



THE STAR
DISTRICT

WHY FRISCO?



1
NO.

**BEST MID-SIZED
CITY TO MOVE TO**

6
NO.

**FRIENDLIEST
CITIES IN AMERICA**

1
NO.

**ECONOMIC DEVELOPMENT
IN NORTH TEXAS**

A thriving community that has grown more than 250 percent since 2000. Frisco is home to 182,600 people who are supported by a massive infrastructure of businesses from almost every industry.

This bustling hub, located less than a half-hour drive from two major airports, with easy access to major thoroughfares including: Dallas North Tollway, Warren Parkway, John Hickman Parkway and Lebanon Road, is projected to continue its rapid growth.

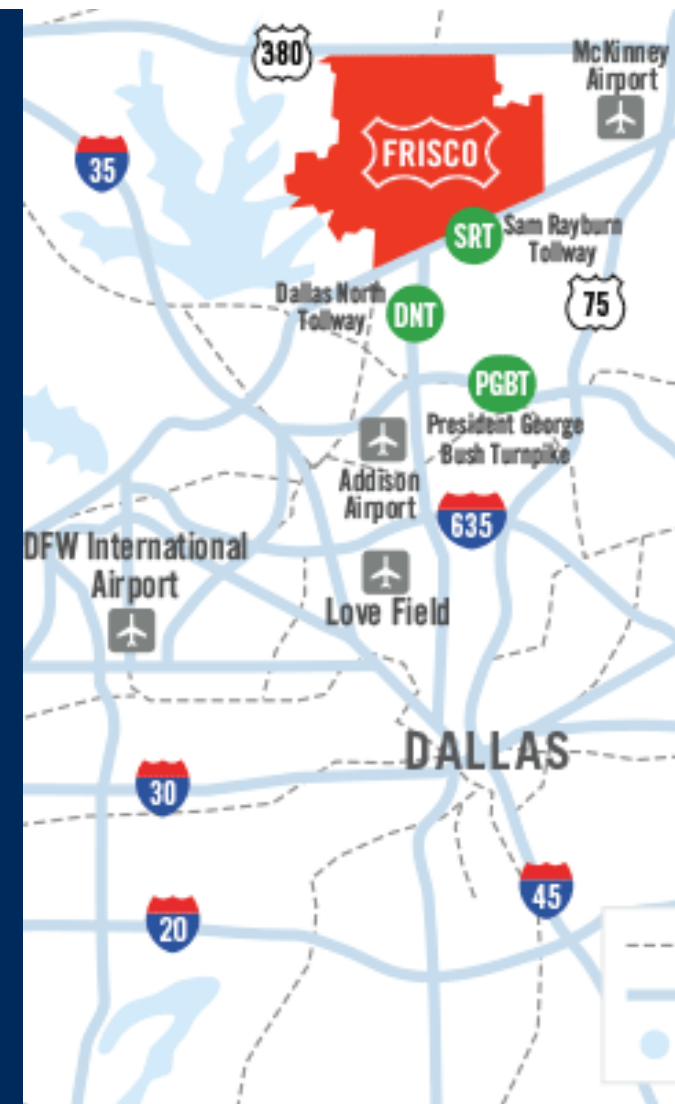
Frisco Independent School District is among the fastest growing school districts in the nation, with more than 60,000 students enrolled in 10 high schools, 17 middle schools, 42 elementary schools and 3 special programs centers. The school system currently includes award-winning public schools, private schools and higher education.

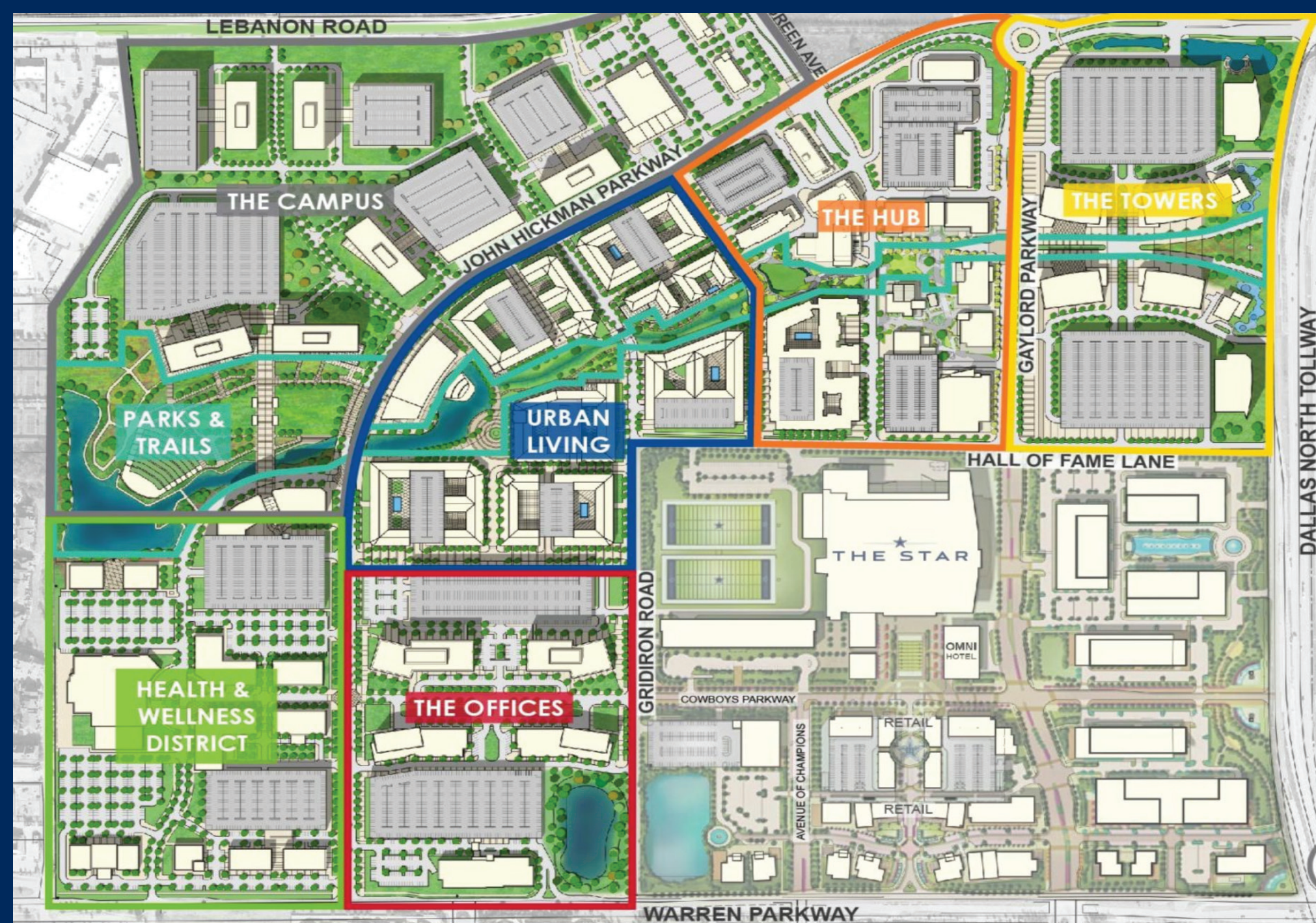
Forbes.com named Frisco one of the top places to relocate, and Money Magazine called it one of the nation's top places to live.

WELL-LOCATED



3 HOURS TO NYC OR LA
DFW: 1,100 TAKEOFFS AND LANDINGS DAILY
ONLY 25 MILES TO DALLAS



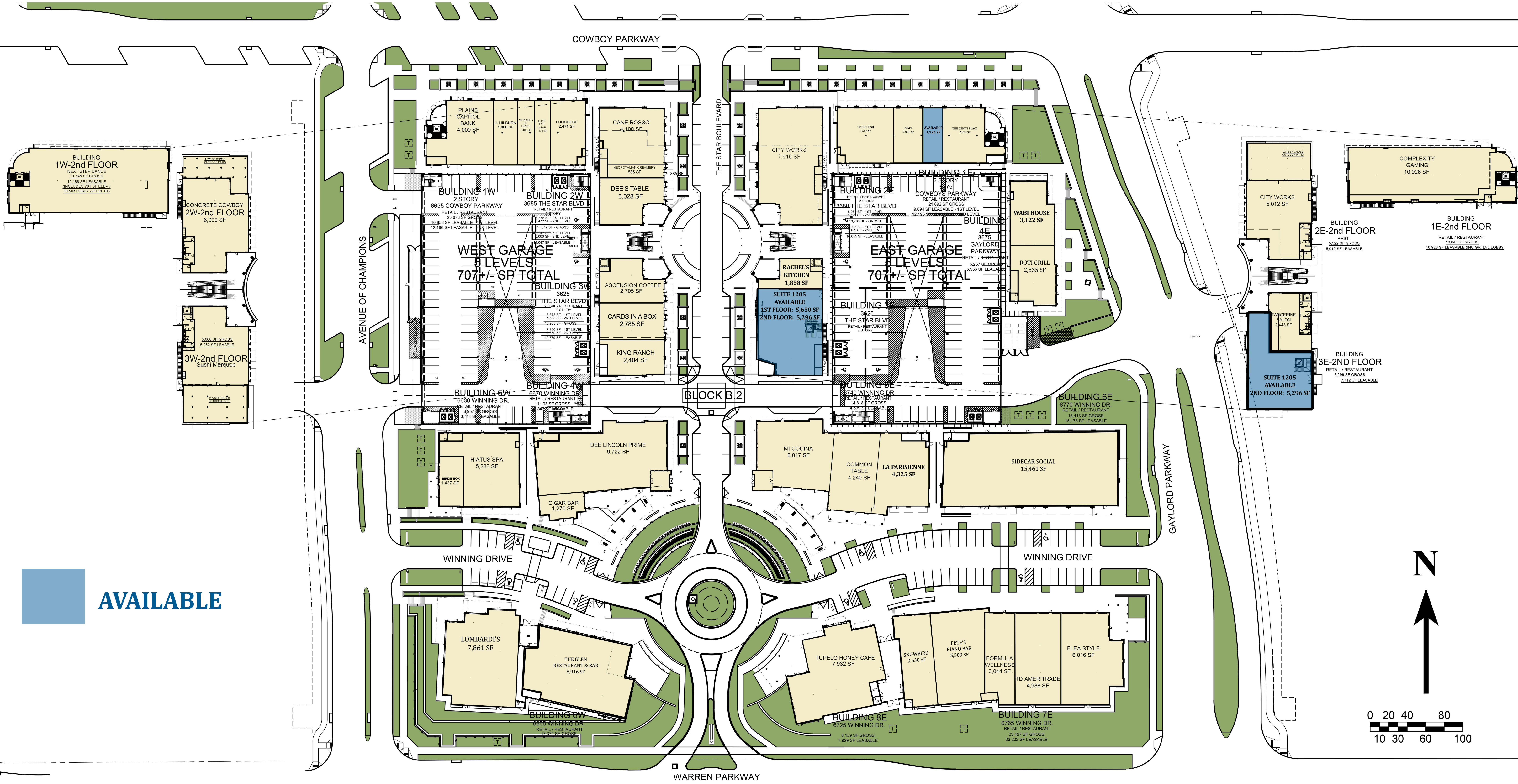


OFFICES

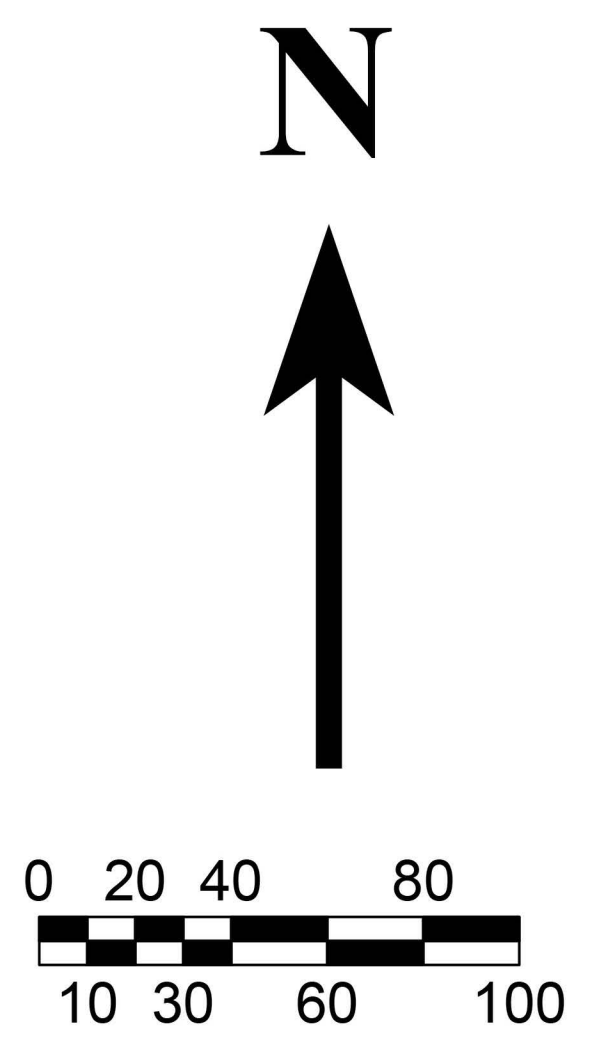
Almost 15,000
Business
Professionals

2,400 Urban
Living Residents

54,000 sq ft of
Retail Space



AVAILABLE



THE TOWERS

These new high-rise office towers will house a prominent Dallas North Tollway address and inhabit up to 3 million square feet. At 34 acres, the towers are in walking distance to The Hub, Urban Living District, Omni Frisco Hotel and The Star in Frisco.
34.9 acres | 3 million SF

HEALTH & WELLNESS

Anchored by an innovative wellness program, Frisco Station combines the ultimate in living design principles with comprehensive medically-based wellness programming. Here you will find unparalleled medical and fitness resources, experts and facilities.
35.81 acres | 500,000 SF

THE CAMPUS

Designed with future-proofing in mind, Frisco Station will have the necessary infrastructure to create an environment for innovation, engagement and collaboration.
54.65 acres | 1 million SF

PARKS & TRAILS

A picturesque creek flows through the heart of Frisco Station connecting to a variety of green spaces and creating a relaxing and park-like experience throughout the property.
32.06 acres | 15 acre park

URBAN LIVING

These residences offer the high-end finishes and amenities you desire with the appealing convenience of urban living. Here, dining, entertainment, parks, trails, wellness amenities and more await – right outside your front door.
23.37 acres | 1.5 million SF

THE OFFICES

The offices at Frisco Station is a place where talent will want to work, and where businesses will come to thrive. It is specifically designed to give your company a competitive advantage of opportunity and creative entrepreneurship.
27.29 acres | 1.5 million SF

THE HUB

Feel the heartbeat of Frisco Station in this active retail and hospitality spaces filled with lively gathering spots, entertainment, shops and hotels and a conference center.
30.87 acres | 550,000 SF

PGA HEADQUARTERS

As home to the PGA of America, Frisco is set to host 23 professional golf tournaments in its first 12 years in operation; that includes the 2027 PGA Championship. In addition to the two championship golf courses, the new development will include construction of a 500-room Omni luxury resort, a retail village with shops, restaurants and live music year-round.
Panther Creek Parkway + DNT

THE FUTURE OF FRISCO

BY THE NUMBERS



2 MILLION

Foot Traffic
Annually

250 MILLION

The Star Social
Media Impressions

37,000

Cowboys Fit
Check-ins Monthly

300

Co-Branded Omni
Hotel Rooms

160

Luxury Units at
Twelve Cowboys Way

300 OMNI FRISCO ROOMS

25 RESTAURANTS

7 BOUTIQUE SHOPS

1 LUXURY RESIDENTIAL TOWER

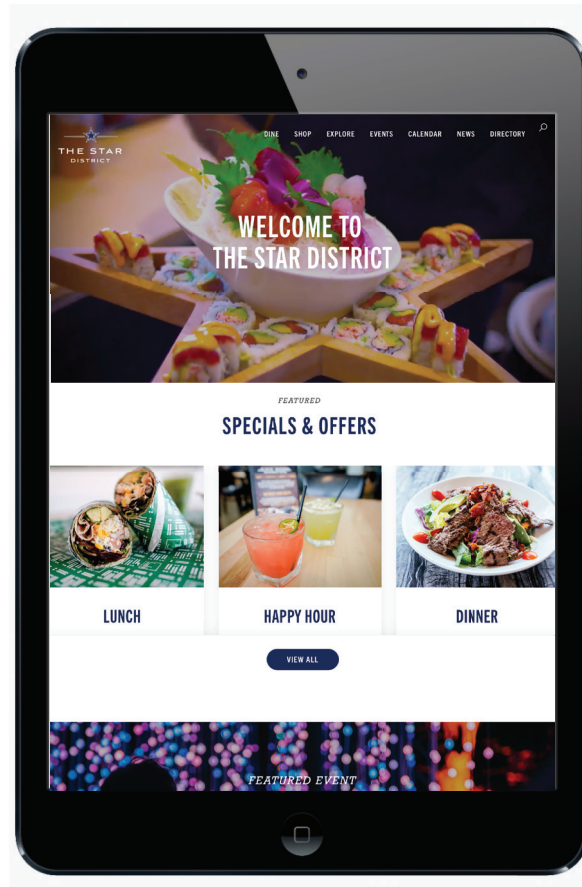
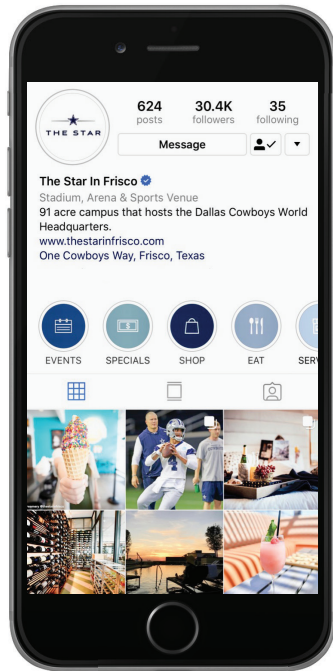
1 SPORTS MEDICINE FACILITY

91-ACRE CAMPUS



SOCIAL + WEB

A team dedicated to featuring your services, specials and more on three social media platforms and website.



@THESTARINFRISCO
37,200 Followers



@THESTARINFRISCO
39,000 Followers



@THESTARINFRISCO
12,400 Followers



THESTARDISTRICT.COM
332,000 Visitors



NEVER ORDINARY

The Star was built with an innovative first class attitude. A walkable, immersive community that integrates the latest technology and while creating a unique experience for guests. This remarkable venue is designed to attract thousands of people daily and delights both Cowboys fans and the Frisco community.

The Star District is the perfect place to shop, dine, and explore the Dallas Cowboys-themed campus. Offering more than 35 restaurants, shopping, and specialty services, The Star District is a place for the whole family to enjoy.





VENTURE

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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.

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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner’s broker. 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.

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.

Venture Commercial Real Estate, LLC	476641	info@venturedfw.com	214-378-1212
Broker’s Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker’s Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent’s Supervisor’s Name	License No.	Email	Phone
Easley B. Waggoner, Jr.	433572	ewaggoner@venturedfw.com	214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Agent’s Supervisor’s Name	License No.	Email	Phone
Amanda Throckmorton Welles	649514	awelles@venturedfw.com	214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

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