

An architectural rendering of a modern multi-story office building with a large, curved glass facade. The building is surrounded by a landscaped courtyard featuring a central fountain with multiple water jets, paved walkways, trees, and outdoor seating areas with red umbrellas. Several cars are parked in the foreground, and people are depicted walking and sitting in the courtyard. The background shows a hilly landscape under a blue sky with clouds.

THE REALM

CASTLE HILLS

DELIVERING FALL 2019

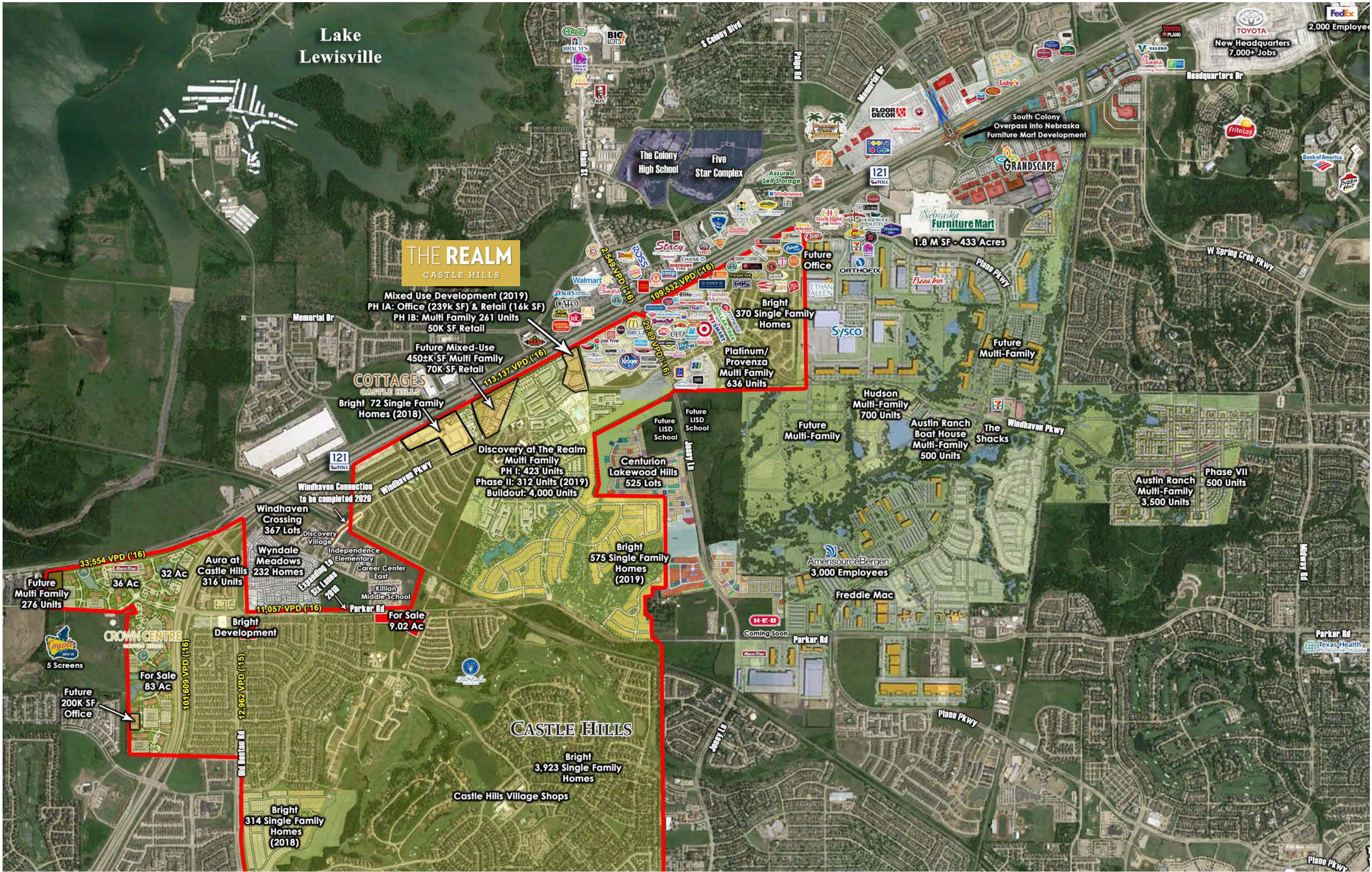


PHASE ONE DEVELOPMENT FEATURES

The Realm is master-planned 324 acre community offering office, retail and luxury living. Inspired by outstanding urban community design, The Realm serves to connect people with each other and their environment. Phase I consists of Offices at The Realm and Crescent Park. The property is located just south of State Highway 121 and west of Josey Lane. Offices at the Realm offers an easy commute to workers from Frisco, Plano, The Colony, Carrollton, Irving and Lewisville.

- Exceptional Tollway Visibility Provides Maximum Exposure
- Modern Streetscapes Connect Office to Retail, Entertainment and Luxury Living
- Future Office Phases Provide Capacity for Business Growth
- 4 Minutes from Legacy West, Toyota HQ, Liberty Mutual, FEDEX, JPMorgan Chase
- 2 Minutes from Grandscape and Nebraska Furniture Mart
- 15 Minutes to DFW Airport





Lake
Lewisville

THE REALM
CASTLE HILLS

Mixed Use Development (2019)
PH IA: Office (239k SF) & Retail (16k SF)
PH IB: Multi Family 261 Units
50K SF Retail

Future Mixed-Use
450±K SF Multi Family
70K SF Retail

COTTAGES
CASTLE HILLS

Bright 72 Single Family
Homes (2018)

Discovery at The Realm
Multi Family
PH I: 423 Units
Phase II: 312 Units (2019)
Buildout: 4,000 Units

Centurion
Lakewood Hills
525 Lots

Bright
575 Single Family
Homes (2019)

Bright
370 Single Family
Homes

Platinum/
Provenza
Multi Family
636 Units

Hudson
Multi-Family
700 Units

Austin Ranch
Boat House
Multi-Family
500 Units

The Shacks

Austin Ranch
Multi-Family
3,500 Units

Phase VII
500 Units

Wyndale
Meadows
232 Homes
Expanding to
Six Lanes
2018

Aura at
Castle Hills
316 Units

Bright
Development

For Sale
83 AC

For Sale
9.02 AC

CASTLE HILLS

Bright
3,923 Single Family
Homes

Castle Hills Village Shops

Bright
314 Single Family
Homes (2018)

CROWN CENTRE
CASTLE HILLS

5 Screens

Future
200K SF
Office

FedEx
2,000 Employees

TOYOTA
New Headquarters
7,000+ Jobs

Headquarters Dr

South Colony
Overpass into Nebraska
Furniture Mart Development

GRANDSCAPE

Nebraska
Furniture Mart
1.8 M SF - 433 Acres

Future
Office

OrthoFX

Sysco

Future
Multi-Family

AmerisourceBergen
3,000 Employees

Freddie Mac

Coming Soon

Parker Rd

Plano Pkwy

Parker Rd

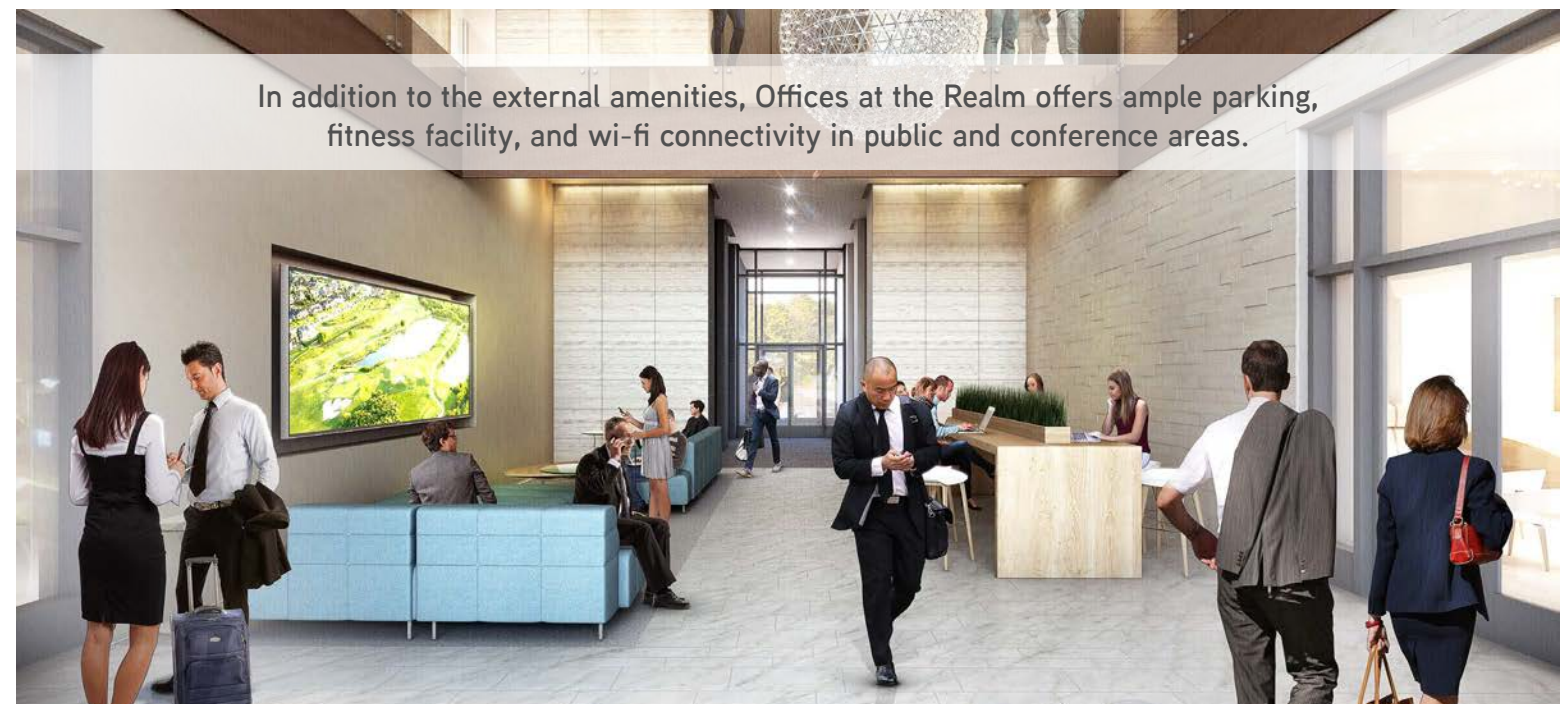
Texas Health


Plano Pkwy



CLASS A OFFICE A CONNECTED COMMUNITY

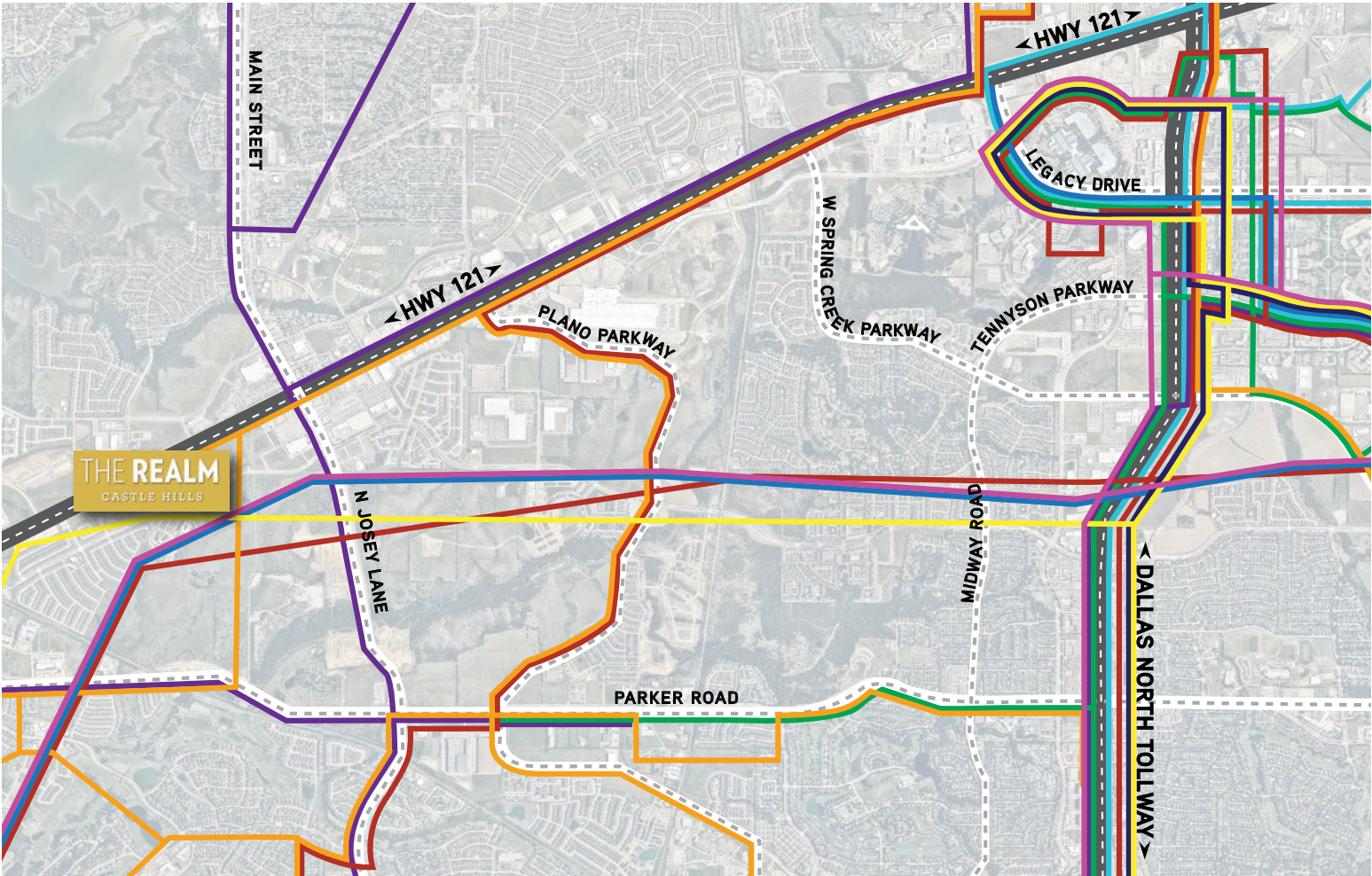
- Community Lounge with Patio Seating
- Computer Bars
- Conference Center
- Fitness Center
- Wi-Fi Connectivity in All Common Spaces
- Trendy Restaurants on First Floor with Outdoor Deck Seating



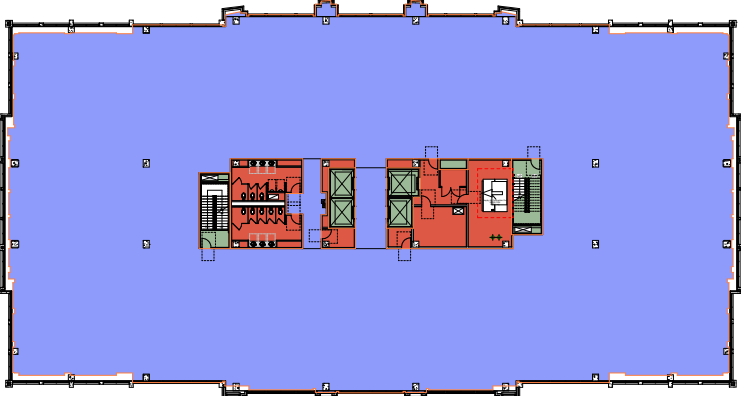


BUILDING FACTS

236,631 RSF + 16,000 SF OF RESTAURANT SPACE	9 FLOORS MULTIPLE FIBER PROVIDERS	30,368 RSF FLOORPLATES	168,000 RSF CONTIGUOUS AVAILABLE	2 LEVEL STRUCTURED PARKING
4:1,000 OVERALL PARKING RATIO	CAF: 13% SINGLE TENANT	CAF: 19% MULTI-TENANT	ELEVATORS 3 PASSENGER 1 FREIGHT	13'6" FLOOR TO FLOOR



30,368 RSF FLOOR PLATES

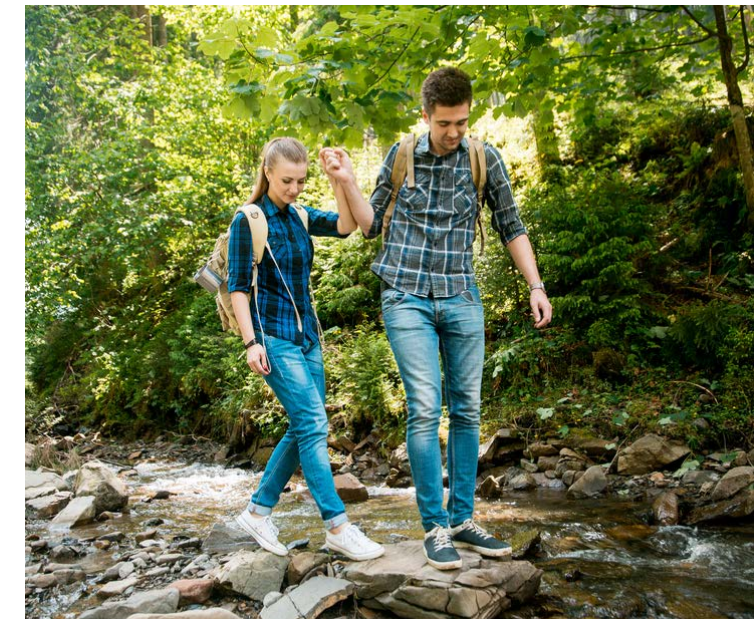


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|---|--|--|
| <ul style="list-style-type: none"> VERIZON BUSINESS UNITE PRIVATE NETWORK ZAYO METRO | <ul style="list-style-type: none"> LEVEL 3 METRO GRANDE CONSOLIDATED COMMUNICATIONS | <ul style="list-style-type: none"> CENTURYLINK METRO CENTURYLINK METRO (LEASED) ALPHEUS |
|---|--|--|

MULTI-TENANT TYPICAL FLOOR PLATE

SINGLE-TENANT TYPICAL FLOOR PLATE

THE REALM SITE PLAN

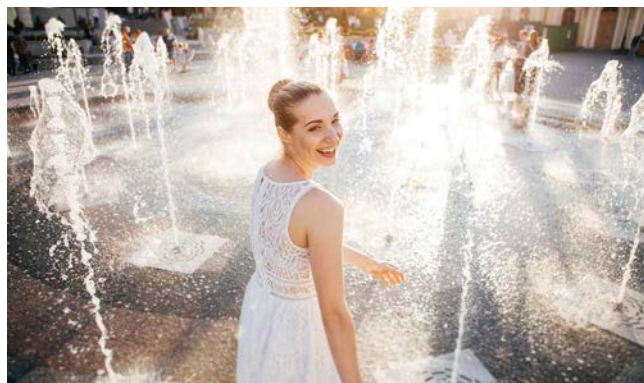


CRESCENT PARK WELLNESS INSPIRATION

- Outdoor Fitness and Wellness Activities at Crescent Park
- Year-Round Event Programming
- Spectacular Water Features Enhance Crescent Park

Future Phases

- Outdoor Entertainment District
- Extensive Hike/Bike Trail System in Master-Plan





CASTLE HILLS AN ESTABLISHED COMMUNITY

The Realm is situated just north of Castle Hills, serving as an extension of the existing 2,900 acre single-family luxury master-planned community. Castle Hills has grown to more than 4,500 single-family homes and 12,000-plus residents since it first broke ground in 1998. The neighborhood offers a host of amenities, including luxury golf course, lakes, parks, hike-and-bike trails, swimming pools, and on-site schools.

Top ten DFW active master-planned community with:

- Four Apartment Communities
- Three Major Retail Centers
- Private Country Club & Golf Course – The Lakes at Castle Hills
- Recipient of the 2012 “Community of the Year” Gold Award from the National Association of Home Builders







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