



THE STAR  
DISTRICT

# WHY FRISCO?



NO. **1**

**BEST MID-SIZED  
CITY TO MOVE TO**

NO. **6**

**FRIENDLIEST  
CITIES IN AMERICA**

NO. **1**

**ECONOMIC DEVELOPMENT  
IN NORTH TEXAS**

A thriving community that has grown more than 250 percent since 2000. Frisco is home to 182,600 people who are supported by a massive infrastructure of businesses from almost every industry.

This bustling hub, located less than a half-hour drive from two major airports, with easy access to major thoroughfares including: Dallas North Tollway, Warren Parkway, John Hickman Parkway and Lebanon Road, is projected to continue its rapid growth.

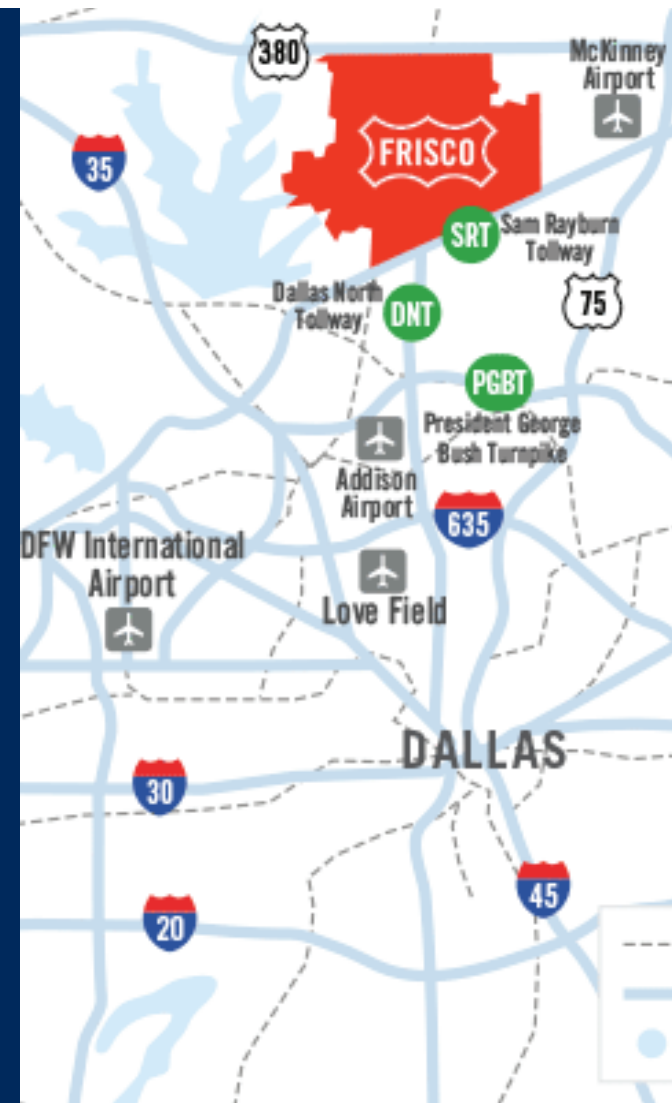
Frisco Independent School District is among the fastest growing school districts in the nation, with more than 60,000 students enrolled in 10 high schools, 17 middle schools, 42 elementary schools and 3 special programs centers. The school system currently includes award-winning public schools, private schools and higher education.

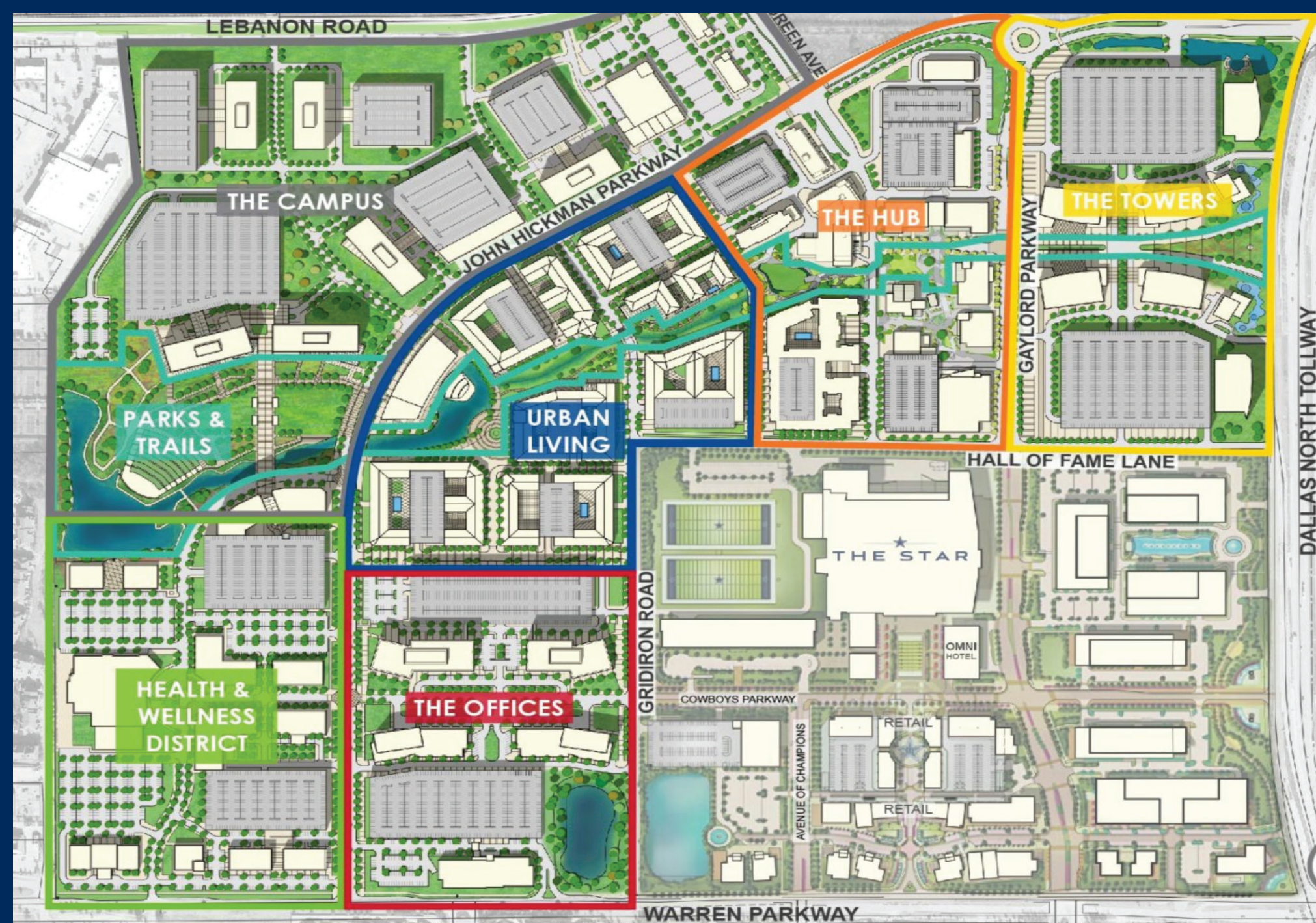
Forbes.com named Frisco one of the top places to relocate, and Money Magazine called it one of the nation's top places to live.

# WELL-LOCATED



3 HOURS TO NYC OR LA  
DFW: 1,100 TAKEOFFS AND LANDINGS DAILY  
ONLY 25 MILES TO DALLAS





## OFFICES

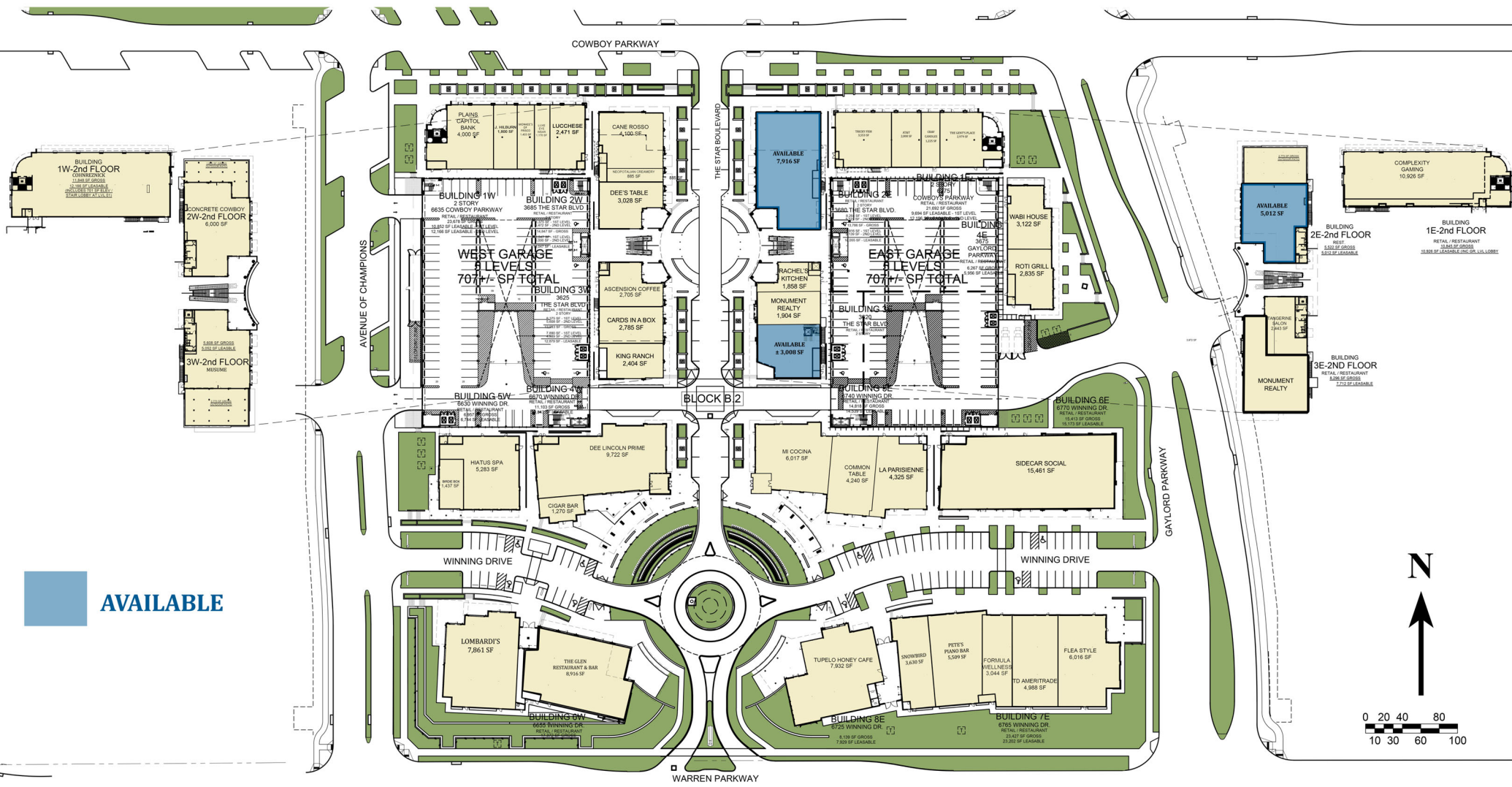
Almost 15,000  
Business  
Professionals

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2,400 Urban  
Living Residents

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54,000 sq ft of  
Retail Space



**AVAILABLE**

## THE TOWERS

These new high-rise office towers will house a prominent Dallas North Tollway address and inhabit up to 3 million square feet. At 34 acres, the towers are in walking distance to The Hub, Urban Living District, Omni Frisco Hotel and The Star in Frisco.  
**34.9 acres | 3 million SF**

## HEALTH & WELLNESS

Anchored by an innovative wellness program, Frisco Station combines the ultimate in living design principles with comprehensive medically-based wellness programming. Here you will find unparalleled medical and fitness resources, experts and facilities.  
**35.81 acres | 500,000 SF**

## THE CAMPUS

Designed with future-proofing in mind, Frisco Station will have the necessary infrastructure to create an environment for innovation, engagement and collaboration.  
**54.65 acres | 1 million SF**

## PARKS & TRAILS

A picturesque creek flows through the heart of Frisco Station connecting to a variety of green spaces and creating a relaxing and park-like experience throughout the property.  
**32.06 acres | 15 acre park**

## URBAN LIVING

These residences offer the high-end finishes and amenities you desire with the appealing convenience of urban living. Here, dining, entertainment, parks, trails, wellness amenities and more await – right outside your front door.  
**23.37 acres | 1.5 million SF**

## THE OFFICES

The offices at Frisco Station is a place where talent will want to work, and where businesses will come to thrive. It is specifically designed to give your company a competitive advantage of opportunity and creative entrepreneurship.  
**27.29 acres | 1.5 million SF**

## THE HUB

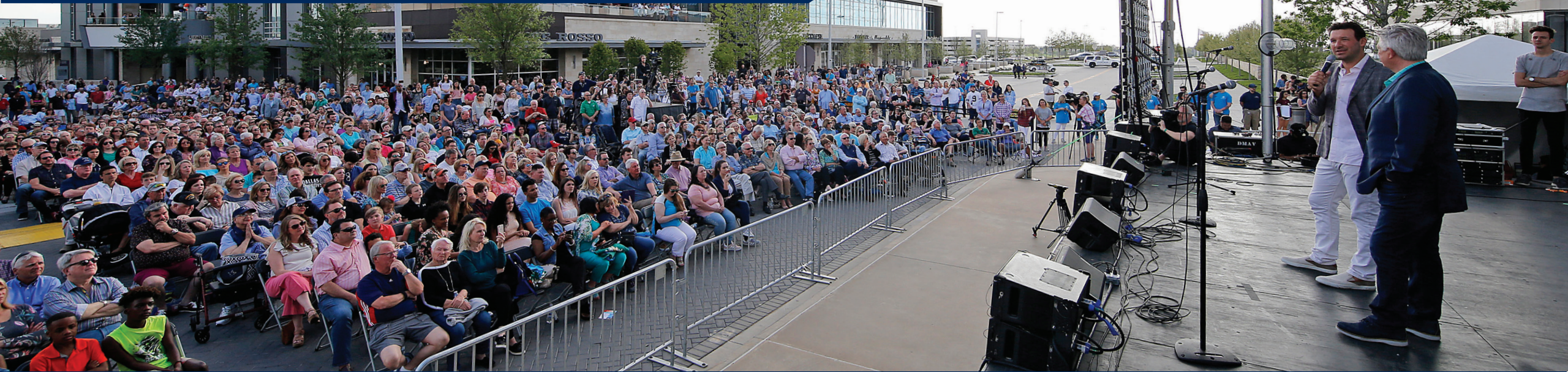
Feel the heartbeat of Frisco Station in this active retail and hospitality spaces filled with lively gathering spots, entertainment, shops and hotels and a conference center.  
**30.87 acres | 550,000 SF**

## PGA HEADQUARTERS

As home to the PGA of America, Frisco is set to host 23 professional golf tournaments in its first 12 years in operation; that includes the 2027 PGA Championship. In addition to the two championship golf courses, the new development will include construction of a 500-room Omni luxury resort, a retail village with shops, restaurants and live music year-round.  
**Panther Creek Parkway + DNT**

# THE FUTURE OF FRISCO

# BY THE NUMBERS



**2 MILLION**

Foot Traffic  
Annually

**250 MILLION**

The Star Social  
Media Impressions

**37,000**

Cowboys Fit  
Check-ins Monthly

**300**

Co-Branded Omni  
Hotel Rooms

**160**

Luxury Units at  
Twelve Cowboys Way

**300** OMNI FRISCO ROOMS

**25** RESTAURANTS

**7** BOUTIQUE SHOPS

**1** LUXURY RESIDENTIAL TOWER

**1** SPORTS MEDICINE FACILITY

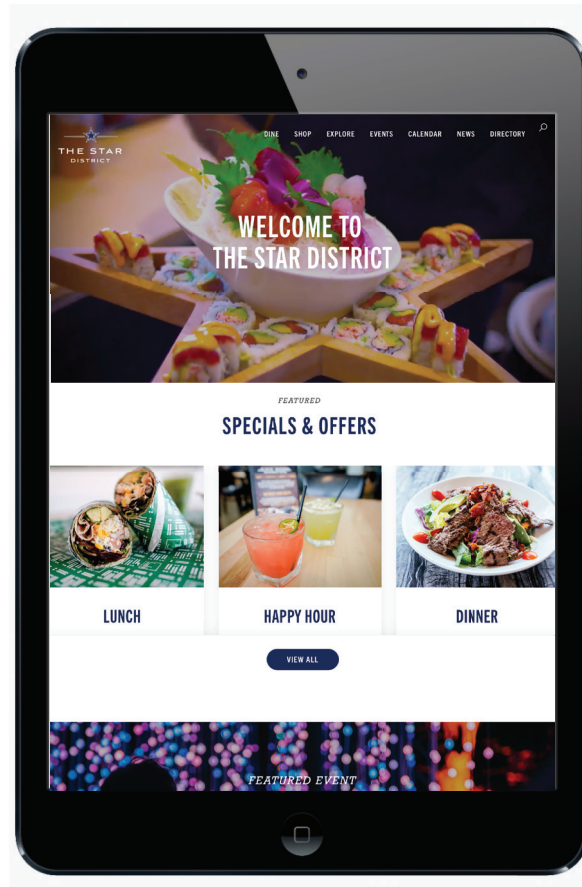
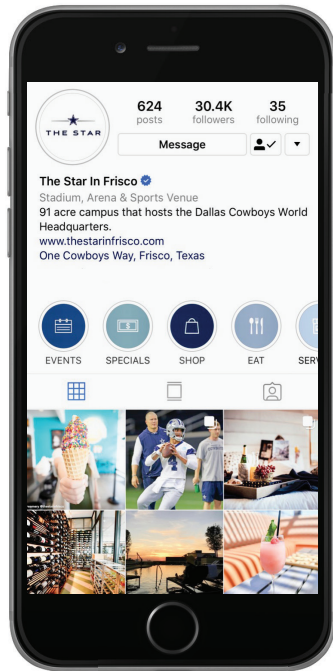
**91-ACRE CAMPUS**





# SOCIAL + WEB

A team dedicated to featuring your services, specials and more on three social media platforms and website.



@THESTARINFRISCO  
37,200 Followers



@THESTARINFRISCO  
39,000 Followers



@THESTARINFRISCO  
12,400 Followers



THESTARDISTRICT.COM  
332,000 Visitors



# NEVER ORDINARY

The Star was built with an innovative first class attitude. A walkable, immersive community that integrates the latest technology and while creating a unique experience for guests. This remarkable venue is designed to attract thousands of people daily and delights both Cowboys fans and the Frisco community.

The Star District is the perfect place to shop, dine, and explore the Dallas Cowboys-themed campus. Offering more than 35 restaurants, shopping, and specialty services, The Star District is a place for the whole family to enjoy.





**VENTURE**

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## 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.*

**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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner’s broker. 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.

**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.

|   |                     |                                     |                     |
|---|---------------------|-------------------------------------|---------------------|
| <b>Venture Commercial Real Estate, LLC</b>              | <b>476641</b>       | <b>info@venturedfw.com</b>          | <b>214-378-1212</b> |
| Broker’s Licensed Name or Primary Assumed Business Name | License No.         | Email                               | Phone               |
| <b>Michael E. Geisler</b>                               | <b>350982</b>       | <b>mgeisler@venturedfw.com</b>      | <b>214-378-1212</b> |
| Designated Broker’s Name                                | License No.         | Email                               | Phone               |
| <b>XXXXXXXXXXXXXXXXXXXXXXXXXXXX</b>                     | <b>XXXXXXXXXXXX</b> | <b>XXXXXXXXXXXXXXXXXXXXXXXXXXXX</b> | <b>XXXXXXXXXXXX</b> |
| Agent’s Supervisor’s Name                               | License No.         | Email                               | Phone               |
| <b>Easley B. Waggoner, Jr.</b>                          | <b>433572</b>       | <b>ewaggoner@venturedfw.com</b>     | <b>214-378-1212</b> |
| Sales Agent/Associate’s Name                            | License No.         | Email                               | Phone               |

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

\_\_\_\_\_  
Date



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| Agent’s Supervisor’s Name                               | License No.         | Email                               | Phone               |
| <b>Amanda Throckmorton Welles</b>                       | <b>649514</b>       | <b>awelles@venturedfw.com</b>       | <b>214-378-1212</b> |
| Sales Agent/Associate’s Name                            | License No.         | Email                               | Phone               |

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