

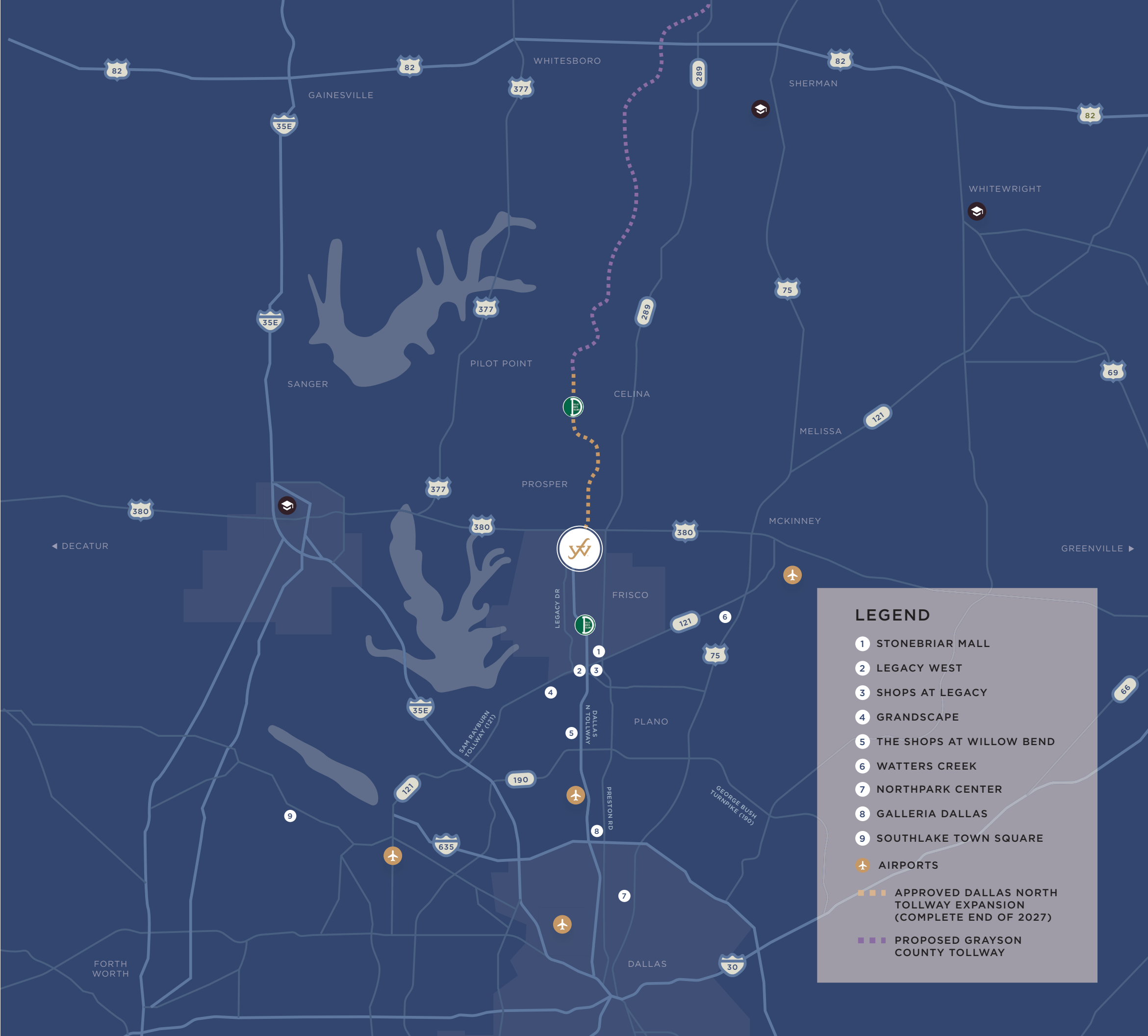


F I E L D S
W E S T



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
- 1,920 entitled urban living residences
- 1,000 student residences

Amenities

- Home to Universal Studios first kid friendly theme park
- 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



FIELDS
WEST

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.

Success is on the horizon.

350,000 sq. ft.

of total office space

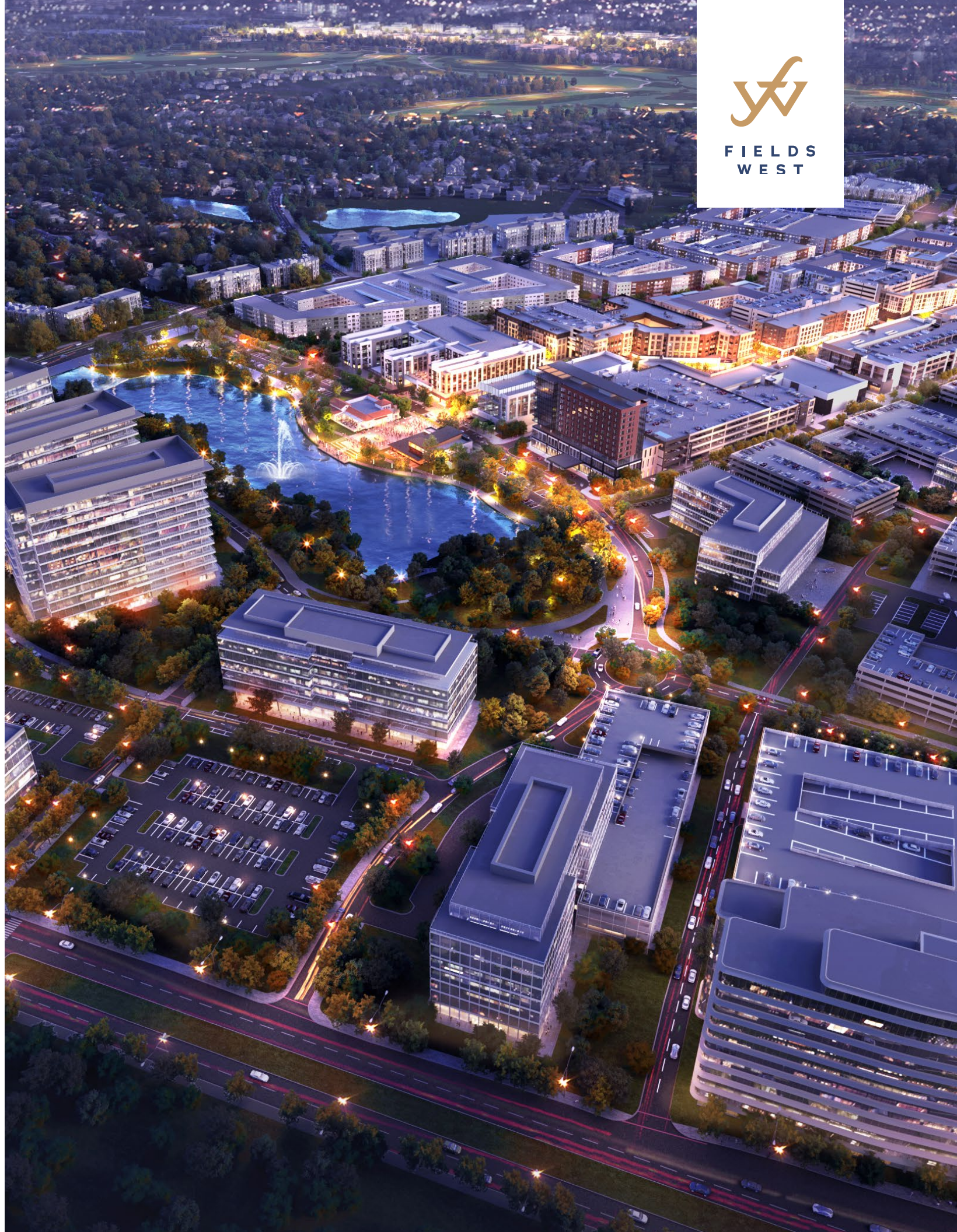
380,000 sq. ft.

of retail, restaurant and entertainment space

1,300

urban living residences

Planned Luxury Boutique Hotel



LOCATION

Frisco's Unrivaled Facts.

Located in **Collin** and **Denton** Counties
**3rd and 4th fastest
growing counties in US**

5th 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)

3rd wealthiest city
in America (2022)

7th 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	2022 Est. Population	2027 Est. Population	Households \$100,000+	Households \$150,000+	Median Age of Residents	Median Household Income
FIELDS WEST Frisco, TX	833,804	919,961	22.00%	15.30%	35.3	\$112,815
AVALON Alpharetta, GA	533,406	549,675	20.30%	15.50%	38.4	\$123,847
DOMAIN NORTHSIDE Austin, TX	1,048,081	1,110,592	20.30%	12.60%	33.9	\$90,568
FENTON Cary, NC	867,976	922,259	19.50%	12.40%	35.6	\$89,114
EASTON TOWN CENTER Columbus, OH	892,042	913,451	16.40%	7.90%	34.9	\$65,438
SOUTHLAKE TOWN SQUARE Southlake, TX	871,929	891,269	19.50%	10.90%	36	\$89,792
SCOTTSDALE QUARTER Phoenix, AZ	675,207	695,587	18.90%	9.70%	43.5	\$88,464
LEGACY WEST Plano, TX	1,251,599	1,337,257	20.30%	12.90%	35.8	\$101,260
MARKET STREET The Woodlands, TX	556,306	587,879	18.80%	12.60%	35.4	\$95,676



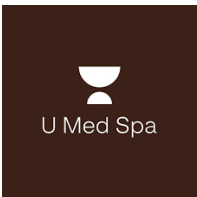
Signed Leases

RETAIL

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

FOOD & BEVERAGE

AMORINO GELATO
CLAREMONT
CULINARY DROPOUT
FLOWER CHILD
GREEN POINT SEAFOOD
LA LA LAND KIND CAFÉ
MAMAN
MASTRO'S
MEXICAN SUGAR
NANDO'S
NORTH ITALIA
SHAKE SHACK
SIXTY VINES
STARBUCKS
SUSIECAKES
SWEETGREEN
TOMMY BAHAMA MARLIN BAR



DEVELOPERS

THE | KARAHAAN
COMPANIES



WEBSITE

fieldswest.com
fieldsfrisco.com

GENERAL INQUIRIES

info@fieldsfrisco.com

MEDIA CONTACT

Allison Klingsick
903.316.4070
aklingsick@sunwestpr.com

RETAIL LEASING

Rand W. Horowitz
SHOP Companies
rand@shopcompanies.com

OFFICE LEASING

Julee Amparo
214.979.6121
julee.amparo@cbre.com

David Reed
214.460.8465
david.reed@cbre.com

Trey Smith
214.979.5651
trey.smith@cbre.com

OFFICE DEVELOPMENT

Aarica Mims
214.597.6324
aarica.mims@kdc.com



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