



# BEACON SQUARE PHASE II

NWQ PGBT (190) & COIT RD | PLANO, TX 75093



# PROPERTY OVERVIEW

## BEACON SQUARE

Beacon Square is an 83-acre master-planned development located at the northwest corner of Coit Road and George Bush Turnpike (190) in Plano, Texas.

Zoned for Urban Mixed-Use to accommodate future residential, retail, and office use, Beacon Square is centrally located in North Dallas with unmatched access to the entire metroplex. Combining a walkable community with great visibility from George Bush Turnpike makes the campus ideal for office development.

- 1,144 multifamily units (539 built)
- 800,000 SF office
- 71,000 SF retail (includes 27 Live/Work multifamily units)

## AREA HIGHLIGHTS

- Central Market – 11mm visits annually
- Sam's Club – 1.6mm visits annually
- John Paul II High School – 710 students
- PGBT – 162,165 VPD
- Coit Rd – 43,844 VPD





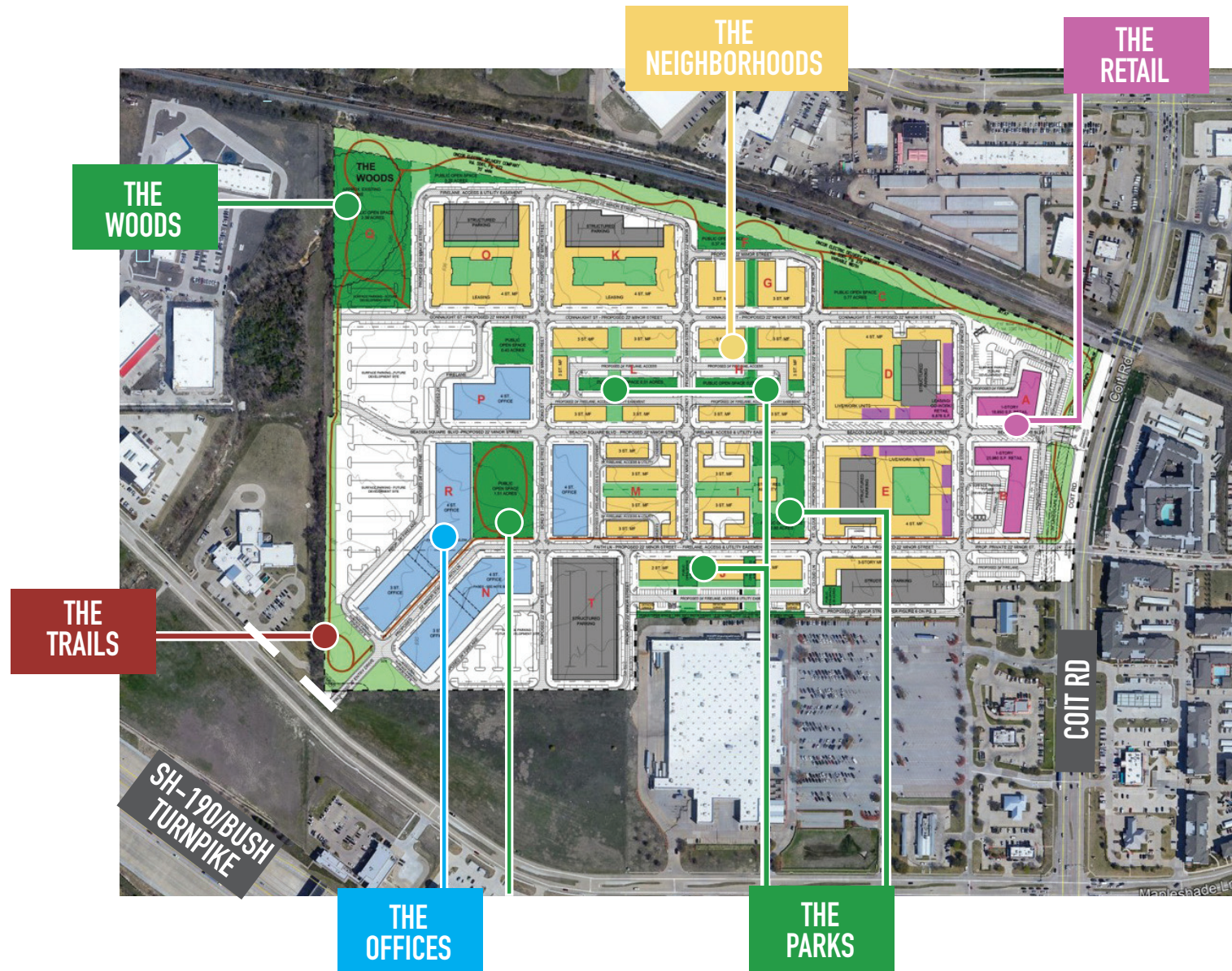
# BEACON SQUARE MASTERPLAN

## BEACON SQUARE

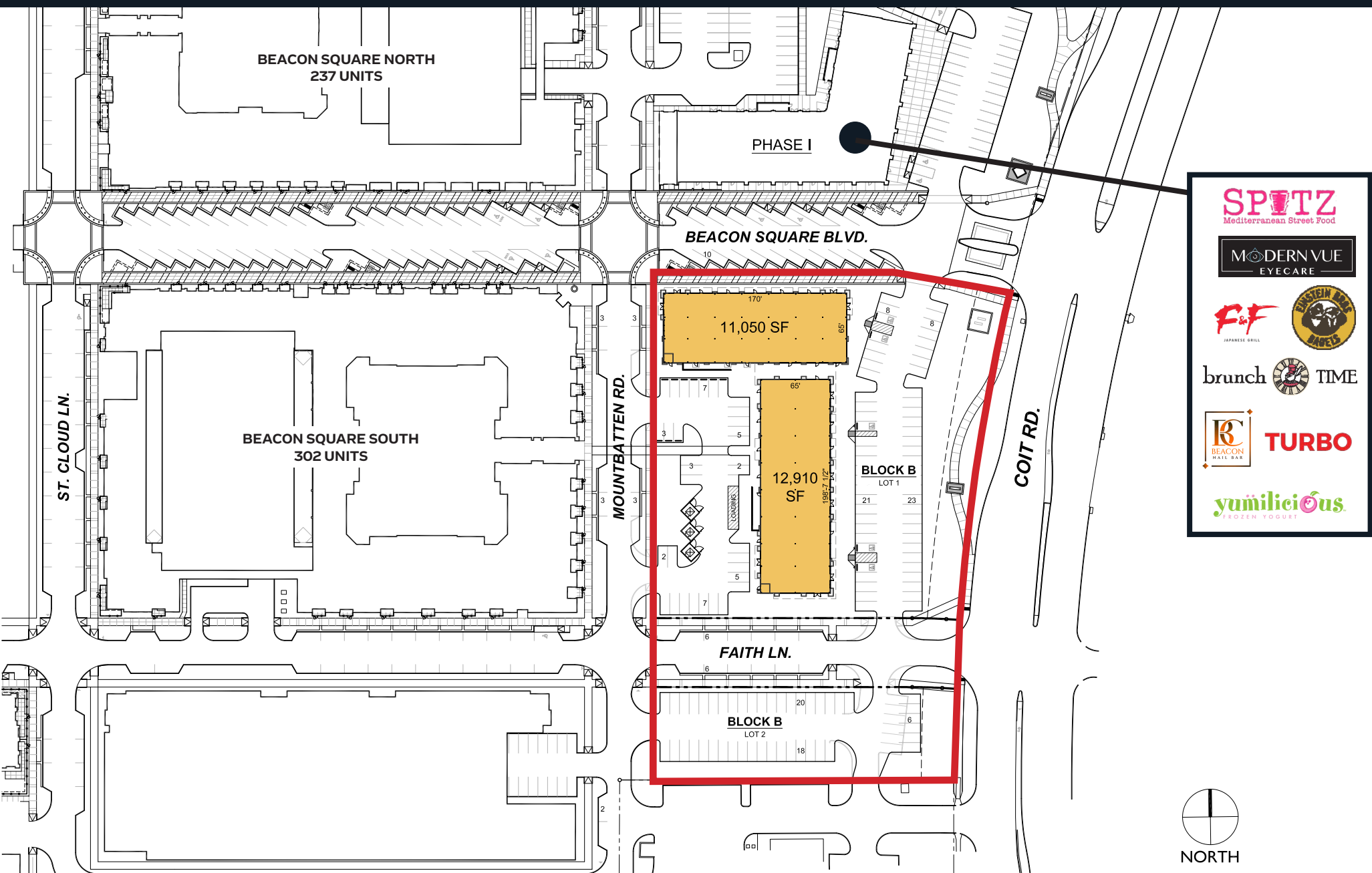
- 809,240 SF of Future Office
- Great Campus Setting on Park
- Top-of-Building Signage
- Superb Amenity Base
- True Mixed-Use Environment with Retail & Housing Within Walking Distance

## ACCESS

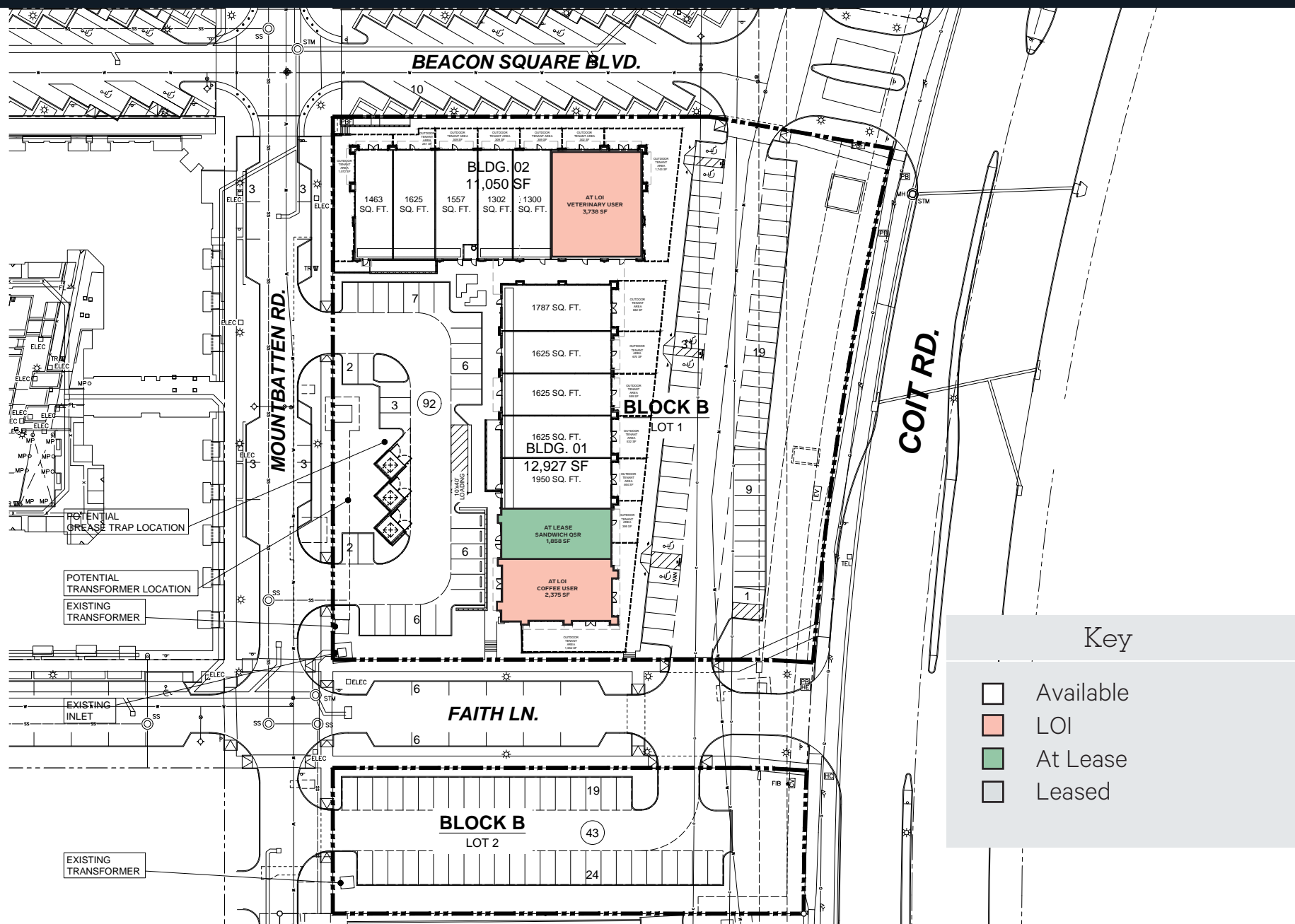
- Unbeatable Access
- Visibility to SH 190
- Top-of-Building Signage Opportunities with Exposure to SH 190
- Exceptional On-Site & Nearby Retail
- Central Location Just Minutes from DFW Airport, Plano, Frisco, and Downtown Dallas



# SITE PLAN



# SITE PLAN





# PROPERTY RENDERINGS





# PHASE I





# PROPERTY AERIAL





# PROPERTY AERIAL



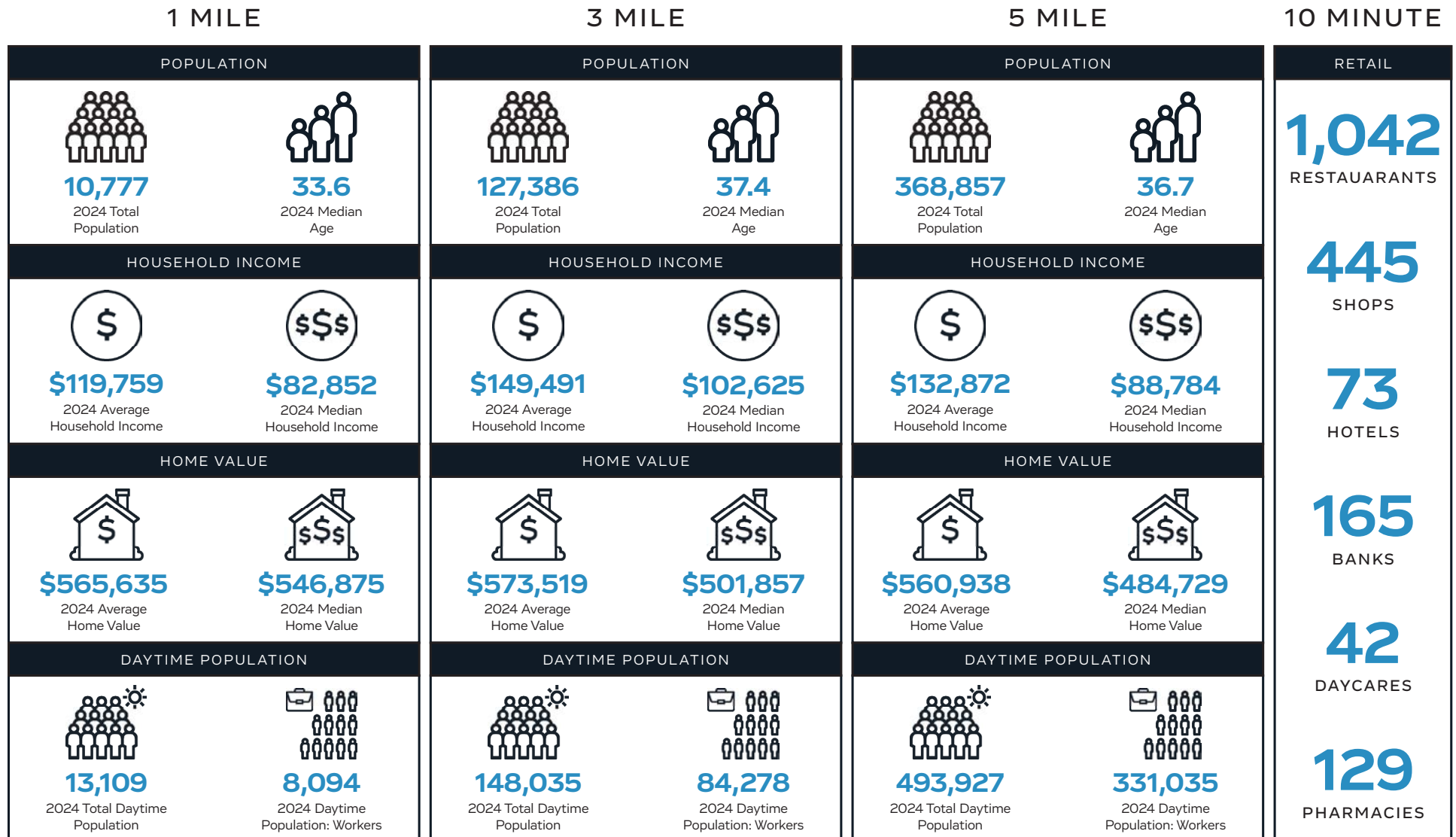


# PROPERTY AERIAL





# DEMOGRAPHICS





## ABOUT THE DEVELOPER



## We Design, Build & Manage Retail For The Community.

Billingsley Company's retail philosophy brings merchants into the community where their customers live and work. By providing restaurants and retail shops that are aesthetically pleasing and purposeful, we fit the design aesthetic of the neighborhood – delivering convenience with a fun, energetic atmosphere for those who shop and dine.





**EMILIE PAULSON**

SENIOR VICE PRESIDENT

[emilie@weitzmangroup.com](mailto:emilie@weitzmangroup.com)

214.720.3626

**MAGGIE HANSEN**

VICE PRESIDENT

[mhansen@weitzmangroup.com](mailto:mhansen@weitzmangroup.com)

214.442.7513



# 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 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

402795

License No.

twgre@weitzmangroup.com

Email

214-954-0600

Phone

Robert E. Young, Jr.

Designated Broker of Firm

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Robert E. Young, Jr

Licensed Supervisor of Sales Agent/ Associate

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Emilie Gioia Paulson

Sales Agent/Associate's Name

682080

License No.

emilie@weitzmangroup.com

Email

(214) 720-3626

Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Email

214-720-6688

Phone

Robert E. Young, Jr

Licensed Supervisor of Sales Agent/ Associate

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Margaret Patricia Hansen

Sales Agent/Associate's Name

675598

License No.

mhansen@weitzmangroup.com

Email

(214) 442-7513

Phone

Buyer/Tenant/Seller/Landlord Initials

Date