

GRANITE PARK SIX

Granite Park | Plano, Texas







OVERVIEW

Granite Park is an environmentally focused, 90-acre mixed-use development located at the SEC of the Dallas North Tollway and the Sam Rayburn Tollway (SH 121). The master plan includes approximately 3MM SF of Class-A office (currently 2MM SF built & occupied with 8,000+ employees); a 300-room Hilton hotel; 70,000+ SF of restaurants and retail; and, a variety of amenities. Upon completion, there will be over 10,000 employees on site.

Granite Park Six will be a 19-story, 425,000 SF technologically advanced, amenity rich modern office tower, which will include approximately 3,800 SF of retail/restaurant space on the ground level. Construction started December 2021, and retail/restaurant space is scheduled for a July 2023 delivery.

SNAPSHOT

 Estimated Office SF: 2 Mile Radius +35MM	 Multifamily Units: 1 Mile Radius +6,000	 Average Household Income: 3 Mile Radius \$140,468	 Daytime Population: 3 Mile Radius 163,153
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MASTER PLAN



OFFICE SPACE

- 1 Granite Park One
- 2 Granite Park Two
- 3 Granite Park Three
- 4 Granite Park Four
- 5 Granite Park Five
- 7 Granite Park Seven

FUTURE DEVELOPMENTS

- 6 Granite Park Six
420,000 SF
- 8 Granite Park Eight
400,000 SF

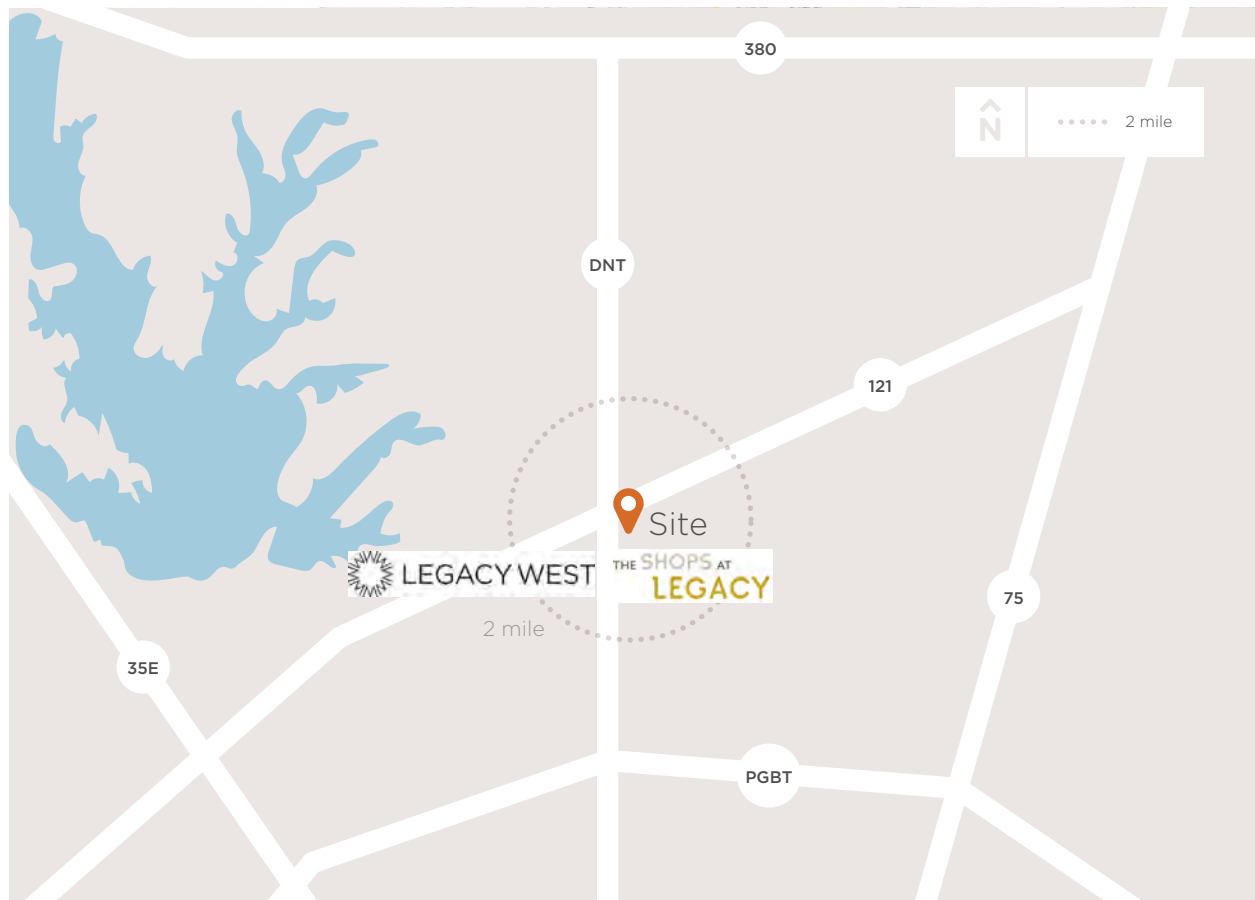
RETAIL & HOTEL

- 9 The Shops at Granite Park
 - 10 The Shops at Granite Park Three
 - 11 Blue Mesa Grill
 - 12 Hilton Hotel
 - 13 The Boardwalk
- Restaurants
- Union Bear | Hookline
 - Chips | B Frank & Relish
 - Blue Fish | Biscuit Bar
 - Campisi's | Jersey Mike's
 - Edith's French Bistro
 - Original Pancake House
 - Tiff's Treats | Pearl Cup & Sip
 - Carso | Good Union BBQ



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FEATURED CORPORATE OFFICES | 2-MILE RADIUS

Toyota	FedEx Office
Liberty Mutual	PepsiCo
Ford Motor Co.	Frito Lay
Siemens	Beal Bank
Ericsson	Pizza Hut
Intuit	JPMorgan Chase & Co.

HOTELS WITHIN 2-MILE RADIUS

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DEMOGRAPHICS			
	3 Mile	5 Mile	7 Mile
2019			
Daytime Population	163,153	339,515	551,870
Average HH Income% of	\$140,468	\$141,299	\$131,754
HH's Income > \$100k	53.4%	54.8%	50.8%

ESTIMATED TRAFFIC COUNTS	
Dallas North Tollway	+100,000
Sam Rayburn Tollway	+130,000
All traffic count vaues are based on VPD.	

CONTACT

Aaron Stephenson

aaron@retailstreetadvisors.com

214.952.5555

John Giesler

john@retailstreetadvisors.com

214.514.8022



Information About Brokerage Services

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

11-2-2015



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 confidential 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.

<u>Retail Street Advisors</u>	<u>588060</u>	<u>info@retailstreetadvisors.com</u>	<u>214.952.5555</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Aaron G. Stephenson</u>	<u>529203</u>	<u>aaron@retailstreetadvisors.com</u>	<u>214.952.5555</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Aaron G. Stephenson</u>	<u>529203</u>	<u>aaron@retailstreetadvisors.com</u>	<u>214.952.5555</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>John F. Giesler</u>	<u>292256</u>	<u>john@retailstreetadvisors.com</u>	<u>214.514.8022</u>
Sales Agent/Associate's Name	License No.	Email	Phone

_____ Buyer/Tenant/Seller/Landlord Initials _____ Date