



THE

LANDING

6201

W. PLANO PKWY.



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Empowering Your Business, Together.





Let's partner together and reach new heights.

SUCCESS HAS MANY SIDES, AND WE'RE HERE
TO HELP YOU NAVIGATE THEM ALL.

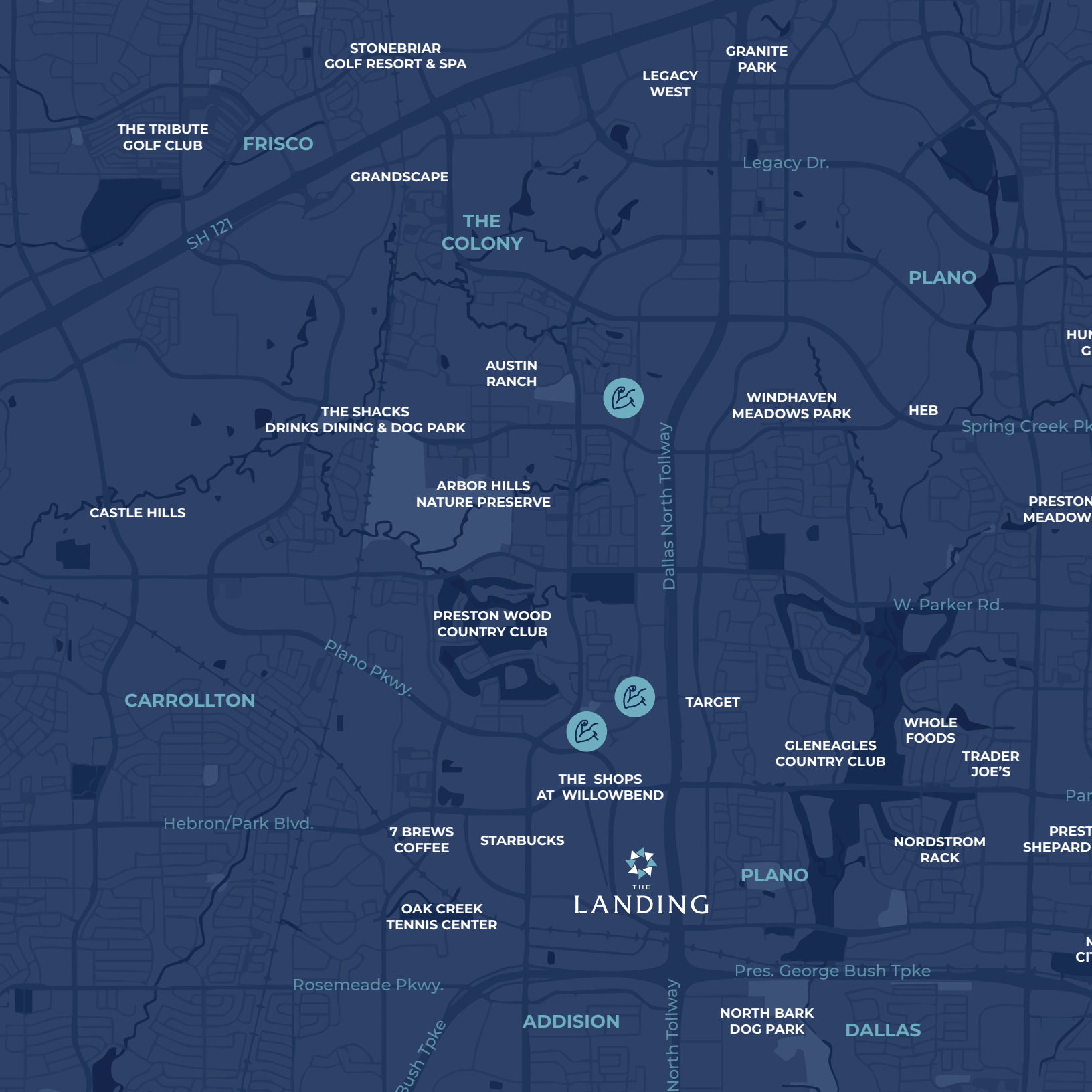
A prime North Dallas address near where your employees live, and where business is done today. Enjoy immediate access to major highways, restaurants and retail, with the flexibility to grow as your company evolves.

Join a vibrant community of creative business minds with a tech-forward edge, and backed by an award winning property team that is truly invested in your success. It's the ultimate corporate environment, perfected from every angle.



THE

LANDING



STONEBRIAR
GOLF RESORT & SPA

GRANITE
PARK

LEGACY
WEST

THE TRIBUTE
GOLF CLUB

FRISCO

GRANDSCAPE

Legacy Dr.

THE
COLONY

PLANO

AUSTIN
RANCH

THE SHACKS
DRINKS DINING & DOG PARK

WINDHAVEN
MEADOWS PARK

HEB

Spring Creek Pk

ARBOR HILLS
NATURE PRESERVE

CASTLE HILLS

PRESTON
MEADOW

PRESTON WOOD
COUNTRY CLUB

W. Parker Rd.

CARROLLTON

Plano Pkwy.

TARGET

GLENEAGLES
COUNTRY CLUB

WHOLE
FOODS

TRADER
JOE'S

Hebron/Park Blvd.

7 BREWS
COFFEE

STARBUCKS

THE SHOPS
AT WILLOWBEND

GLENEAGLES
COUNTRY CLUB

NORDSTROM
RACK

PRESTON
SHEPARD

OAK CREEK
TENNIS CENTER

THE
LANDING

PLANO

Rosemeade Pkwy.

ADDISON

NORTH BARK
DOG PARK

DALLAS

Pres. George Bush Tpke

A Campus Close to Everything.



HUNDREDS OF RESTAURANTS



DESTINATION RETAIL



NUMEROUS BOUTIQUES



EQUINOX & LA FITNESS



40+ HOTELS

Less than a 5 minute drive



The Workforce Advantage.



LABOR FORCE OF
4,000,000
IN THE DFW AREA



73%
OF DFW RESIDENTS ARE OF
WORKING AGE



57%
OF WORKERS HAVE A
COLLEGE EDUCATION

*Nearly **51%** holding a bachelors or another advanced degree. Percentage is based on a **5 mile radius**.

10 Mile Radius



37.1
Median Age



47%
Bachelors Degree
or Higher



\$87,137
Median House
Hold Income



1,367,293
Population in
2025

DFW Metroplex



34.2
Median Age



34%
Bachelors Degree
or Higher



\$70,281
Median House
Hold Income



8,750,000
Population in
2025





The Landing's Amenity Center

LOCATED NEXT DOOR

6221 W. PLANO PARKWAY

100 Seat Conference Center

The Hangar Cafe - *Coming Soon*

Breakfast, Lunch, Coffee, Teas, Juices, & More!

Fitness Center with Cardio & Free Weights

Locker Rooms with Showers & Towels

Park with Paved Walking Trail Outside

Art & Sculpture Throughout Community



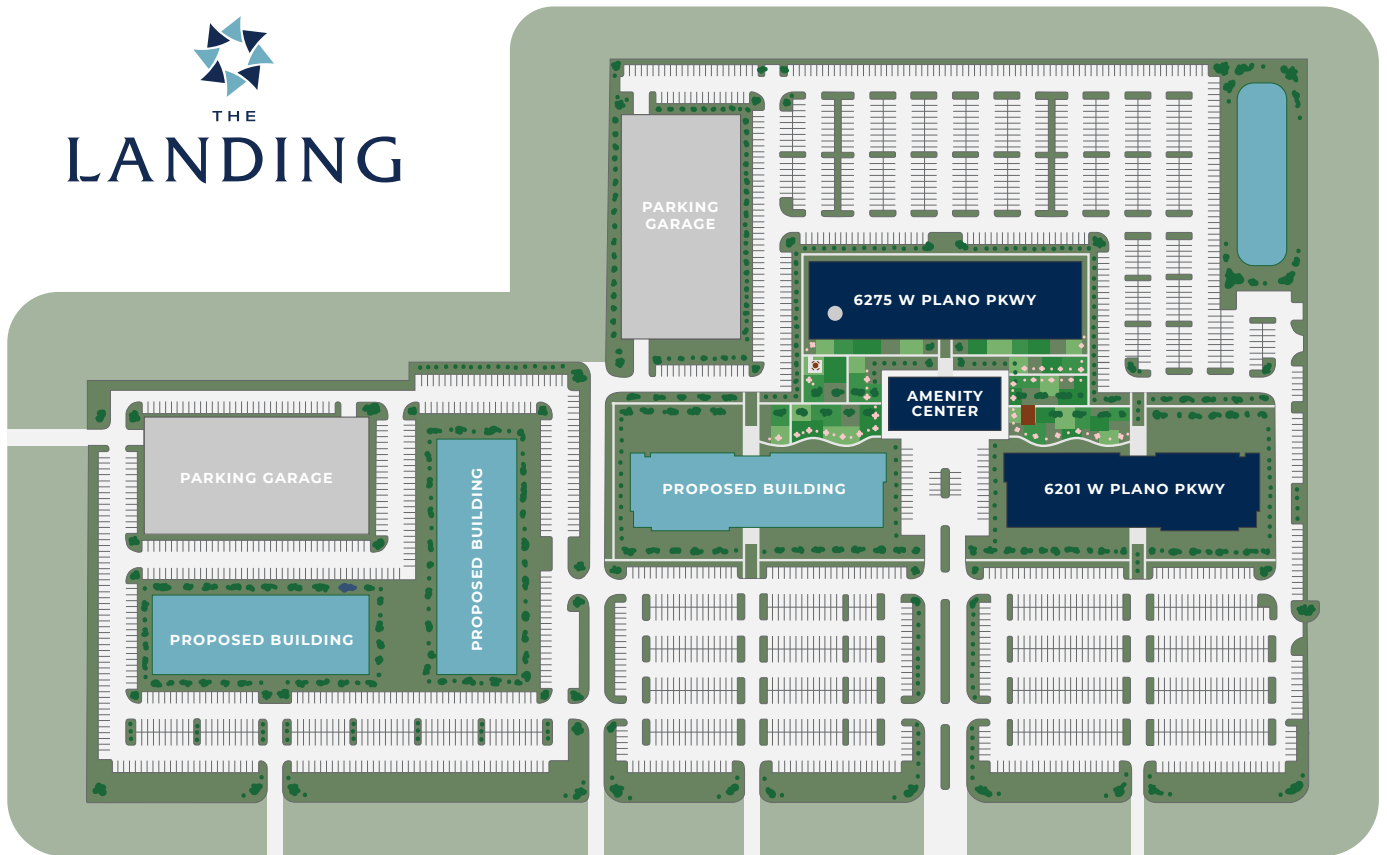
Additional Amenities

- Food trucks & lobby food delivery service
- Outdoor areas with grills & wi-fi
- Monthly tenant events & contests
- Unbeatable access to North Dallas and the Tollway
- Top-of-building signage opportunities
- Visible from Dallas North Tollway
- Class AA drive-up appeal
- Walking distance to Shops At Willow Bend and hundreds of restaurants & retail on Park Blvd





THE
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6201 W. Plano Pkwy.

6 Buildings

Expansion Opportunities

6111: 181,711 sf (Built 2016)

6201: 173,458 sf (Built 2020)

6275: 238,652 sf (Built 2023)

Building 4: 180,900 sf (Future)

Building 5: 172,800 sf (Future)

Building 6: 158,400 sf (Future)

6221 W. PLANO PKWY. AMENITY CENTER

4,300 sf Fitness Center

Locker Rooms + Towel Service

100 Seat Conference Center

The Hangar Cafe

Serving Breakfast, Lunch & Craft Coffee

Park with Paved Trails, Grills &
Outdoor Seating

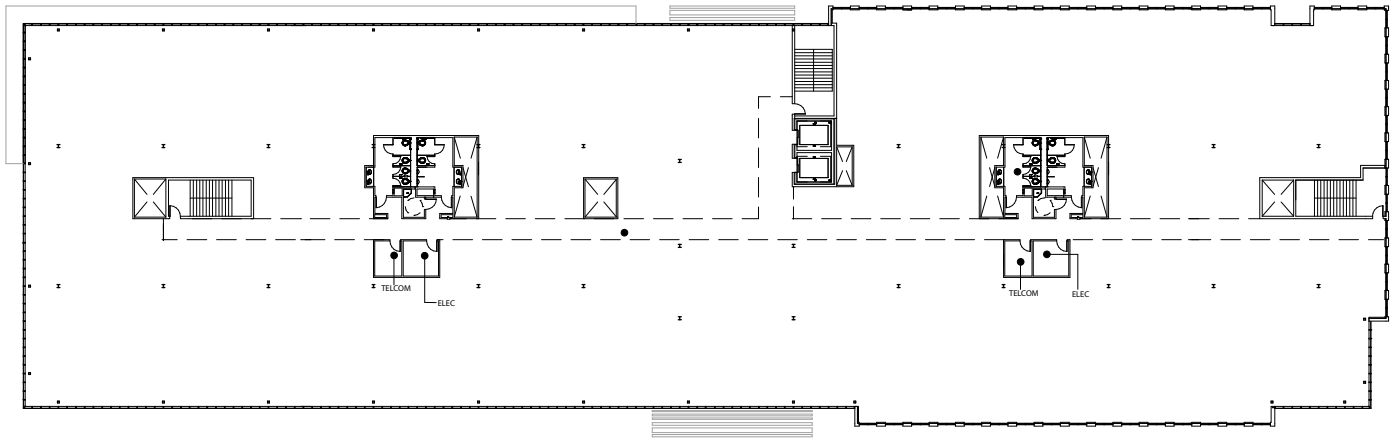


Typical Floor Plan

48,000 RSF FLOOR PLATES

STRUCTURE BAY: 30' X 40'

15' SLAB TO SLAB





Working for a Sustainable Future.

Billingsley is committed to green practices and tracks our recycling programs to help tenants earn ESG points.

10,139 tons of recycled

36,395 pounds of e-waste

4,737 saved trees

8.4 million kWh of saved energy

13.5 million gallons of water saved

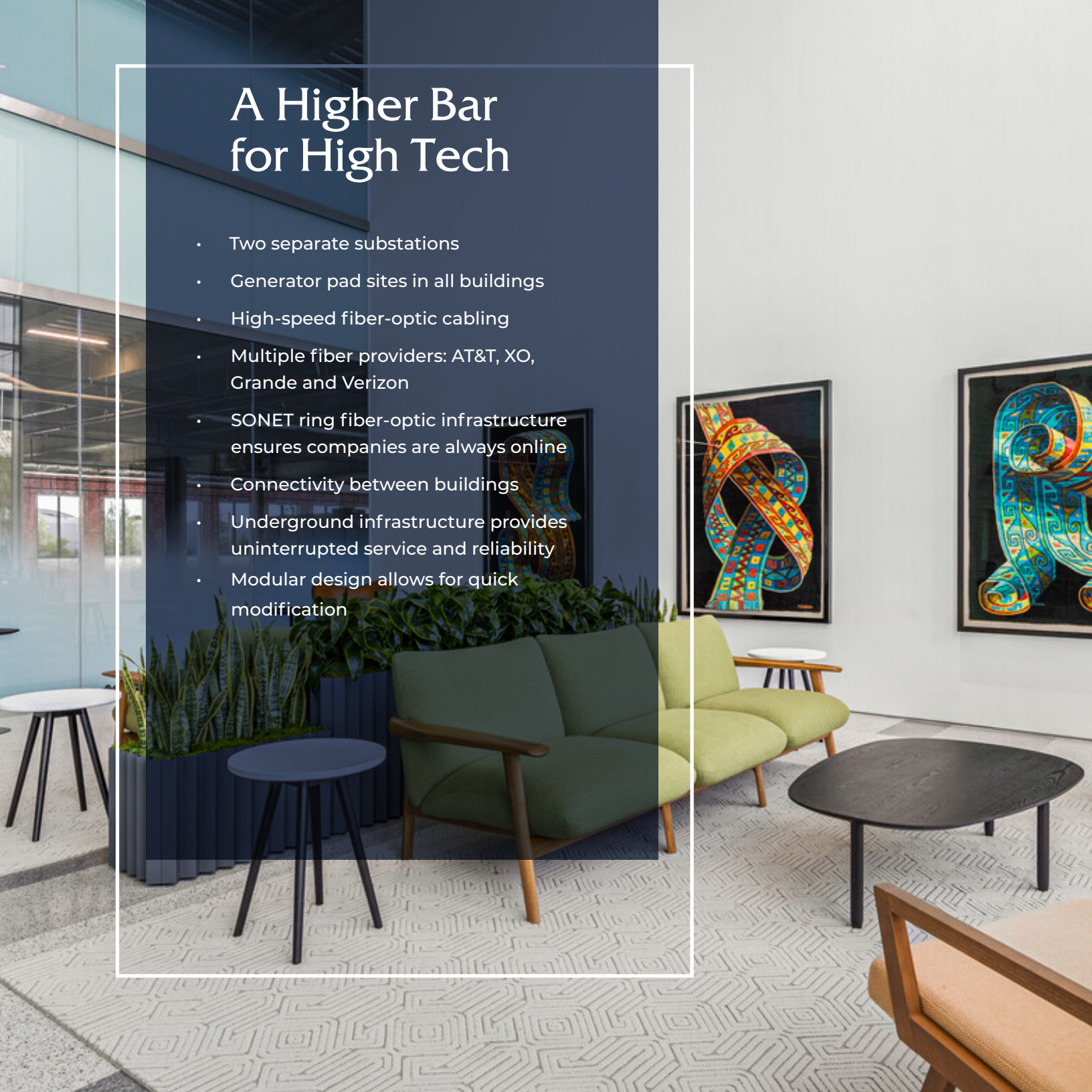
267,264 pounds of paper saved

All Billingsley office building electricity contracts are **100% renewable energy**.



A Higher Bar for High Tech

- Two separate substations
- Generator pad sites in all buildings
- High-speed fiber-optic cabling
- Multiple fiber providers: AT&T, XO, Grande and Verizon
- SONET ring fiber-optic infrastructure ensures companies are always online
- Connectivity between buildings
- Underground infrastructure provides uninterrupted service and reliability
- Modular design allows for quick modification





THE

LANDING

Let's Work Together.

Trevor Franke

trevor.franke@jll.com

Gini Rounsaville

gini.rounsaville@jll.com

214.438.6100



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.

11-2-2015



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.

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.

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
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

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.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@jll.com	+1 214 438 6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Daniel Glyn Bellow	183794	dan.bellow@jll.com	+1 713 888 4000
Designated Broker of Firm	License No.	Email	Phone
	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Trevor Franke	444817	trevor.franke@jll.com	214-438-6174
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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	N/A	N/A	N/A
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date