



# STONEBROOK OFFICE I

6735 SALT CEDAR WAY | FRISCO, TEXAS

AN INSTITUTIONAL VALUE-ADD OPPORTUNITY ALONG THE DALLAS NORTH TOLLWAY






# THE OPPORTUNITY

Colliers International is pleased to exclusively offer to qualified investors the opportunity to purchase Stonebrook Office I, an approximate 86,744 square foot, Class A, value-add, multi-tenant, three-story building located in Frisco, Texas.

At 69.6% occupancy, Stonebrook provides a value-add investment opportunity with in-place cash flow and upside, via immediate lease up of vacant suites. Positioned to capture strong Frisco tenant demand, Stonebrook is a desired location for tenants seeking quality product, in a recently delivered building.

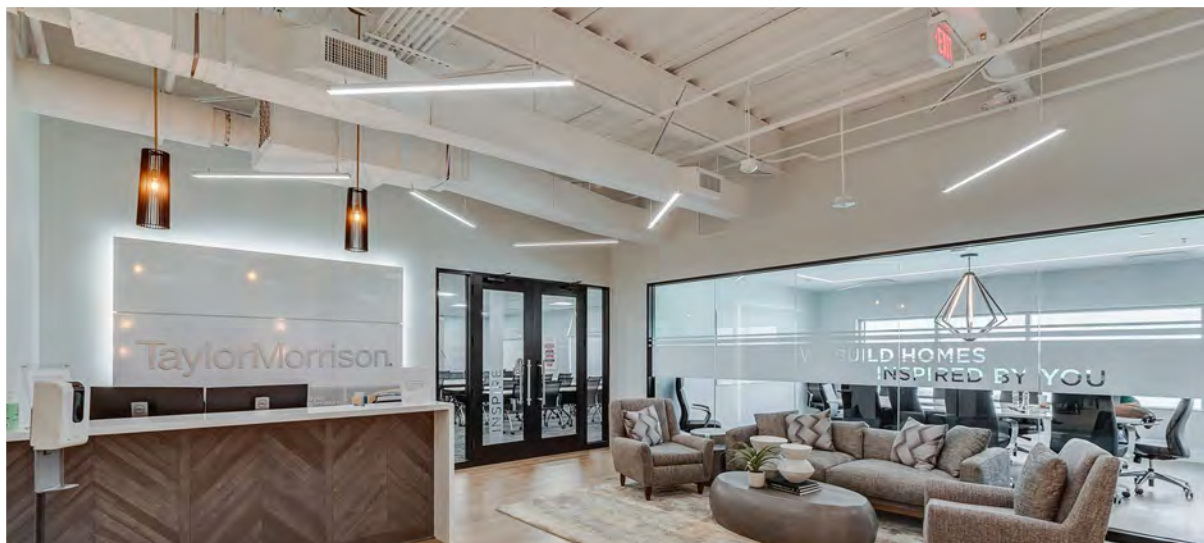
Newly constructed in 2018, Stonebrook benefits from the thriving Frisco office submarket. As the Dallas area continues its rapid expansion northward, Frisco has become the direct beneficiary with excellent housing options, award-winning public schools and the top choice for corporate headquarters such as Keurig Dr. Pepper, Gearbox Software, Dallas Cowboys, and PGA of America.

Additionally, Stonebrook stands with prominent frontage along the most efficient north-south artery in DFW, The Dallas North Tollway, providing significant visibility and accessibility. This coveted location features walkability to numerous restaurant and retail options and wellness centers, as well as proximity to The Dallas Cowboys Star Headquarters/Training/Mixed-use development, Legacy West, Baylor Scott & White Hospital and Texas Scottish Rite Hospital, and premier housing, all providing mutual beneficiaries to Stonebrook.

ASSET PROFILE		
<b>7.9 YEAR WALT</b>	CLASS A <b>±86,744</b> SQUARE FEET	<b>VALUE-ADD</b> INVESTMENT OPPORTUNITY
<b>69.6%</b> OCCUPANCY	<b>3.99/1,000</b> PARKING RATIO	<b>2018</b> CONSTRUCTION
IMMEDIATE <b>LEASE-UP</b> OPPORTUNITIES	<b>PREMIER</b> AREA DEMOGRAPHICS AND GROWTH	DALLAS NORTH TOLLWAY <b>ACCESSIBILITY &amp; VISIBILITY</b>
<b>EFFICIENT</b> RECTANGULAR FLOORPLATES	NEARBY   	<b>#1 RANKED</b> "MOST RECESSION-PROOF CITY" SOURCE: BUSINESS INSIDER









# INVESTMENT HIGHLIGHTS



DISTINGUISHED ASSET WITH **SIGNIFICANT DALLAS NORTH TOLLWAY VISIBILITY AND ACCESSIBILITY**



SIGNIFICANT UPSIDE THROUGH IMMEDIATE **LEASE UP OF VACANT SUITES** FEATURING EFFICIENT RECTANGULAR FLOORPLATES



MID RISE WITH MULTIPLE POINTS OF ENTRY/ACCESSIBILITY



DESIRED LOCATION CAPTURING FRISCO'S STRONG POPULATION GROWTH RATE – INCREASING 84% SINCE 2010 WITH CONTINUING GROWTH AT 7% ANNUALLY



STRONG BUSINESS LOCATION NEAR RECENT CORPORATE RELOCATIONS AND MAJOR DEVELOPMENTS INCLUDING **PGA OF AMERICA HEADQUARTERS**, FRISCO STATION, AND **DALLAS COWBOYS HEADQUARTERS** "THE STAR"



RANKED #1 RECESSION-PROOF CITY

SOURCE: BUSINESS INSIDER

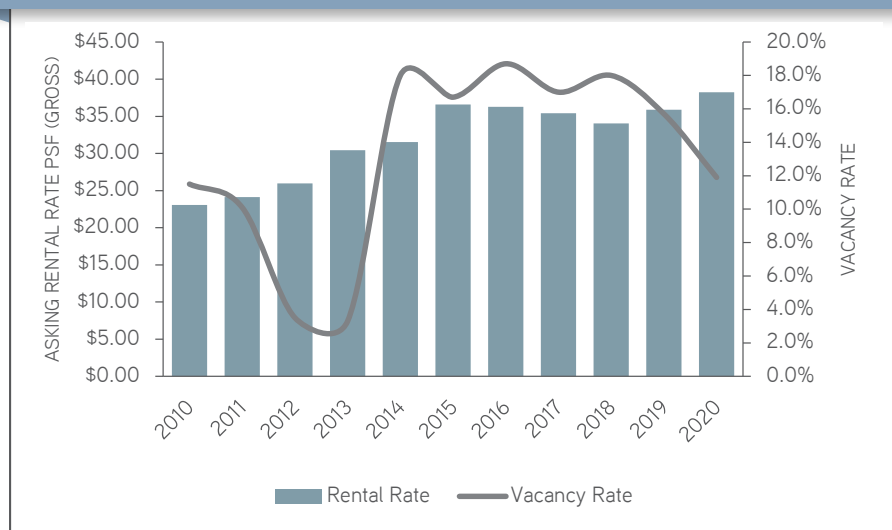
# THE FRISCO TREND



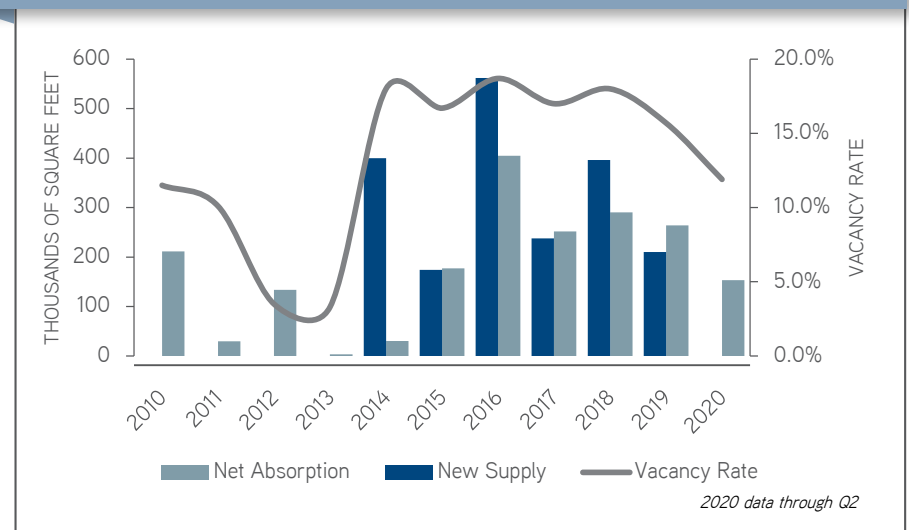
THIRD-BEST REAL ESTATE MARKET IN 2020

SOURCE: NEWS TALK TEXAS, REAL ESTATE CENTER

VACANCY AND RENTAL RATE TREND



NEW SUPPLY, ABSORPTION & VACANCY RATES



## CLASS A OFFICE MARKET

(END OF 2Q 2020)



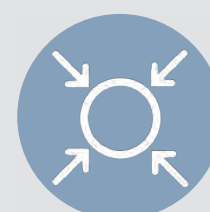
NUMBER OF BUILDINGS:  
**26**



MARKET SIZE:  
**3,995,535 SF**



AVERAGE LEASE RATE:  
**\$38.24 GROSS**



NET ABSORPTION YTD:  
**153,460 SF**



UNDER CONSTRUCTION:  
**907,644 SF**







# CORPORATE PRESENCE







# MAJOR DEVELOPMENTS

PROJECT	PROJECT TYPE	PROJECTED CAPITAL INVESTMENT	DEVELOPMENT SIZE	PROJECT SNAPSHOT	DEVELOPER(S)
 <b>FIELDS</b>	Mixed-Use, Residential, Office, Retail	\$ 12.7 Billion	2,500 Acres	2,500 acre mixed-use, 660 acre section for PGA of America new headquarters, two golf courses, Omni Hotel, 10,000 homes, 18 million square feet of office space	Hunt Realty, Karahan Cos., Republic Property Group, Chief Partners LP and CrossTie Capital
 <b>THE STAR</b>	Dallas Cowboys World Corporate HQ	\$1.5 Billion	91 acres	66-acre mixed-use entertainment district; 20-acre multi-use event center; 5-acre Dallas Cowboys world corporate HQ	BlueStar
<b>THE GATE</b>	Mixed-use: Retail, Office, Residential, Hotels, Restaurants	\$1 Billion	41 acres	Six-story, Class A office space Luxury boutique hotel 10-story luxury condos	Invest Group Overseas (IGO)
 <b>FRISCO STATION</b>	Mixed-use: Retail, Office, Residential, Restaurants	\$1.8 Billion	242 acres	28.3-acre Tollway Office Highrise; 6.6-acre Mixed-Use Market Plaza; 36.4 acres Urban Living / Multi-Use; 47 acres Single Family; 53 acres office / medical	Rudman Partnership Hillwood Properties VanTrust Real Estate





## TOP FRISCO OWNERS & DEVELOPERS





# PGA OF AMERICA HEADQUARTERS



## OVERALL MASTER PLAN



SOURCE: CITY OF FRISCO

## WORLD CLASS AMENITIES

- > 660 ACRE MIXED USE DEVELOPMENT
- > INITIAL INVESTMENT WORTH OVER HALF A BILLION DOLLARS
- > TWO CHAMPIONSHIP GOLF COURSES, A SHORT COURSE, AND PRACTICE AREAS TOTALING 45 HOLES
- > 500-ROOM OMNI RESORT
- > 127,000 SQUARE-FOOT CONVENTION CENTER
- > ESTIMATED OVER 300 FRISCO INDEPENDENT SCHOOL DISTRICT GOLFERS TO PRACTICE AT THE FACILITY WEEKLY







**203,865**  
2020 POPULATION

**502%**  
POPULATION GROWTH  
(2000-2020)

**\$445,361**  
AVERAGE HOME VALUE

**3.1%**  
AVERAGE UNEMPLOYMENT RATE  
1Q 2018 - 1Q 2020







**STONEBRIAR CENTRE**  
1.7M-SF SHOPPING MALL

BARNES & NOBLE DICK'S SPORTING GOODS DAVE & BUSTARD STARBUCKS NORDSTROM

LEGACY WEST & THE SHOPS AT LEGACY  
UPSCALE SHOPPING & DINING

True Food Kitchen TESLA Del Frisco's DOUBLE EAGLE STEAKHOUSE PELOTON

CORPORATE HEADQUARTERS

FedEx



SAM RAYBURN TOLLWAY



WADE PARK DEVELOPMENT

**FRISCO STATION**  
242-ACRE MIXED-USE DEVELOPMENT

- URBAN LIVING
- CORPORATE OFFICES
- FITNESS CENTERS
- PARKS & TRAILS

**SCOTTISH RITE**  
FOR CHILDREN

LEBANON RD



**Frisco**  
HIGH SCHOOL

Great Henry's i Fratelli PIZZA BURGER

STARWOOD SPANISH OAKS ESTATES \$600K - \$1MM



**THE STAR**  
91-ACRE MIXED-USE DEVELOPMENT

- DALLAS COWBOYS HEADQUARTERS & PRACTICE FACILITY
- 34 RESTAURANTS & SPORTS BARS
- 7 RETAILERS
- 12,000 SEAT MULTI-PURPOSE INDOOR STADIUM
- 300-ROOM HOTEL

OMNI HOTELS & RESORTS Mi Cocina CANE ROSSO CITY WORKS rōti Howard Wings CHINA CITY

STONEBROOK PKWY

VERONA VILLA EVENT VENUE

STONEBROOK OFFICE I

**FRISCO**  
CITY POLICE DEPARTMENT

ADDITIONAL PARKING

STONEBROOK BUSINESS PARK PHASE II

DALLAS NORTH TOLLWAY

**LEGEND**

SUBJECT PROPERTY	RESIDENTIAL
RETAIL/DINING/ENTERTAINMENT	CITY DEPARTMENT
EDUCATION	CORPORATIONS
HOSPITAL/MEDICAL	DEVELOPMENTS





**NEW PGA HEADQUARTERS**  
660-ACRE MIXED-USE DEVELOPMENT

**WARREN SPORTS COMPLEX**

**The Trails**  
GOLF CLUB

**LA FITNESS**  
**ZOË'S KITCHEN**  
**PEI WEI**  
**ROCKFISH SEAFOOD & GRILL**  
**TANERA BREAD**

**Chick-fil-A**  
**target**  
**McALISTER'S DELI**  
**PETSMART**  
for the love of pets.

**FC DALLAS**  
**TOYOTA SOCCER CENTER**

**FRISCO SQUARE**  
147-ACRE MASTER PLANNED URBAN DEVELOPMENT

- 40+ RESTAURANTS AND RETAIL ESTABLISHMENTS
- URBAN LIVING COMPLEXES
- MUNICIPAL FACILITIES

**Babe's**  
CRAVE • DINER • BEER

**JAKES**  
BURGERS & BEER

**FIREHOUSE SUBS**  
FOUNDED BY FIREMEN

**CINEMARK**

**Medical City**  
Frisco

**FRISCO**  
CITY HALL

**DNT**  
TOLL

**DALLAS NORTH TOLLWAY**

**STONEBROOK OFFICE I**

**STONEBROOK BUSINESS PARK PHASE II**

**ADDITIONAL PARKING**

**DNT**  
TOLL

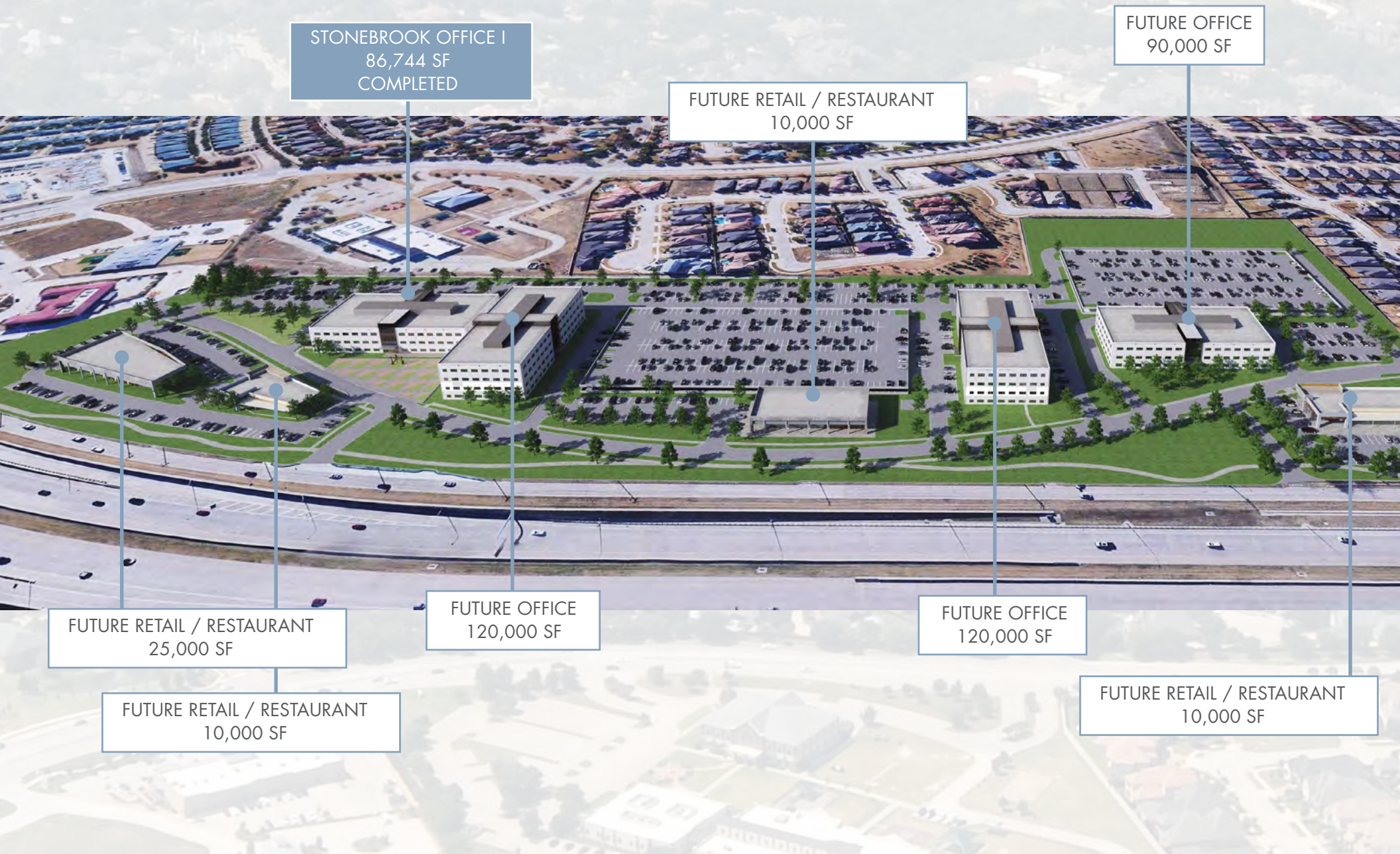
**LEGEND**

- SUBJECT PROPERTY**
- RETAIL/DINING/ENTERTAINMENT
- EDUCATION
- HOSPITAL/MEDICAL
- RESIDENTIAL
- CITY DEPARTMENT
- DEVELOPMENTS



# STONEBROOK BUSINESS PARK MASTER PLAN

Stonebrook Business Park is a premier destination offering best-in-class office, retail and hotel opportunities in the heart of Frisco. With an estimated completion date of 2026, Stonebrook Business Park's 800,000 SF development provides walkability and an on-site amenity package comparable to most city centers.



STONEBROOK OFFICE I  
86,744 SF  
COMPLETED

FUTURE RETAIL / RESTAURANT  
10,000 SF

FUTURE OFFICE  
90,000 SF

FUTURE RETAIL / RESTAURANT  
25,000 SF

FUTURE OFFICE  
120,000 SF

FUTURE OFFICE  
120,000 SF

FUTURE RETAIL / RESTAURANT  
10,000 SF

FUTURE RETAIL / RESTAURANT  
10,000 SF





**STONEBROOK  
BUSINESS PARK  
PHASE II**

DALLAS NORTH TOLLWAY



ADDITIONAL  
PARKING

STONEBROOK  
OFFICE I



STONEBROOK PKWY

STATION LANE

DUSTIN FOLEY

LONGMEADOW BLVD

WESTCHESTER LANE

ORCHARD STREET

HOTEL

RETAIL/REST  
10,000 SF

OFFICE  
4-STORY  
120,000 SF

OFFICE  
3-STORY  
90,000 SF

RETAIL/REST  
10,000 SF

GARAGE PARKING  
729 SPACES

GARAGE PARKING  
181 SPACES

PROPOSED OFFICE  
4-STORY  
120,000 SF

RETAIL/REST  
10,338 SF

RETAIL/REST  
26,000 SF



# Colliers

INTERNATIONAL

1717 McKinney Avenue  
Suite 900  
Dallas, TX 75202  
[www.colliers.com](http://www.colliers.com)



## COLLIERS INTERNATIONAL

### EXCLUSIVE MARKETING ADVISORS

**CREIGHTON STARK**  
214 706 6029  
[creighton.stark@colliers.com](mailto:creighton.stark@colliers.com)

**CHRIS BOYD**  
214 706 6047  
[cl.boyd@colliers.com](mailto:cl.boyd@colliers.com)

**MARK MEADOR**  
214 706 6046  
[mark.meador@colliers.com](mailto:mark.meador@colliers.com)

**MADELEINE AUFRICHT**  
214 706 6045  
[madeleine.aufricht@colliers.com](mailto:madeleine.aufricht@colliers.com)

**JOHANNA RAMIREZ**  
214 706 6048  
[johanna.ramirez@colliers.com](mailto:johanna.ramirez@colliers.com)

### ACQUISITION FINANCING ADVISOR

**JEREMY THORNTON**  
415 288 7840  
[jeremy.thornton@colliers.com](mailto:jeremy.thornton@colliers.com)