



CROWN CENTRE

CASTLE HILLS

DELIVERING PHASE ONE SUMMER 2020



LINCOLN
PROPERTY
COMPANY

Ground Zero for Corporate Build-to-Suits

Class A Midrise

Value Office, Tilt-Wall Construction

Highway 121 & Carrollton Parkway

Future Corporate Campus Plan consisting
of up to 3,000,000 SF

3.8/1,000 Pre-Cast Garage

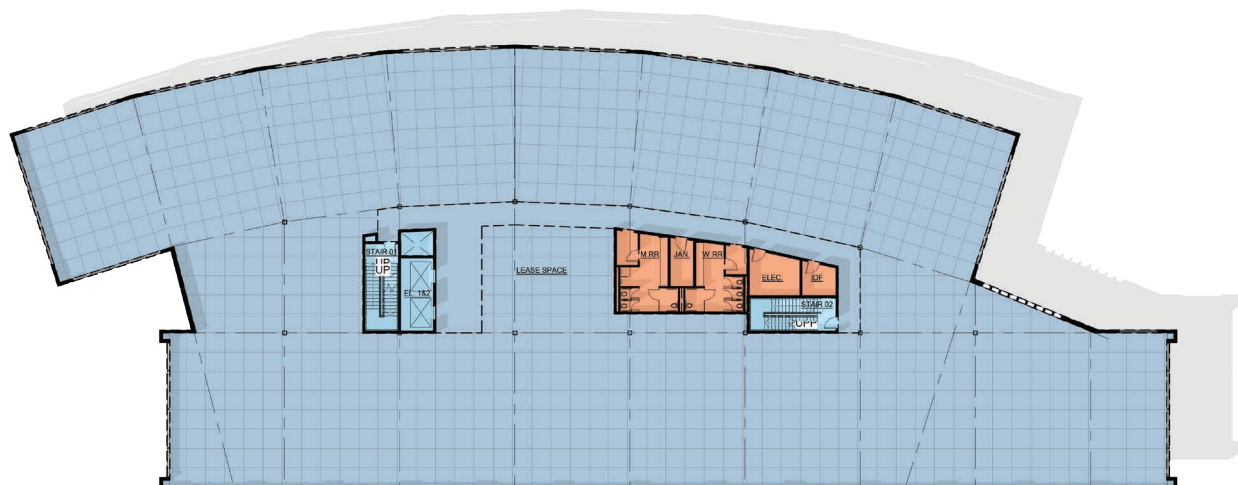


CROWN CENTRE DELIVERING SUMMER 2020

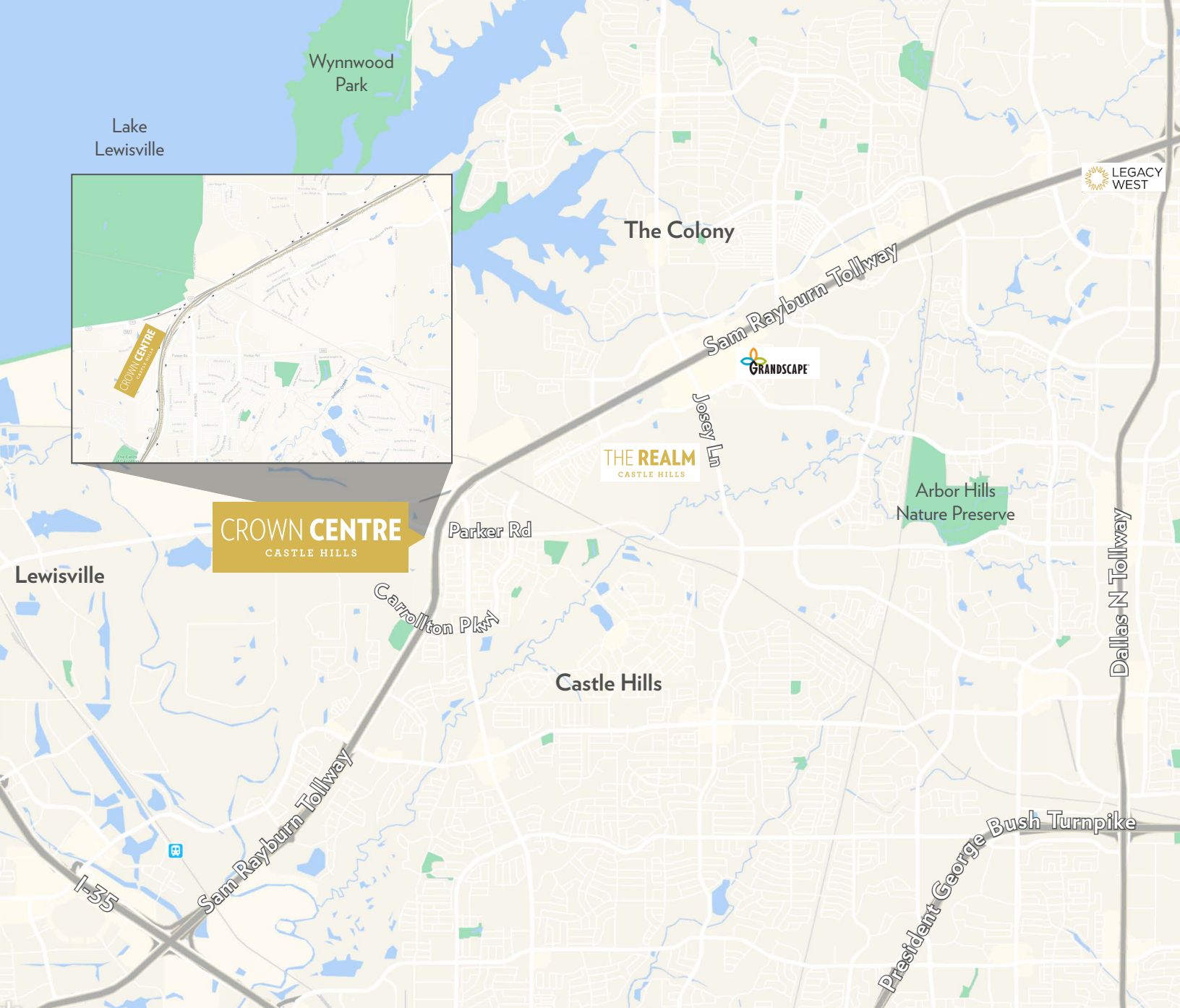


KEY FEATURES

- 4-story, 109,000 RSF office space
- Pre-cast structured parking garage providing 3.8/1,000 with option to 5/1,000
- Master plan community with future phases to include 1,300 apartment units, 300-key hotel and 100,000 SF of retail
- Multiple build-to-suit opportunities



TYPICAL SINGLE TENANT FLOORPLATE



CROWN CENTRE

Perfectly positioned along Highway 121 with direct access via Carrollton Parkway going South and FM 544 going North.

119

Restaurants & Bars

92

Shopping/Retail Stores

13

Gyms & Fitness Centers

within a 3 mile radius

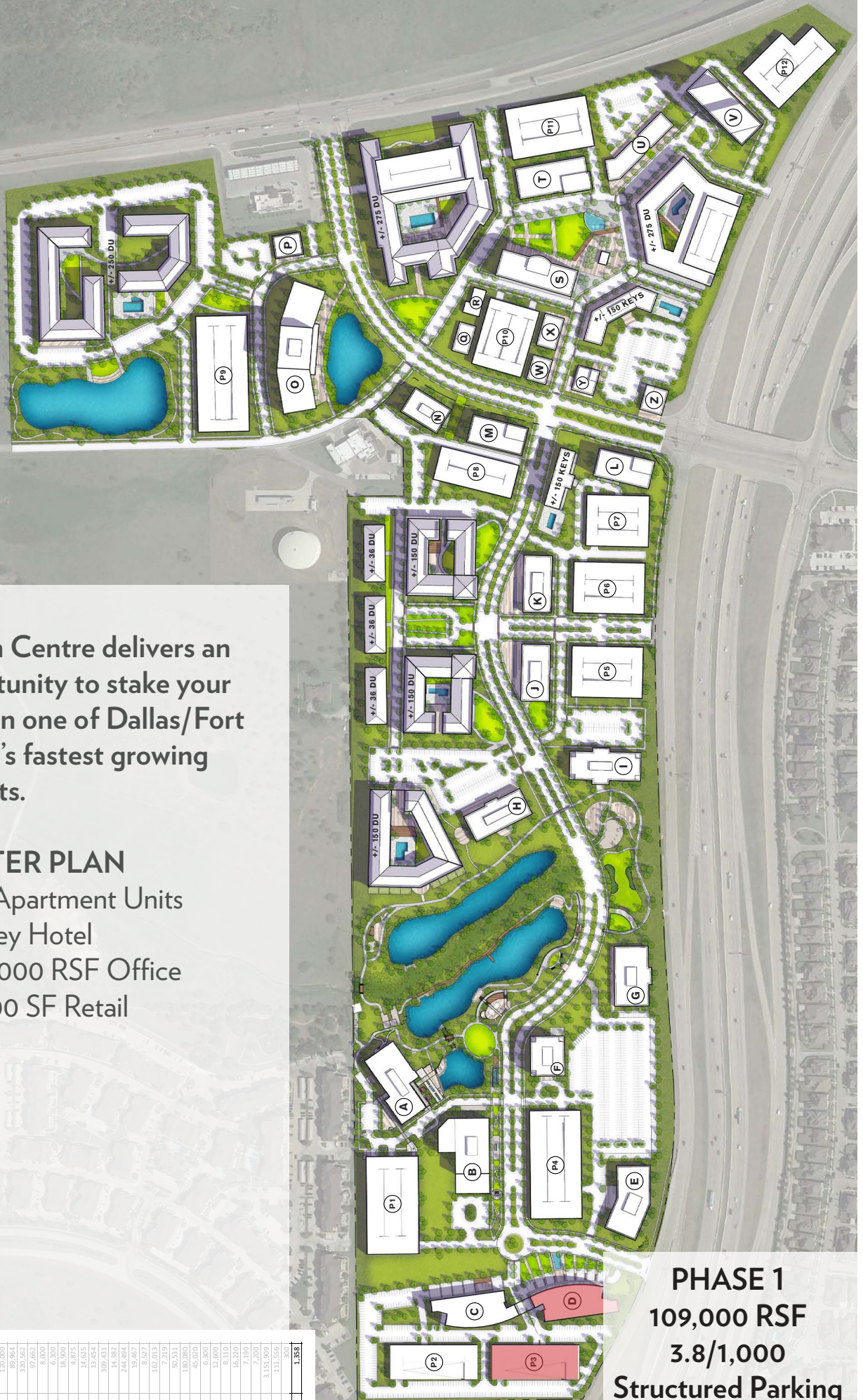
CONCEPTUAL MASTER PLAN

Crown Centre delivers an opportunity to stake your claim in one of Dallas/Fort Worth's fastest growing markets.

MASTER PLAN

- 1,300 Apartment Units
- 300-Key Hotel
- 3,000,000 RSF Office
- 100,000 SF Retail

PHASE 1
 109,000 RSF
 3.8/1,000
 Structured Parking



# OF STORES	ESTIMATED COST (\$ MILL)	ESTIMATED GROSS REVENUE (\$ MILL)	ESTIMATED NET REVENUE (\$ MILL)	ESTIMATED IRR (%)	ESTIMATED NPV (\$ MILL)
1	117,882	117,882	117,882	11.5	109,964
2	91,200	91,200	91,200	11.5	83,964
3	103,440	103,440	103,440	11.5	95,440
4	89,200	89,200	89,200	11.5	81,200
5	99,840	99,840	99,840	11.5	91,840
6	10,000	10,000	10,000	11.5	9,000
7	70,000	70,000	70,000	11.5	63,000
8	10,000	10,000	10,000	11.5	9,000
9	120,000	120,000	120,000	11.5	111,000
10	89,964	89,964	89,964	11.5	81,964
11	320,562	320,562	320,562	11.5	292,562
12	97,662	97,662	97,662	11.5	89,662
13	8,000	8,000	8,000	11.5	7,200
14	6,300	6,300	6,300	11.5	5,700
15	18,900	18,900	18,900	11.5	17,200
16	4,275	4,275	4,275	11.5	3,900
17	13,462	13,462	13,462	11.5	12,262
18	309,431	309,431	309,431	11.5	283,431
19	14,382	14,382	14,382	11.5	13,182
20	244,404	244,404	244,404	11.5	222,404
21	3	3	3	11.5	2,700
22	19,467	19,467	19,467	11.5	17,767
23	8,527	8,527	8,527	11.5	7,727
24	162,013	162,013	162,013	11.5	147,013
25	7,239	7,239	7,239	11.5	6,539
26	90,531	90,531	90,531	11.5	81,531
27	180,800	180,800	180,800	11.5	164,800
28	6,300	6,300	6,300	11.5	5,700
29	42,600	42,600	42,600	11.5	38,600
30	8,110	8,110	8,110	11.5	7,410
31	16,220	16,220	16,220	11.5	14,820
32	7,190	7,190	7,190	11.5	6,590
33	3,151,909	3,151,909	3,151,909	11.5	2,861,909
34	111,556	111,556	111,556	11.5	100,556
35	1,356	1,356	1,356	11.5	1,241

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CASTLE HILLS

LINCOLN
PROPERTY
COMPANY

For leasing opportunities, please contact:

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