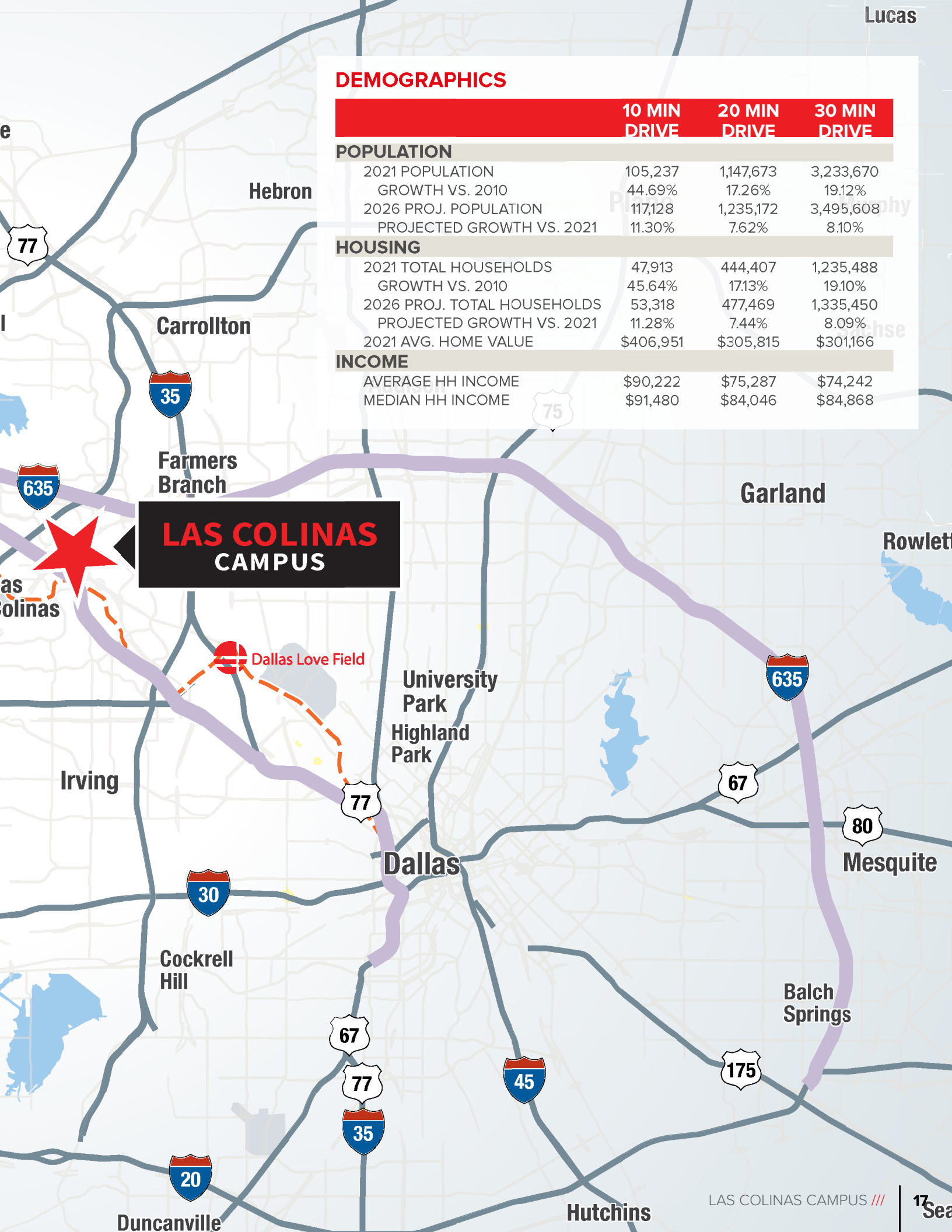
DART LIGHT-RAIL SYSTEM

The Dallas Area Rapid Transit (DART) network covers 700 square miles in Dallas and 12 surrounding suburban communities. DART's light-rail system comprises approximately 85 miles among its four lines, making it the largest light-rail system in the nation, and reports an average daily ridership of more than 90,000 trips per weekday.



DEMOGRAPHICS

	10 MIN DRIVE	20 MIN DRIVE	30 MIN DRIVE
POPULATION			
2021 POPULATION	105,237	1,147,673	3,233,670
GROWTH VS. 2010	44.69%	17.26%	19.12%
2026 PROJ. POPULATION	117,128	1,235,172	3,495,608
PROJECTED GROWTH VS. 2021	11.30%	7.62%	8.10%
HOUSING			
2021 TOTAL HOUSEHOLDS	47,913	444,407	1,235,488
GROWTH VS. 2010	45.64%	17.13%	19.10%
2026 PROJ. TOTAL HOUSEHOLDS	53,318	477,469	1,335,450
PROJECTED GROWTH VS. 2021	11.28%	7.44%	8.09%
2021 AVG. HOME VALUE	\$406,951	\$305,815	\$301,166
INCOME			
AVERAGE HH INCOME	\$90,222	\$75,287	\$74,242
MEDIAN HH INCOME	\$91,480	\$84,046	\$84,868



**LAS COLINAS
CAMPUS**

Dallas Love Field



121
TEXAS

114
TEXAS

CITY OF IRVING

#3

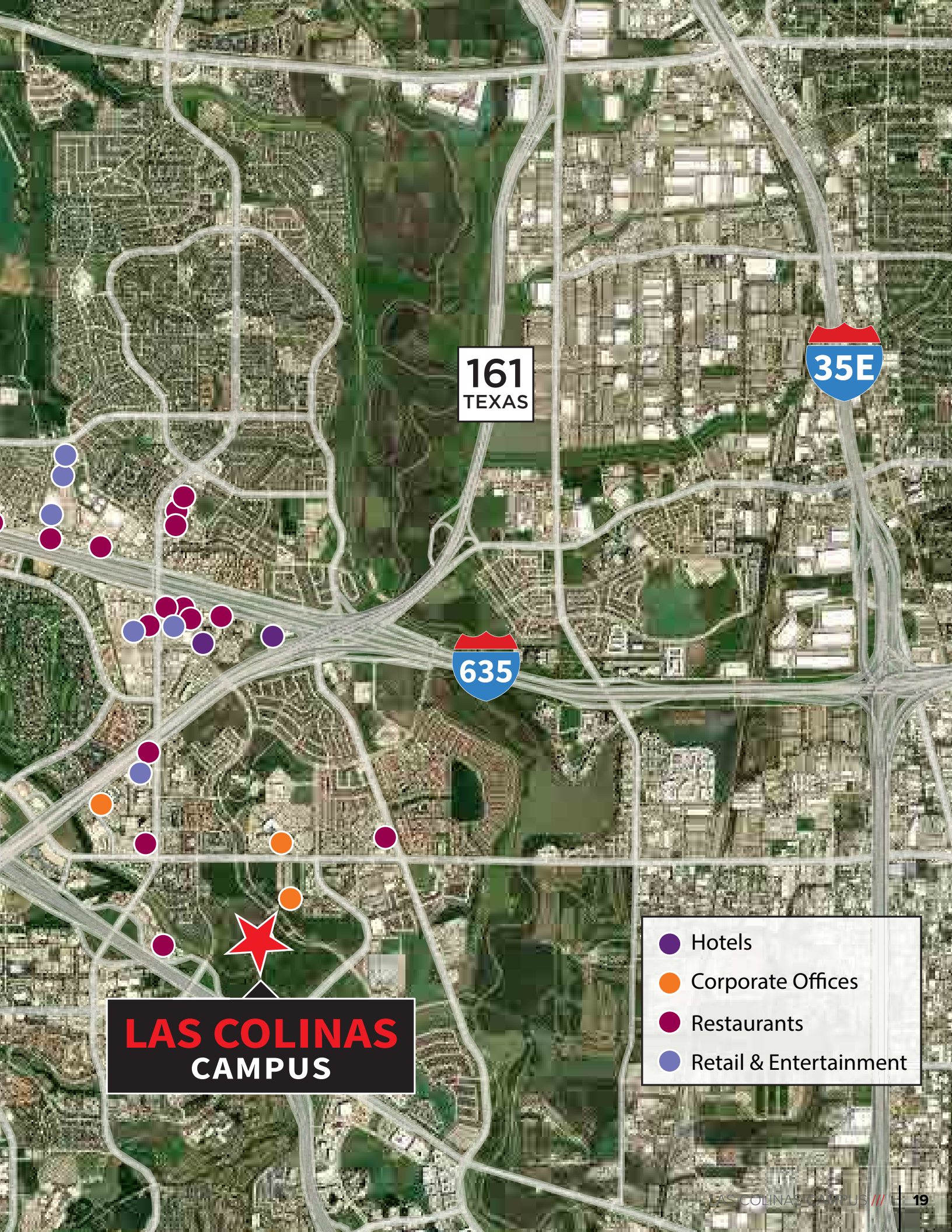
MOST DIVERSE
SUBURBS IN TEXAS
(Niche, 2021)

#5

HARDEST WORKING
CITY
(WalletHub, 2019)

#6

BEST PLACE TO
LIVE IN TEXAS
*(Better Homes and
Garden, 2020)*



161
TEXAS

35E

635

LAS COLINAS
CAMPUS

- Hotels
- Corporate Offices
- Restaurants
- Retail & Entertainment





DFW ECONOMIC OVERVIEW

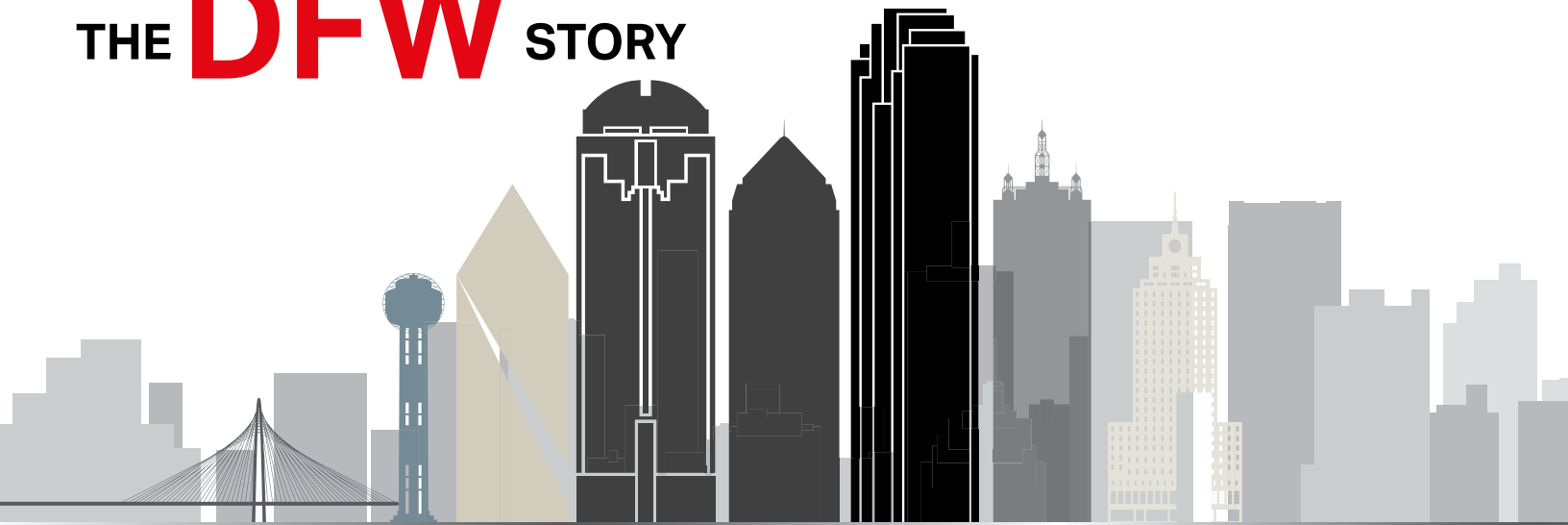


Thriving DFW Economy

With a population of over 7.7 million residents (Source: US Census Bureau), 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 area 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 thriving with a young, highly-educated and vibrant population that attracts businesses and visitors alike. The area's 2021 population growth rate is projected to be more than two times the national average in 2019 (Source: EMSI). The continued influx of corporate relocations and impressive rate of in-migration is a testament to its selection as the #4 Real Estate Market for 2021 by Urban Land Institute and Pricewaterhouse Coopers.



THE DFW STORY



LEADING PRO-BUSINESS ENVIRONMENT

#1 for doing business
17 years in a row

Source: CEO Magazine



FAVORABLE TAX CLIMATE

0% State & Local
income tax



HIGH-QUALITY OF LIFE

Favorable year-round
climate and traffic
commute time



LOW COST OF DOING BUSINESS

Score of 98.1 for Dallas
Score of 93.3. for Fort Worth
(U.S. avg = 100.00)

Source: Moody's



CRITICAL MASS OF HEADQUARTERS & REGIONAL OFFICES

140+ 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

749,726 new residents projected
over the next 5 years

Source: EMSI

COST OF LIVING INDEX



Dallas
99



Chicago
103



New York
112



Seattle
123



Boston
135



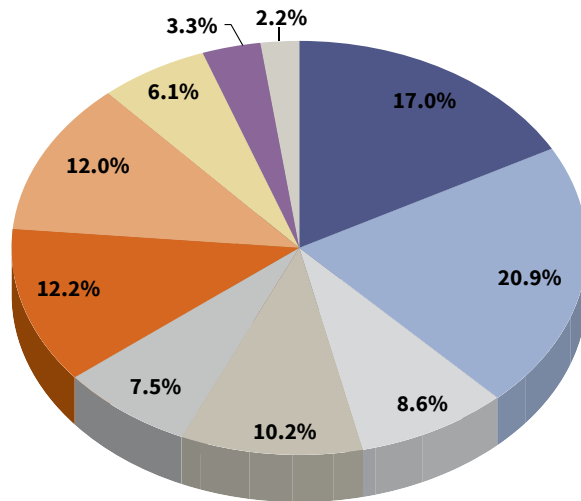
Los Angeles
158



San Francisco
165

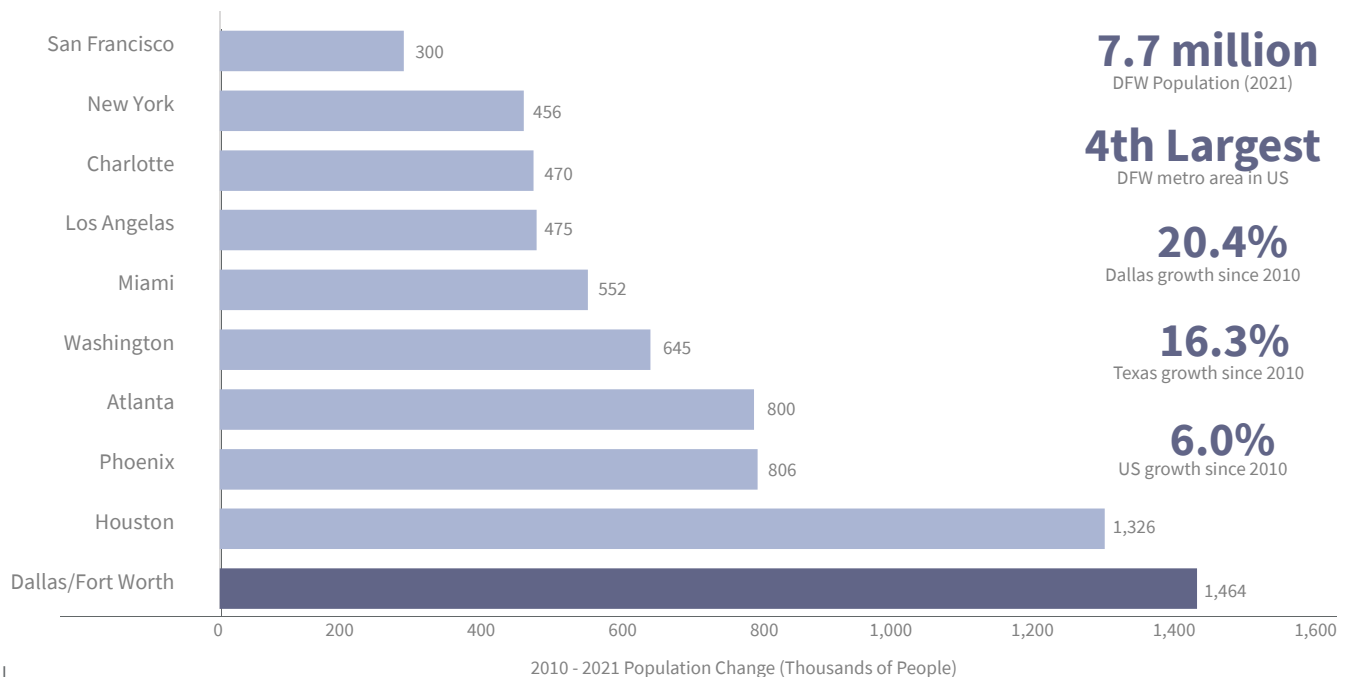
Source: EMSI

DALLAS-FORT WORTH EMPLOYMENT BY INDUSTRY, 2021



Source: Bureau of Labor Statistics, Retrieved from FRED, Federal Reserve of St. Louis

#1 METRO FOR POPULATION GROWTH



TOP-RANKED POPULATION GROWTH



205 RESIDENTS MOVE TO DFW DAILY

One new resident moves to DFW every seven minutes

Source: US Census Bureau



20.4% POPULATION GROWTH

from 2010 – 2020 outpacing the U.S. average

Source: US Census Bureau



749,726 PROJECTED NEW RESIDENTS BY 2026

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

Source: EMSI

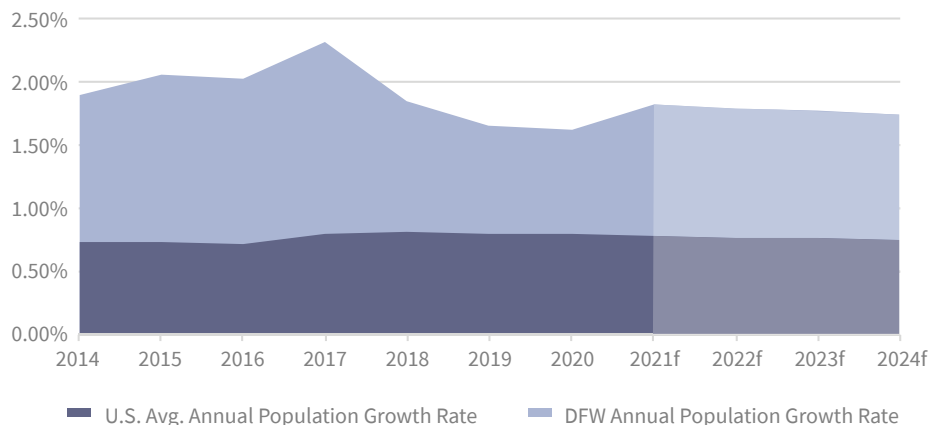


#1 IN THE COUNTRY FOR TOTAL JOB GROWTH

2020

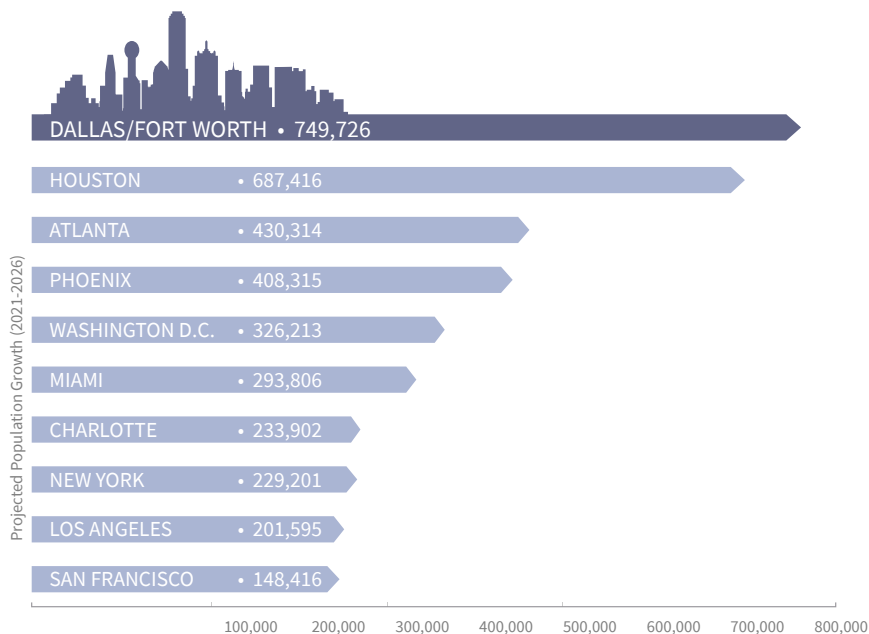
Source: Dallas Regional Chamber

DALLAS/FORT WORTH'S ROBUST POPULATION GROWTH RATES



Source: EMSI

NATION-LEADING POSITION IN PROJECTED POPULATION GROWTH



Source: EMSI

NATION-LEADING EMPLOYMENT GROWTH



152,000

NEW JOBS ADDED
ONE OF ONLY TWO
MARKETS TO ADD
100,000+ NEW JOBS
(FROM AUG 2020 TO AUG 2021)



+174,000

NET CHANGE IN TOTAL
NON-FARM EMPLOYMENT
FROM JAN 2021 TO OCT 2021



4,000,000+

PERSON WORKFORCE,
4TH IN THE NATION



72%

OF DFW HIGHER
EDUCATION GRADUATES
STAY AND
WORK IN THE REGION;
THE SIXTH HIGHEST RETENTION
RATE IN THE US



#3

IN THE COUNTRY FOR
PERCENT
JOB GROWTH
(14.9% GROWTH FROM DEC 2015
TO DEC 2020)



#2

IN THE NATION IN POST-
COVID JOB RECOVERY

#1 MSA
For Projected
Population Growth

DFW is Home to
22 Fortune 500
Companies &
45 Fortune 1000
Companies

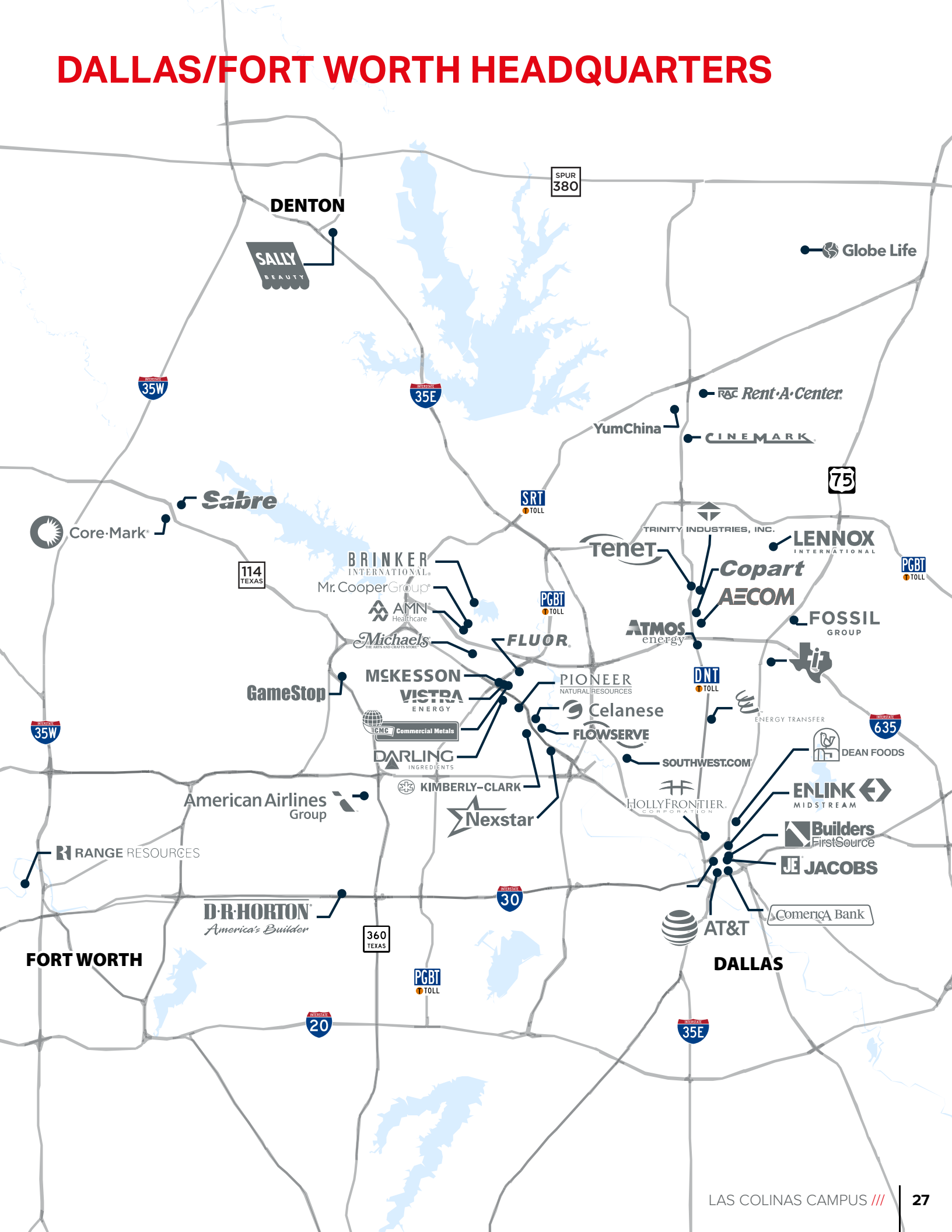
Source: Fortune 1000, 2021

140+
Corporate
Headquarter
Relocations to DFW
Since 2010

2
Fortune 10
Company HQ's
(AT&T No. 11)

**Leading Pro
Business
Environment**

DALLAS/FORT WORTH HEADQUARTERS



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