

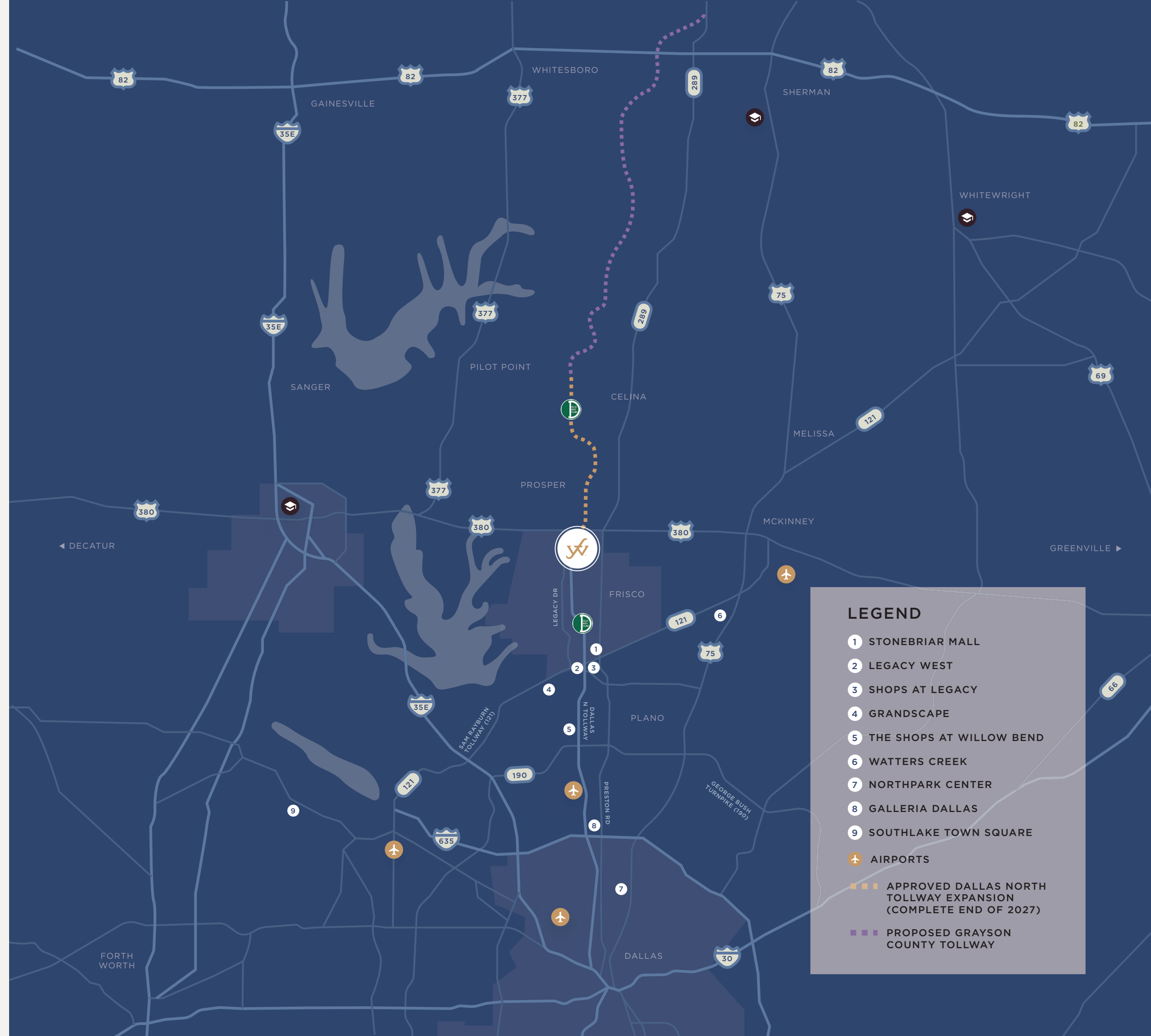


FIELDS
WEST®



Center Your Business in The Center of It All.

Fields is located in the center of Frisco, TX, one of the fastest-growing cities in the country. Fields' unparalleled natural beauty and topography paired with premium infrastructure make it a one-of-a-kind destination to live and work.





A City Within A City

- ◆ Up to 11 million sq. ft. of corporate office space
- ◆ 1,000,000 sq. ft. in retail, restaurant, and entertainment space
- ◆ 5,000 entitled single family residences
- ◆ 8,500 entitled urban living residences
- ◆ 1,000 student residences

Amenities

- ◆ Home to Universal Studios first kid friendly theme park, opening in 2026
- ◆ PGA of America's HQ and two 18 championship golf courses (designed by Gil Hanse and Beau Welling, hosting PGA Championship 2027, 2034)
- ◆ 550 room Omni Resort, 127k sq. ft. convention meeting rooms
- ◆ 25 miles of biking and hiking trails
- ◆ 250 acres of open space parks

Access

- ◆ Premium access to the Dallas North Tollway, US-380, and major roadways
- ◆ 25 min. drive from DFW Airport, 30 min. from Dallas Love Field Airport



Roads In Development

- 1 **Fields Parkway (West of DNT)**
Opened Q1 2024
- 2 **Legacy Drive**
Opened Q1 2024
- 3 **Universal Parkway**
Opened Dec 2024
- 4 **Everwell Drive**
Opened Dec 2024
- 5 **Panther Creek Parkway (East of DNT)**
Opened Nov 2025
- 6 **DNT Service Roads**
Opening September 2026
- 7 **DNT Widening Project (4th lane addition from 121 to US-380)**
Opened Aug 2025
- 8 **DNT Expansion Project (6-mi extension from US-380 to FM 438)**
Opening Dec 2027



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Success is on the horizon.

350,000 sq. ft.

of total office space

360,000 sq. ft.

of retail, restaurant and entertainment space

1,150

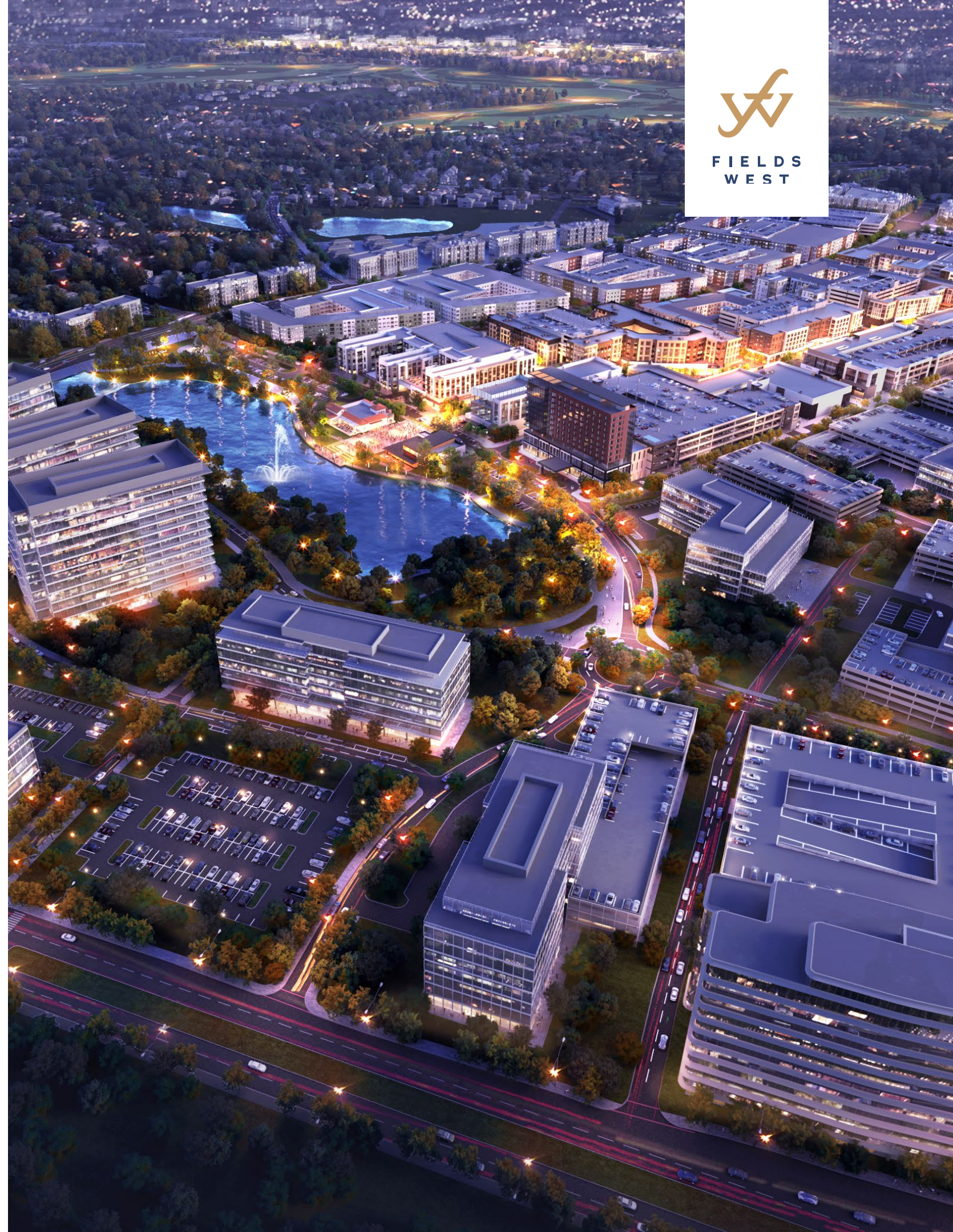
urban living residences

Planned Luxury Boutique Hotel

LIFESTYLE

55 Acres in the Heart of Fields.

Fields West lies in the center of Fields in Frisco, an upscale city bursting with culture, nightlife, fashion, parks and nature, music festivals, sporting events and much more.



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LOCATION

Frisco's Unrivaled Facts

#2 best real estate market
in the U.S.

#13 best place to live
for families (2024)

9th best place to live
in the U.S. (2024)

Located in **Collin** and **Denton** Counties
3rd and 4th fastest
growing counties in US

Voted #1
safest city in the nation for
two years in a row

10th best job market
in the U.S. (2024)

2nd city in U.S. for
working from home
(2024)

DEMOGRAPHIC

Frisco's Robust Demographics

84,791 households
40% are married with children

\$2,900
median monthly mortgage

\$141,129
median household income

67.5%
of population possesses
bachelor's degree and greater

600%
population growth
(2000-2024)

238,487
population as of May 2025

\$687,900
median single-family home
value

Demographic Comparison

20 min. drive radius

Center Name	2025 Est. Population	2025 Daytime Population	2030 Est. Population	Households \$100,000+	Households \$150,000+	Median Age of Residents	Median Household Income
FIELDS WEST Frisco, TX	1,015,010	989,732	1,137,874	18.9%	14.2%	36.9	\$131,121
AVALON Alpharetta, GA	472,237	674,180	480,896	18.6%	14.7%	39.1	\$135,969
DOMAIN NORTHSIDE Austin, TX	980,387	1,219,951	1,050,184	18.5%	11.6%	34.7	\$100,731
FENTON Cary, NC	784,851	957,382	842,962	18.8%	12.5%	36.1	\$107,772
EASTON TOWN CENTER Columbus, OH	778,944	954,913	799,725	16.2%	8.6%	34.2	\$70,687
SOUTHLAKE TOWN SQUARE Southlake, TX	783,562	954,788	790,747	19%	11.3%	37	\$101,218
SCOTTSDALE QUARTER Phoenix, AZ	532,277	685,984	542,912	18.7%	11.8%	43.7	\$107,584
LEGACY WEST Plano, TX	1,447,918	1,685,293	1,537,249	18.5%	12.3%	37.2	\$112,387
MARKET STREET The Woodlands, TX	618,049	627,755	663,746	18.4%	10.8%	35.6	\$90,587



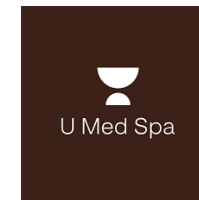
Signed Leases

RETAIL

- 7TH AVENUE
- ALO YOGA
- ARHAUS
- BLOOMIES
- BREITLING
- CRATE AND BARREL
- DESIGN WITHIN REACH
- EVERYTHING BUT WATER
- FACE FOUNDRIÉ
- GORJANA
- JOHNNIE O
- KENDRA SCOTT
- LANDRY KATE
- MARKHAM FINE JEWELERS
- MIZZEN & MAIN
- OMEGA
- POTTERY BARN
- SEPHORA
- SOLIDCORE
- TEXAS CAPITAL BANK
- TRAVISMATHEW
- U MED SPA
- WILLIAMS SONOMA

FOOD & BEVERAGE

- AMORINO GELATO
- CLAREMONT
- CULINARY DROPOUT
- SUSHI CONCEPT BY FRONT BURNER SOCIETY
- GREEN POINT SEAFOOD
- LA LA LAND KIND CAFÉ
- MAMAN
- MASTRO'S
- MEXICAN SUGAR
- NANDO'S
- NORTH ITALIA
- SHAKE SHACK
- SIXTY VINES
- STARBUCKS
- SWEETGREEN
- TOMMY BAHAMA MARLIN BAR



DEVELOPERS

THE | **KARAHAN
COMPANIES**



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