



THE REALM

CASTLE HILLS

OAK POINT

LITTLE ELM

MCKINNEY

FRISCO

DALLAS NORTH TOLLWAY

LEGACY WEST

- FABLETICS
- SHAKE SHACK
- True Food Kitchen
- Sprinkles
- J.CREW
- Tommy Bahama
- TAVERNA
- SEPHORA
- TESLA
- Del Frisco's Double Eagle Steakhouse
- west elm

THE STAR

OMNI HOTELS

EAST HAMPTON

- Cane's
- CANE ROSSO
- COMMON TABLE
- red mango
- TRI TIP GRILL
- Nestlé Toll House
- CITY WORKS
- concrete cowboy
- NEIGHBORHOOD SERVICES BAR & GRILL

THE REALM
CASTLE HILLS

THE COLONY

121

JOSEY

LEWISVILLE

PARKER

DALLAS NORTH TOLLWAY

PRESTON

PLANO

GRANDSCAPE

- Broken Egg Cafe
- Mi Cocina
- Nebaska Furniture Mart
- BREAD ZEPPELIN
- TRUCK YARD
- ANDRETTI
- GALAXY THEATRES
- Cheddar's

THE SHOPS AT LEGACY

- MEXICAN SUGAR
- Starbucks
- KENDRA SCOTT
- Village burger bar
- Bob's
- PACIUGO
- TACO DINER
- Sushi-Bar-Restaurant
- FIRESIDE

190

121

35E

CARROLLTON

COPPELL

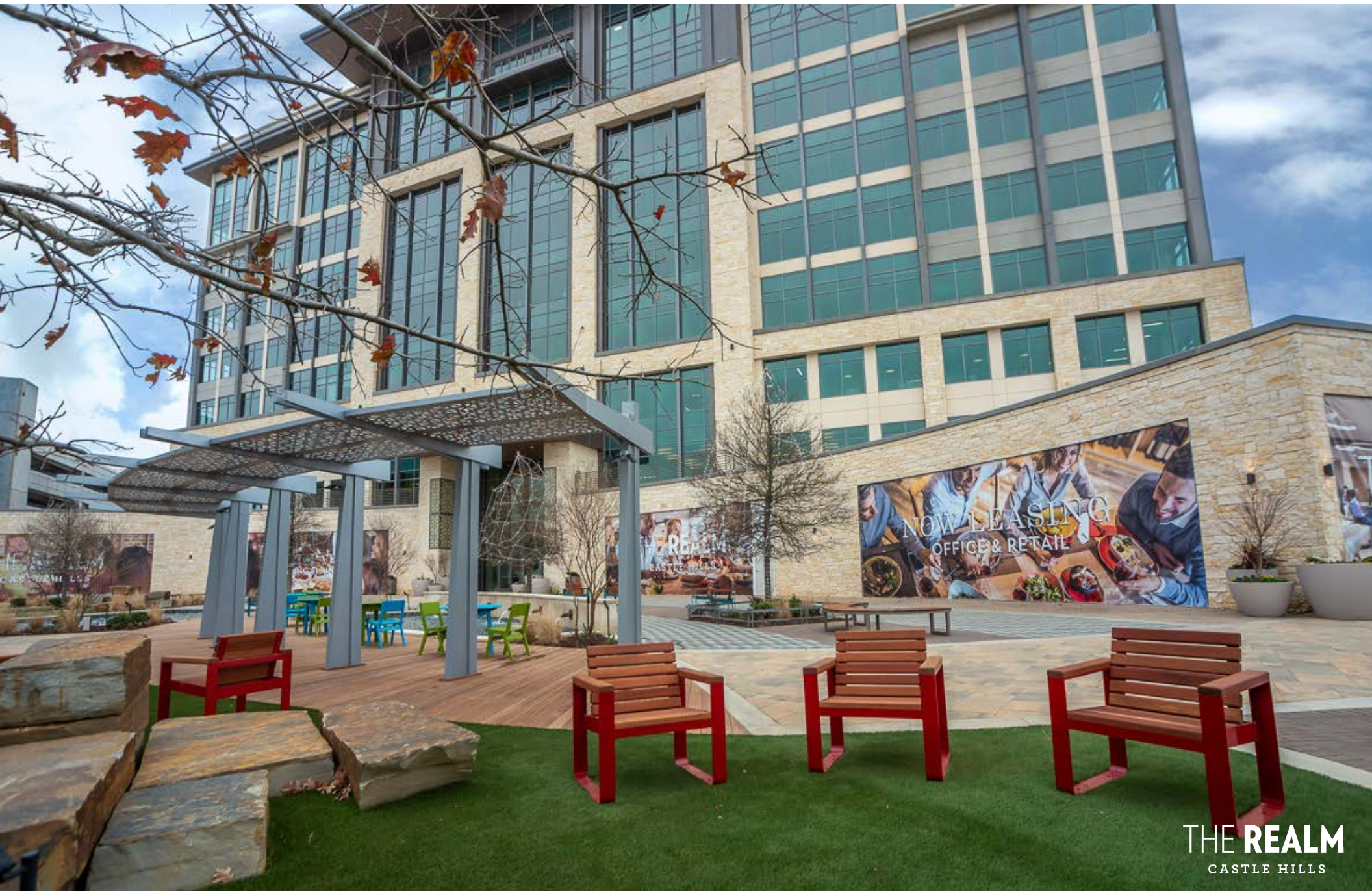
ADDISON

161

75

RICHARDSON

CRESCENT PARK & RETAIL PROMENADE



THE REALM
CASTLE HILLS



THE REALM

- 235,921 RSF office building will include nine floors of Class A office space
- Five level structured parking providing 4:1,000 for the office
- The ground floor will encompass 16,000 SF of restaurant and amenity space, anticipated to be four restaurants
- The Realm offers a fitness facility, computer bars, conference center, Wi-Fi connectivity in all common areas
- Efficient 30,371 RSF floorplates



FUTURE ACCESS EASEMENT 7

FUTURE PHASES
HOSPITALITY + RETAIL

FUTURE ACCESS EASEMENT 1

± 81 PARKING SPACES

PHASE 2

OF FUTURE RETAIL

34,000 SF

RETAIL
GARAGE

7 PARKING SPACES

± 93 PARKING SPACES

1ST FLOOR & DECK
RESTAURANT

16,000 RSF OF RETAIL

PHASE 1

OFFICE
± 236,000 SF TOTAL
9 FLOORS

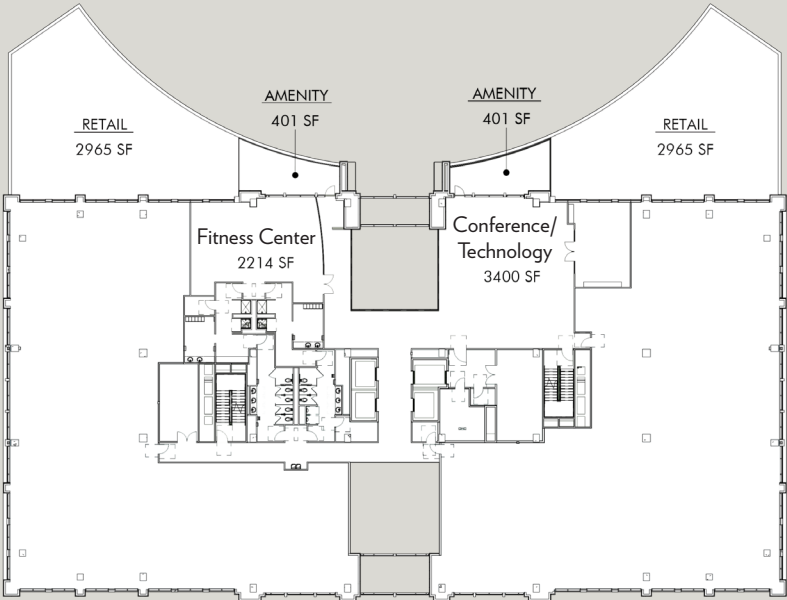
GARAGE
± 730 SHARED
RETAIL + OFFICE
PARKING SPACES

THE REALM
CASTLE HILLS

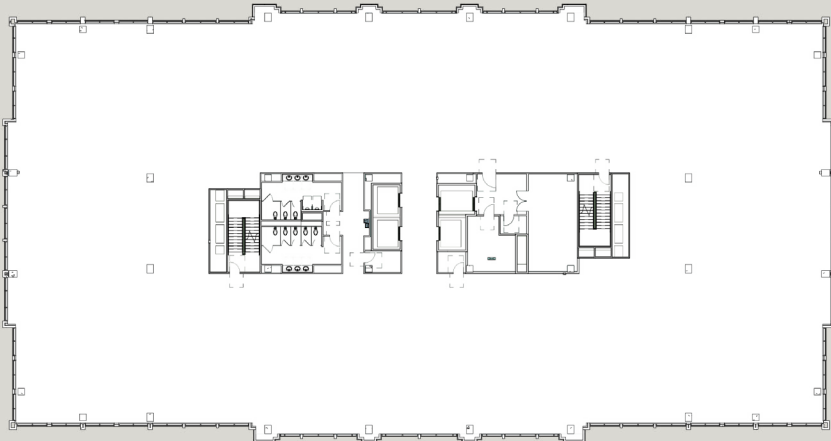
STACKING PLAN



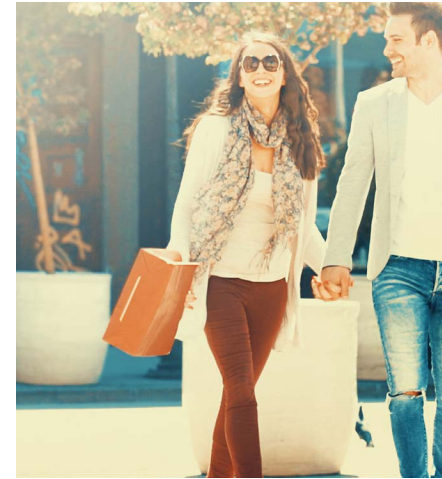
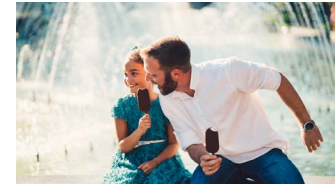
30,371 RSF FLOORPLATE



2nd Floor



Floors 3-9



THE REALM

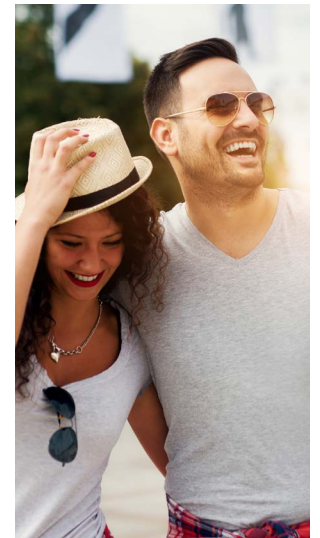
CASTLE HILLS

The Realm at Castle Hills is a master-planned, 324-acre, community offering office, retail and luxury living. Inspired by outstanding urban community design, The Realm serves to connect people with each other and their environment. With an overall focus on quality of life, The Realm blends the sophistication of an urban lifestyle with unique and beautiful outdoor activity and event spaces.

Phase I consists of Offices at The Realm and Crescent Park. The property is located just south of State Highway 121 and west of Josey Lane. Offices at The Realm offers an easy commute to workers from Frisco, Plano, The Colony, Carrollton, Irving and Lewisville.

PHASE ONE FEATURES

- Exceptional tollway visibility provides maximum exposure
- Modern streetscapes connect office to retail, entertainment and luxury living
- Future office phases provide capacity for business growth
- 4 minutes from Legacy West, Toyota HQ, Liberty Mutual, Fedex, and JPMorgan Chase
- 2 minutes from Grandscape and Nebraska Furniture Mart
- 15 minutes to DFW Airport



MASTER PLAN

SINGLE FAMILY RENTAL (COTTAGES)
• 72 HOMES
NOW LEASING

FUTURE CONDOS + RETAIL

FUTURE MULTI-FAMILY + RETAIL

PHASE I – OFFICE, RETAIL, MULTI-FAMILY
DELIVERING FALL 2019

FUTURE MIXED-USE

FUTURE ENTERTAINMENT DISTRICT

MULTI-FAMILY (DISCOVERY)
• 423 UNITS COMPLETED

FUTURE MULTI-FAMILY + RETAIL

CASTLE HILLS SINGLE FAMILY HOMES
DELIVERING LATE 2019

121/SAM RAYBURN TOLLWAY
WINDHAVEN PARKWAY

JOSEY LANE

PARKER ROAD

THE REALM
CASTLE HILLS



A CONNECTED COMMUNITY

The Realm is situated just north of Castle Hills, serving as an extension of the existing 2,900 acre single-family luxury master-planned community. Castle Hills has grown to more than 4,500 single-family homes and 12,000-plus residents since it first broke ground in 1998. The neighborhood offers a host of amenities, including luxury golf course, lakes, parks, hike-and- bike trails, swimming pools, and on-site schools.



Headquartered in Castle Hills, Bright Realty specializes in residential and commercial land development, including master-planned communities, office, retail and mixed-use lifestyle centers. The company is a full-service real estate firm offering services such as land brokerage; customized property management and accounting; leasing advisory services; owner and tenant representation; project management; asset disposition; golf course operations; and landscape services.

LINCOLN
PROPERTY
COMPANY

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