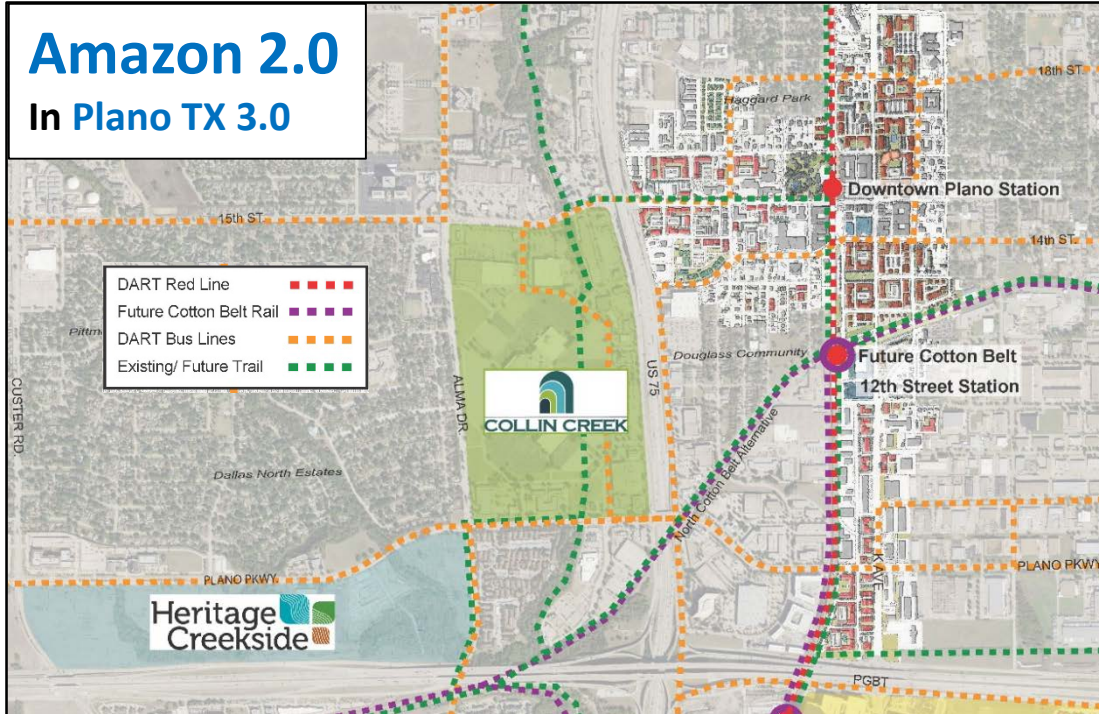


Amazon 2.0 In Plano TX 3.0



- ✓ 2 main villages owned privately, with utilities in place (230 acres)
- ✓ Adaptive reuse of mall site ready immediately for 500K SF of office
- ✓ 4M SF office zoned for “ground-up”; another 6M SF w/in 6 months
- ✓ 3rd Village a redevelopment connecting historic Downtown Plano with the other 2 villages

3 Walkable Villages connected as One Talent Center

- + Collin Creek Mall Village (Dreien Opportunity Prtnrs. LLC)
- + Heritage Creekside (Rosewood Property Co)
- + Downtown (anchored by DART light rail)



Collin Creek Village
(Mall Retrofit)

Amazon 2.0
In Plano 3.0



Heritage Creekside
(Infill Village)



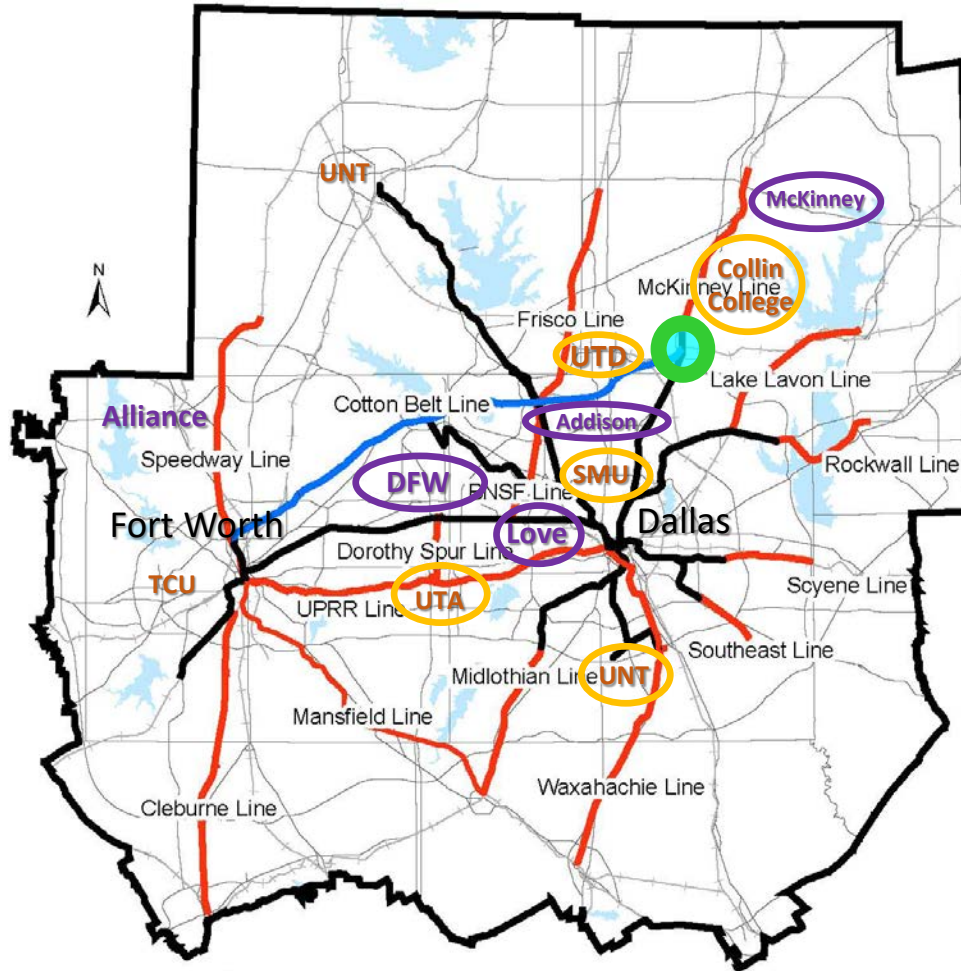
Quality of Life for Talent

- **Diversity** in terms of **housing variety, transportation choice, culture, ethnicity and a talented workforce**
- **Shovel Ready** as both villages are now under development as walkable mixed-use with capacity for 10M SF of office and active living amenities
- **Sustainable Environment** as Pittman and Spring Creeks being rehabilitated
- **Blessed with Fiber**



- Sprint & T-Mobile
- Verizon
- AT&T
- CenturyLink
- Comcast
- Charter
- Cox
- Dish
- Earthlink
- Frontier
- GigaBlast
- HomeRun
- Jaxx
- Level 3
- Lumen
- Optimum
- Spectrum
- TDS
- Windstream
- Xfinity





Amazon 2.0

In Plano 3.0

Connected

- At Interchange of PGBT Tollway and Central Expressway (US 75)—
 - ✓ 25 mins. to DFW Airport
 - ✓ 20 mins. to Downtown Dallas
- Plano 3.0 anchored by DART's Red Line and Cotton Belt Commuter Rail to DFW Airport (2022)
- Trails and DART's Mobility-on-Demand MaaS App connects three villages of Plano 3.0

Plano 3.0

Existing Light Rail

Funded Cotton Belt Rail

Future Commuter Rail Lines

Universities

Airports (Intl. & Gen. Aviation)

Amazon 2.0

In Plano 3.0

Customers see this as a transformative opportunity for Plano and Amazon

★★★★★ ▾ 5,555 customer reviews

Plano 3.0 is 100% the Place for Amazon 2.0

- **A diverse community: 43% of citizens are non-Caucasian with 80+ native languages spoken in the schools—** a school system regularly ranked in the top 5 in the nation (Niche.com)
- **Located at northern end “Telecom Corridor” (started by Texas Instruments in Richardson, Tx. 60 years ago) and nearby the University of Texas at Dallas (UTD) offering degrees in Supply Chain Management (SCM),** including a historic **downtown with authentic retail such as Detroit’s Shinola and a vibrant night scene**
- Plano is already home to 35 million square feet of corporate office **including North American headquarters of Toyota Motor North America, Frito-Lay, FedEx Office, JC Penney, Liberty Mutual and JP Morgan Chase**



Why Plano is THE place for Corporate Headquarters

By Marvin Ellison, CEO JC Penney

Recently we chose to stay in Plano because our reinventing platform and workforce are represented by the progressivity, diversity and business-friendliness of the community.