

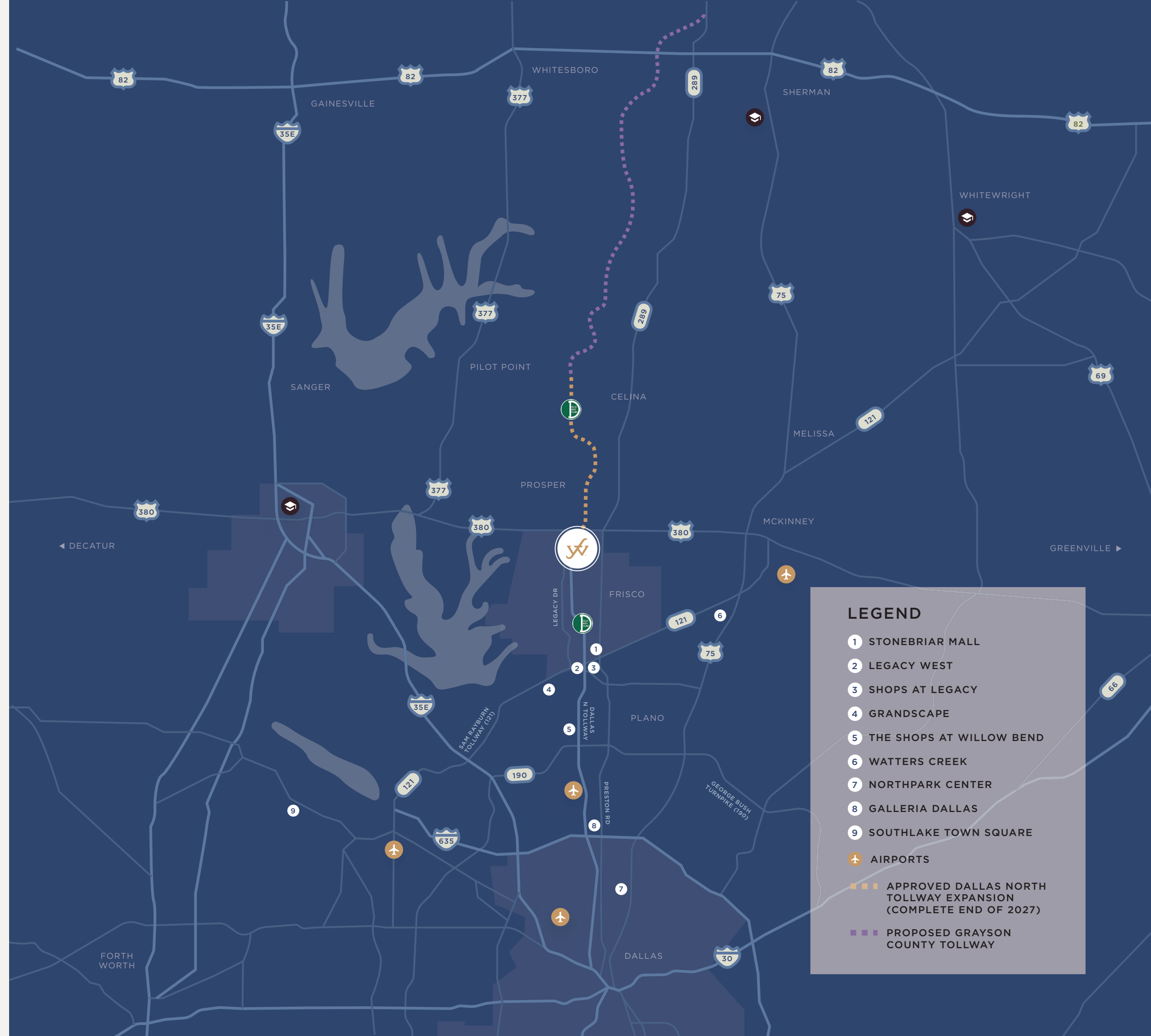


FIELDS  
WEST®



# Center Your Business in The Center of It All.

Fields is located in the center of Frisco, TX, one of the fastest-growing cities in the country. Fields' unparalleled natural beauty and topography paired with premium infrastructure make it a one-of-a-kind destination to live and work.





# 2,545 Acre Master Plan



## A City Within A City

- ◆ Up to 11 million sq. ft. of corporate office space
- ◆ 1,000,000 sq. ft. in retail, restaurant, and entertainment space
- ◆ 5,000 entitled single family residences
- ◆ 8,500 entitled urban living residences
- ◆ 1,000 student residences

## Amenities

- ◆ Home to Universal Studios first kid friendly theme park, opening in 2026
- ◆ PGA of America's HQ and two 18 championship golf courses (designed by Gil Hanse and Beau Welling, hosting PGA Championship 2027, 2034)
- ◆ 550 room Omni Resort, 127k sq. ft. convention meeting rooms
- ◆ 25 miles of biking and hiking trails
- ◆ 250 acres of open space parks

## Access

- ◆ Premium access to the Dallas North Tollway, US-380, and major roadways
- ◆ 25 min. drive from DFW Airport, 30 min. from Dallas Love Field Airport



## Roads In Development

- 1 **Fields Parkway (West of DNT)**  
Opened Q1 2024
- 2 **Legacy Drive**  
Opened Q1 2024
- 3 **Universal Parkway**  
Opened Dec 2024
- 4 **Everwell Drive**  
Opened Dec 2024
- 5 **Panther Creek Parkway (East of DNT)**  
Opened Nov 2025
- 6 **DNT Service Roads**  
Opening September 2026
- 7 **DNT Widening Project (4th lane addition from 121 to US-380)**  
Opened Aug 2025
- 8 **DNT Expansion Project (6-mi extension from US-380 to FM 438)**  
Opening Dec 2027



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Success is on the horizon.

350,000 sq. ft.

of total office space

360,000 sq. ft.

of retail, restaurant and entertainment space

1,150

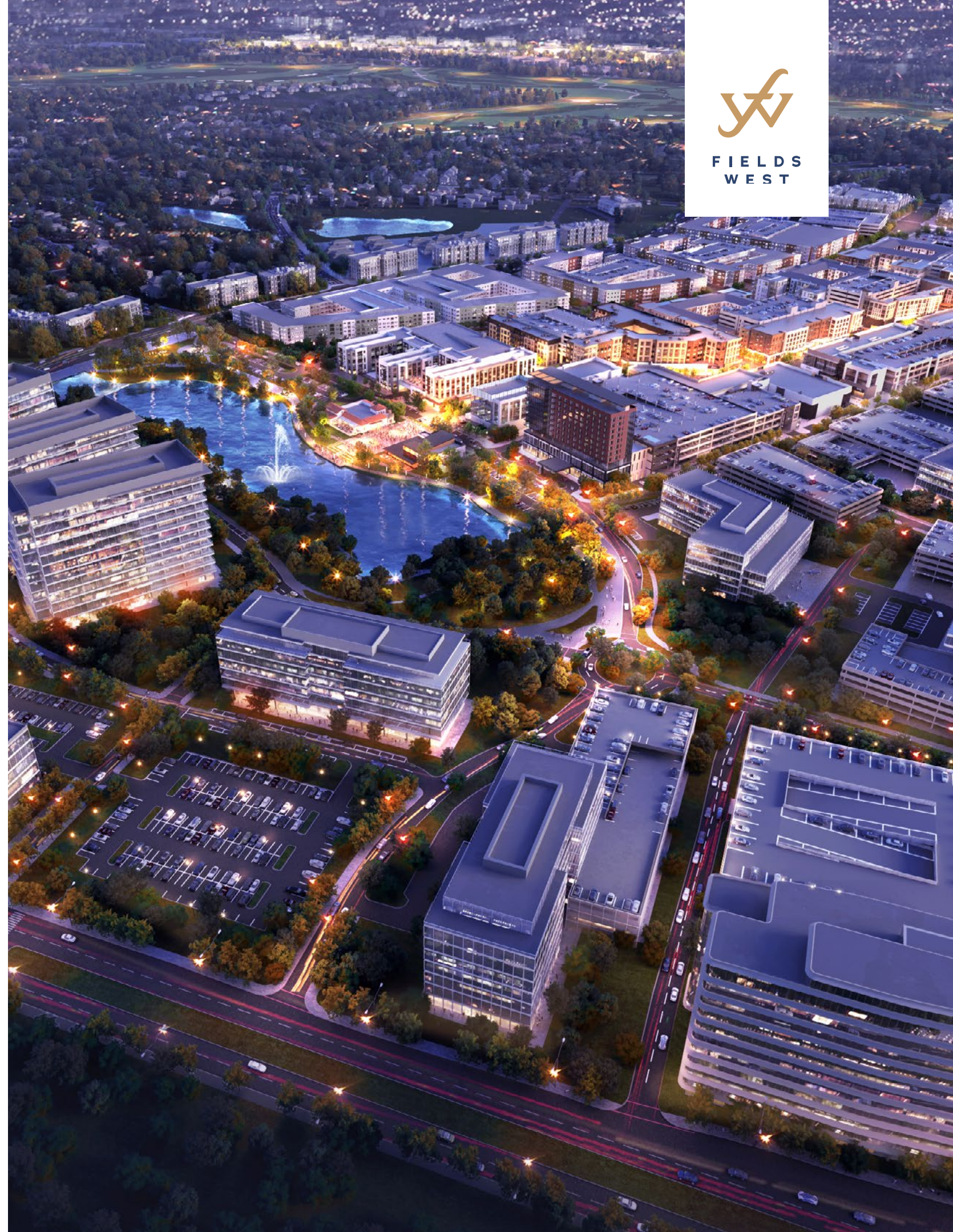
urban living residences

Planned Luxury Boutique Hotel

LIFESTYLE

## 55 Acres in the Heart of Fields.

Fields West lies in the center of Fields in Frisco, an upscale city bursting with culture, nightlife, fashion, parks and nature, music festivals, sporting events and much more.



  
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LOCATION

# Frisco's Unrivaled Facts.

Located in **Collin** and **Denton** Counties  
**(3<sup>rd</sup> and 4<sup>th</sup> fastest growing counties in US)**

**5<sup>th</sup> happiest city**  
in America (2022)

**#1 best place**  
to buy a house (2021)

**Voted #1**  
safest city in the nation for two years in a row (2023)

**3<sup>rd</sup> wealthiest city**  
in America (2022)

**7<sup>th</sup> best school district**  
in Texas

DEMOGRAPHIC

# Frisco's Robust Demographics.

**84,791 households**  
40% are married with children

**\$2,900**  
median monthly mortgage

**\$141,129**  
median household income

**67.5%**  
of population possesses bachelor's degree and greater

**600%**  
population growth (2000-2024)

**238,487**  
population as of May 2025

**\$687,900**  
median single-family home value

# Demographic Comparison

20 min. drive radius

Center Name	2025 Est. Population	2025 Daytime Population	2030 Est. Population	Households \$100,000+	Households \$150,000+	Median Age of Residents	Median Household Income
<b>FIELDS WEST</b> Frisco, TX	1,015,010	989,732	1,137,874	18.9%	14.2%	36.9	\$131,121
<b>AVALON</b> Alpharetta, GA	472,237	674,180	480,896	18.6%	14.7%	39.1	\$135,969
<b>DOMAIN NORTHSIDE</b> Austin, TX	980,387	1,219,951	1,050,184	18.5%	11.6%	34.7	\$100,731
<b>FENTON</b> Cary, NC	784,851	957,382	842,962	18.8%	12.5%	36.1	\$107,772
<b>EASTON TOWN CENTER</b> Columbus, OH	778,944	954,913	799,725	16.2%	8.6%	34.2	\$70,687
<b>SOUTHLAKE TOWN SQUARE</b> Southlake, TX	783,562	954,788	790,747	19%	11.3%	37	\$101,218
<b>SCOTTSDALE QUARTER</b> Phoenix, AZ	532,277	685,984	542,912	18.7%	11.8%	43.7	\$107,584
<b>LEGACY WEST</b> Plano, TX	1,447,918	1,685,293	1,537,249	18.5%	12.3%	37.2	\$112,387
<b>MARKET STREET</b> The Woodlands, TX	618,049	627,755	663,746	18.4%	10.8%	35.6	\$90,587



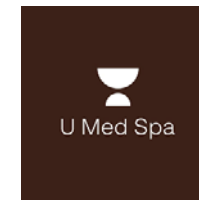
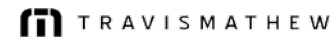
# Signed Leases

## RETAIL

- 7TH AVENUE
- ALO YOGA
- ARHAUS
- BLOOMIES
- BREITLING
- CRATE AND BARREL
- DESIGN WITHIN REACH
- EVERYTHING BUT WATER
- FACE FOUNDRIÉ
- GORJANA
- JOHNNIE O
- KENDRA SCOTT
- LANDRY KATE
- MARKHAM FINE JEWELERS
- MIZZEN & MAIN
- OMEGA
- POTTERY BARN
- SEPHORA
- SOLIDCORE
- TEXAS CAPITAL BANK
- TRAVISMATHEW
- U MED SPA
- WILLIAMS SONOMA

## FOOD & BEVERAGE

- AMORINO GELATO
- CLAREMONT
- CULINARY DROPOUT
- SUSHI CONCEPT BY FRONT BURNER SOCIETY
- GREEN POINT SEAFOOD
- LA LA LAND KIND CAFÉ
- MAMAN
- MASTRO'S
- MEXICAN SUGAR
- NANDO'S
- NORTH ITALIA
- SHAKE SHACK
- SIXTY VINES
- STARBUCKS
- SWEETGREEN
- TOMMY BAHAMA MARLIN BAR



DEVELOPERS

THE | **KARAHAN  
COMPANIES**



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