



# CROWN CENTRE

CASTLE HILLS

**Build-to-suit opportunity up to 3,000,000 SF  
on Highway 121 in prestigious Castle Hills**



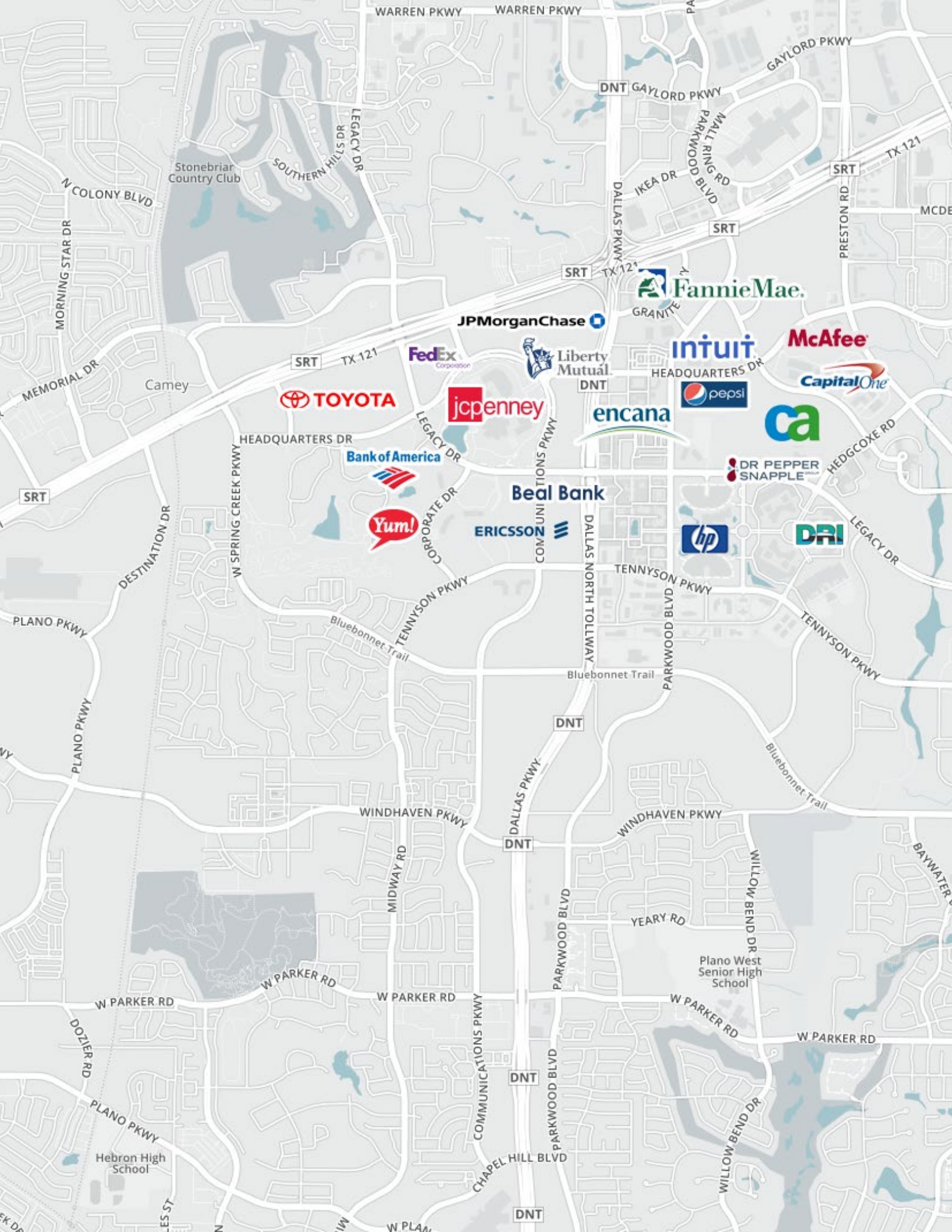
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## GROUND ZERO FOR CORPORATE BUILD-TO-SUITS

- Value office, tilt-wall
- Class A midrise
- Located in corporate campus master plan consisting of up to 3,000,000 SF





Stonebriar Country Club

SOUTHERN HILLS RD S7171

LEGACY DR

DNT GAYLORD PKWY

GAYLORD PKWY

N COLONY BLVD

DALLAS PKWY

PARKWOOD BLVD

SRT TX 121

MORNING STAR DR

GRANITE

FannieMae

PRESTON RD

MEMORIAL DR

SRT TX 121

FedEx Corporation

Liberty Mutual

intuit

McAfee

Camey

TOYOTA

jcpenny

pepsi

CapitalOne

SRT

DESTINATION DR

W SPRING CREEK PKWY

Bank of America

LEGACY DR

encana

ca

DR PEPPER SNAPPLE

Yum!

Beal Bank

ERICSSON

hp

DRI

CORPORATE DR

COMUNICATIONS PKWY

DALLAS NORTH TOLLWAY

TENNYSON PKWY

LEGACY DR

PLANO PKWY

Bluebonnet Trail

DNT

PARKWOOD BLVD

TENNYSON PKWY

DESTINATION DR

WINDHAVEN PKWY

DNT

WINDHAVEN PKWY

PARKWOOD BLVD

YEARY RD

WILLOW BEND DR

PLANO PKWY

MIDWAY RD

DNT

W PARKER RD

Plano West Senior High School

W PARKER RD

W PARKER RD

DNT

W PARKER RD

W PARKER RD

DOZIER RD

COMMUNICATIONS PKWY

DNT

PARKWOOD BLVD

WILLOW BEND DR

Hebron High School

CHAPEL HILL BLVD

DNT

W PLAN

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CASTLE HILLS



“

**Crown Centre** is in a premier location along Highway 121, adjacent to the exploding affluent communities of Castle Hills, Frisco and Plano.

”



# CONCEPTUAL MASTER PLAN



## CLASS A MIDRISE OR TILT-WALL

Crown Centre delivers an opportunity to stake your claim in one of Dallas/Fort Worth's fastest growing submarkets. Open floorplans, flexible spaces and a modern loft feel are a few of the details that make Crown Centre a desirable location for any tenant.

- Structured parking
- Outdoor seating area
- Formal lawn
- Pecan grove
- Bocce ball court

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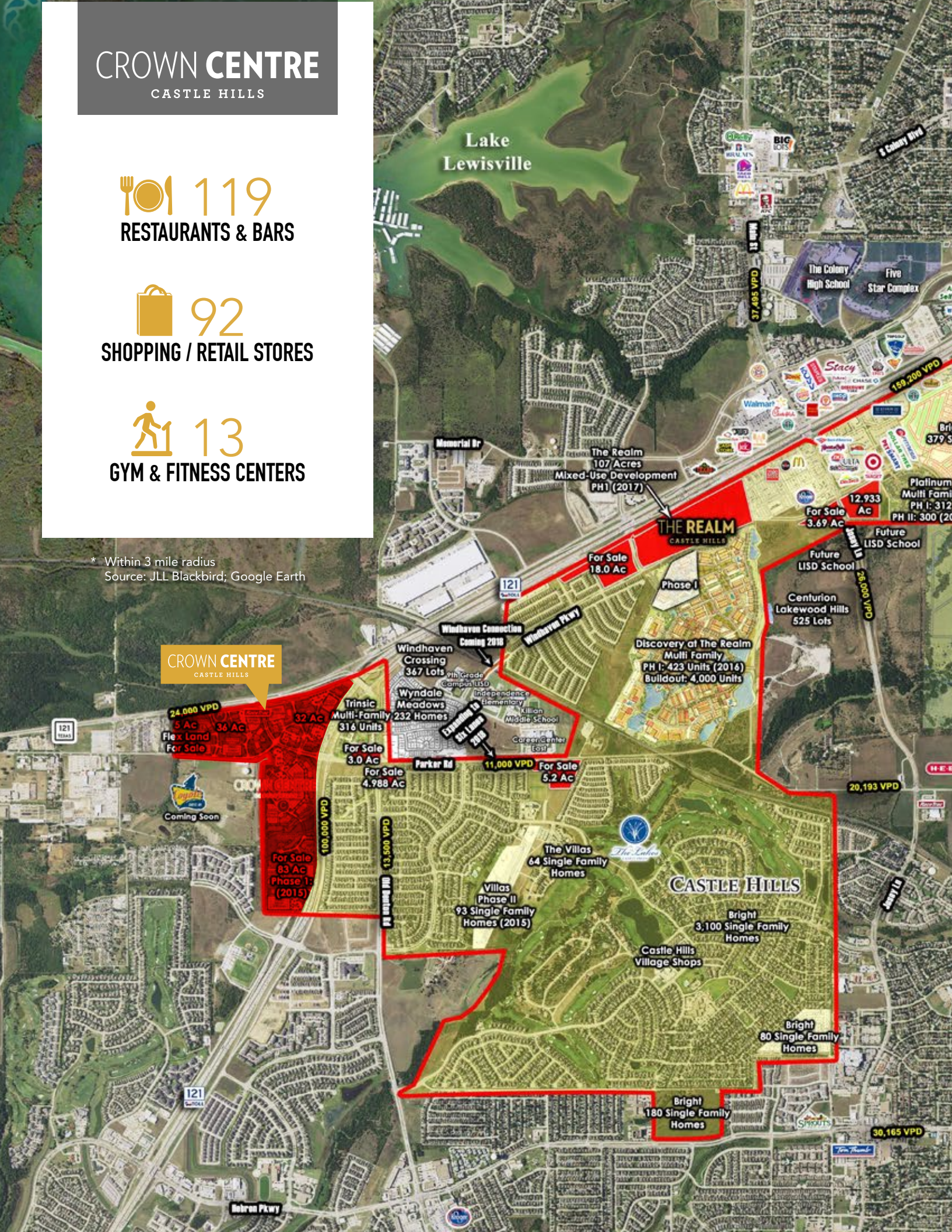
CASTLE HILLS

 119  
RESTAURANTS & BARS

 92  
SHOPPING / RETAIL STORES

 13  
GYM & FITNESS CENTERS

\* Within 3 mile radius  
Source: JLL Blackbird; Google Earth



**CROWN CENTRE**  
CASTLE HILLS

24,000 VPD  
5 Ac Flex Land For Sale  
36 Ac

32 Ac  
Trinsic Multi-Family 316 Units  
For Sale 3.0 Ac

Windhaven Crossing 367 Lots  
Coming 2018  
Windhaven Pkwy

Wyndale Meadows 232 Homes  
Expanding to 600 Units  
Parker Rd

11,000 VPD  
For Sale 5.2 Ac

For Sale 18.0 Ac

**THE REALM**  
CASTLE HILLS

Phase I  
Discovery at The Realm Multi Family  
PH I: 423 Units (2016)  
Buildout: 4,000 Units

12,933 Ac  
For Sale 3.69 Ac

Future LISD School  
Future LISD School

Centurion Lakewood Hills 525 Lots

The Villas 64 Single Family Homes

Villas Phase II 93 Single Family Homes (2015)

**CASTLE HILLS**

Bright 3,100 Single Family Homes

Castle Hills Village Shops

Bright 80 Single Family Homes

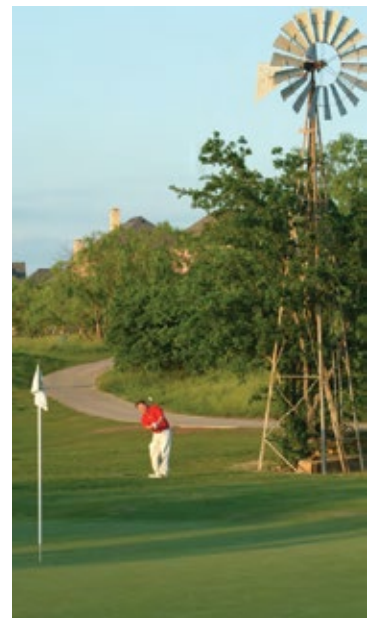
Bright 180 Single Family Homes

30,165 VPD



## RESTAURANTS, RETAIL & THE COMMUNITY

Crown Centre is a 2,600-acre master-planned golf course community located just south of State Highway 121 offering easy commutes to workers from Plano, Carrollton, Lewisville and Frisco. Home to more than 3,600 single-family homes priced from the low \$300's to over \$3 million, the neighborhood offers a host of amenities, including lakes, parks, on-site schools and The Lakes at Castle Hills private country club and golf course.



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