

# OFFICE PROPERTIES FOR LEASE

## NOW PRE-LEASING: PHASE I

### PHASE I

125,000+ SF

5+ Floors

### PHASE II

300,000+ SF

11+ Floors

### PHASE III

220,000+ SF

9+ Floors

## TRINITY MILLS URBAN VILLAGE

1441 Trinity Mills Road | Carrollton, TX 75006

TRANSIT-ORIENTED DEVELOPMENT (TOD)



SE QUADRANT OF PRES. GEORGE BUSH TURNPIKE AND I-35E

## BUILDING SPECIFICATIONS



- ◆ Class: A
- ◆ Estimated Delivery Date: 2022
- ◆ Building Size: 125,000+ SF
- ◆ Levels: 5+
- ◆ Parking: 4 : 1,000



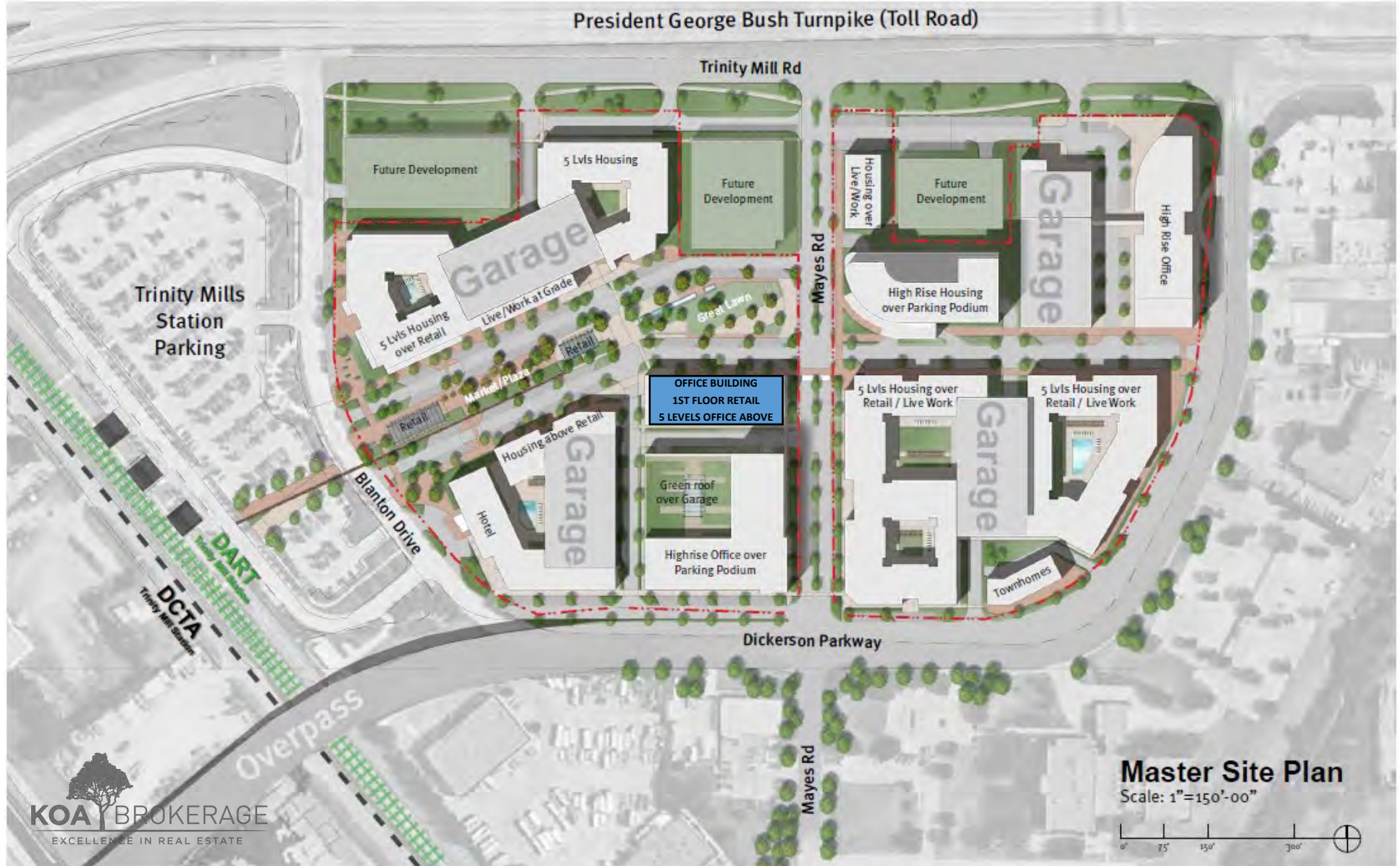
- ◆ Class: A
- ◆ Estimated Delivery Date: 2023
- ◆ Building Size: 300,000+ SF
- ◆ Levels: 11+
- ◆ Parking: 4 : 1,000



- ◆ Class: A
- ◆ Estimated Delivery Date: 2024
- ◆ Building Size: 220,000+ SF
- ◆ Levels: 9+
- ◆ Parking: 4 : 1,000

**Trinity Mills Urban Village** is a walkable and urban mixed-use development that leverages the economic potential and pedestrian activity of the adjacent Trinity Mills Station (serving as the hub between the DTA's A Line and DART's Green Line). This combined with the 25.58-acre site's location at the intersection of I-35E and President George Bush Turnpike, make it a highly visible and desirable destination. It is poised for redevelopment around a diversified collection of housing, office space, hospitality, retail and entertainment space combined with vibrant public plazas and promenades, creating a new Carrollton neighborhood and sense of place.





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TRANSIT-ORIENTED DEVELOPMENT (TOD)

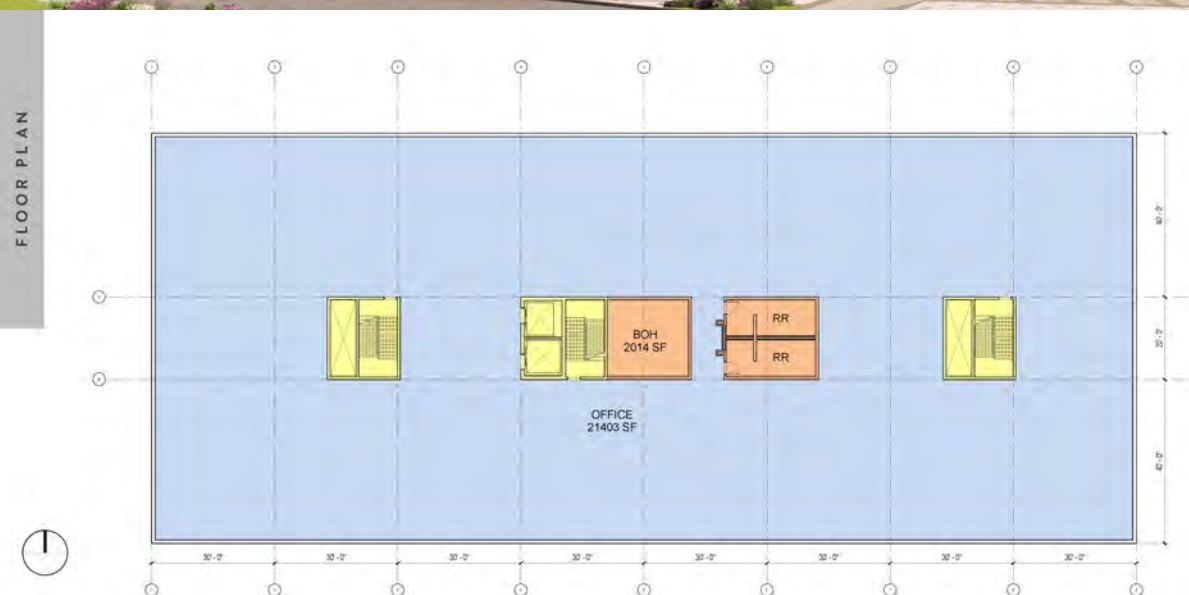
FOR ADDITIONAL INFORMATION, CONTACT:

**HARRY LAKE**  
hlake@koapartners.com  
469-802-0092

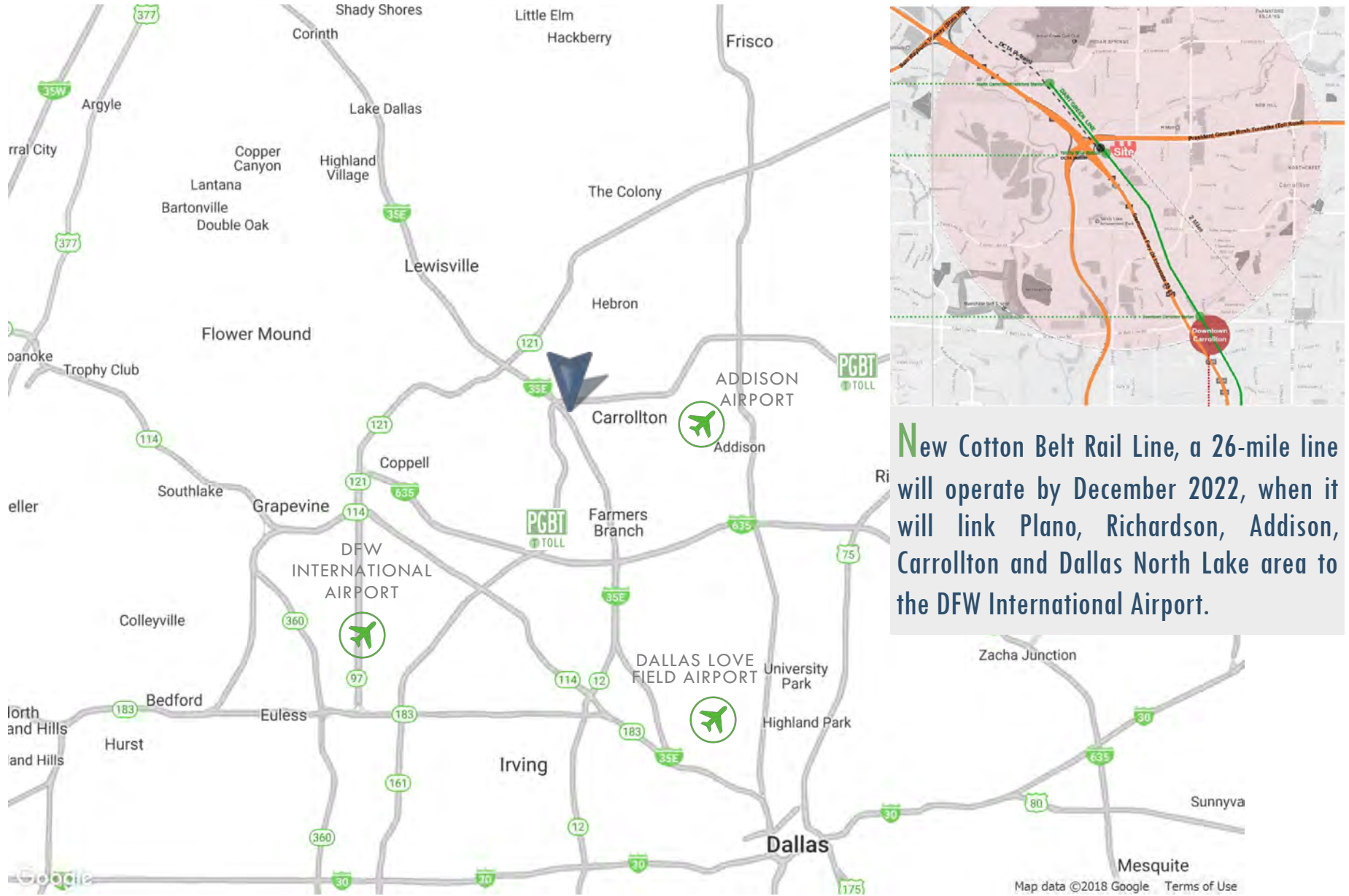
**SANOBER SYED, CCIM**  
ssyed@koapartners.com  
469-250-2638



## PHASE I



## LOCATION



Central location in the DFW Metroplex with direct access to I-35E, President George Bush Turnpike, SH 121, I-635 and Dallas North Tollway

### 3 DART light rail stations and city-wide bus service

**25** minutes from both DFW International Airport and Dallas Love Field Airport

25 minutes from Downtown Dallas

## DEMOGRAPHICS & EMPLOYMENT

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
<b>Population</b>			
2019 Total Population:	3,546	96,847	329,306
Pop Growth 2019-2024:	8.7%	10.3%	11%
<b>Household</b>			
Median Household Income:	\$95,833	\$80,733	\$74,064



## AMENITIES:

**24.60 ACRES**  
MIXED-USE URBAN VILLAGE

**88,000 SF**  
RESTAURANT/RETAIL

UP TO  
**200**  
HOTEL ROOMS

**980**  
LUXURY UNITS

**30,000 SF**  
CINEMA/ENTERTAINMENT

**3 ACRES**  
GREEN SPACE

## MAJOR AREA EMPLOYERS

Halliburton	Lennox Industries	PPG Industries	Securus Technologies
Fairway Mortgage Company	Thomson Reuters	Mary Kay Cosmetics	C&D Courier
G6 Hospitality	Hilton Worldwide Reservation Service	Chase Bank	Rexel International
Schneider Electric	Cyrus One Inc.	Novolex	Baylor Scott & White



## ABOUT THE DEVELOPERS



### MASTER DEVELOPER

The Integral Group LLC (“Integral”), based in Atlanta, is a Real Estate Development, Investment, Construction Management, and Property Management Company. Since 1993, Integral has been committed to its mission to “create values in cities and (re)build the fabric of communities.” Pursuit of that mission has made the company a premier global provider of real estate facility and infrastructure solutions. Integral has over \$5 billion of development experience in urban master-planned communities, transit oriented development and urban mixed-use projects nationwide.

Integral and its principals have led investments in major urban master planned communities and urban mixed-use projects. Key products include multifamily, senior housing and student housing, transit oriented developments as well as retail, office, hospitality, parking and infrastructure projects. Integral is committed to creating and/or repurposing real estate to create environmentally, socially and economically sustainable projects and communities for today and well into the future. We strive to do meaningful work which embodies cutting-edge urban planning principles, supports responsible and impactful economic growth and improves the quality of people’s lives.

Integral prides itself on being a creator of progressive and enhanced urban communities. It firmly believes in transit oriented development as a key driver of investment economics and quality of life in an urban environment.



### OFFICE / HEALTH CARE DEVELOPER

Koa Partners (Koa) is a commercial real estate development and acquisitions firm based in Dallas, Texas. Koa specializes in the capitalization, development, asset management, and disposition of urban mixed-use office and healthcare assets located primarily in Texas, California, and Hawaii. Over the last four years, Koa and its capital partners have managed roughly \$900,000,000 in development and capital transactions on complicated real estate projects.

Koa Partners is driven by a calling to serve our clients and the communities in which we operate. Our vision fosters a progressive attitude, squarely championing projects that are innovative, sustainable, and socially responsible. The partners at Koa have extensive experience at large institutional firms and enjoy working on an entrepreneurial platform with our proven partners to deliver the very best custom, value-driven, solutions to the clients we serve. The team at Koa is known for their commitment to delivering state-of-the-art real estate solutions to our clients which include firms like, Healthcare Corporation of America, Texas Health Resources, Castle & Cooke, Crow Holdings, USAA, Allstate, and others.



KOA Brokerage

11/2/2015

## Information About Brokerage Services

*Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any coincidental information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Koa Brokerage, LLC	9004436	hlake@koapartners.com	(469) 802-0092
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
Harry Moses Lake	620170	hlake@koapartners.com	(469) 802-0084
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
Sanaber Sofia Syed	576984	ssyed@koapartners.com	(469) 250-2638
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_

### Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0

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Harry Lake

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Information About