

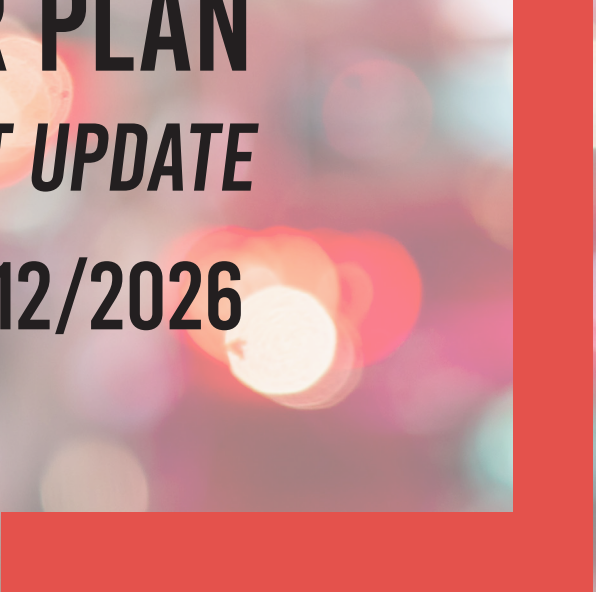


LAS COLINAS

MASTER PLAN

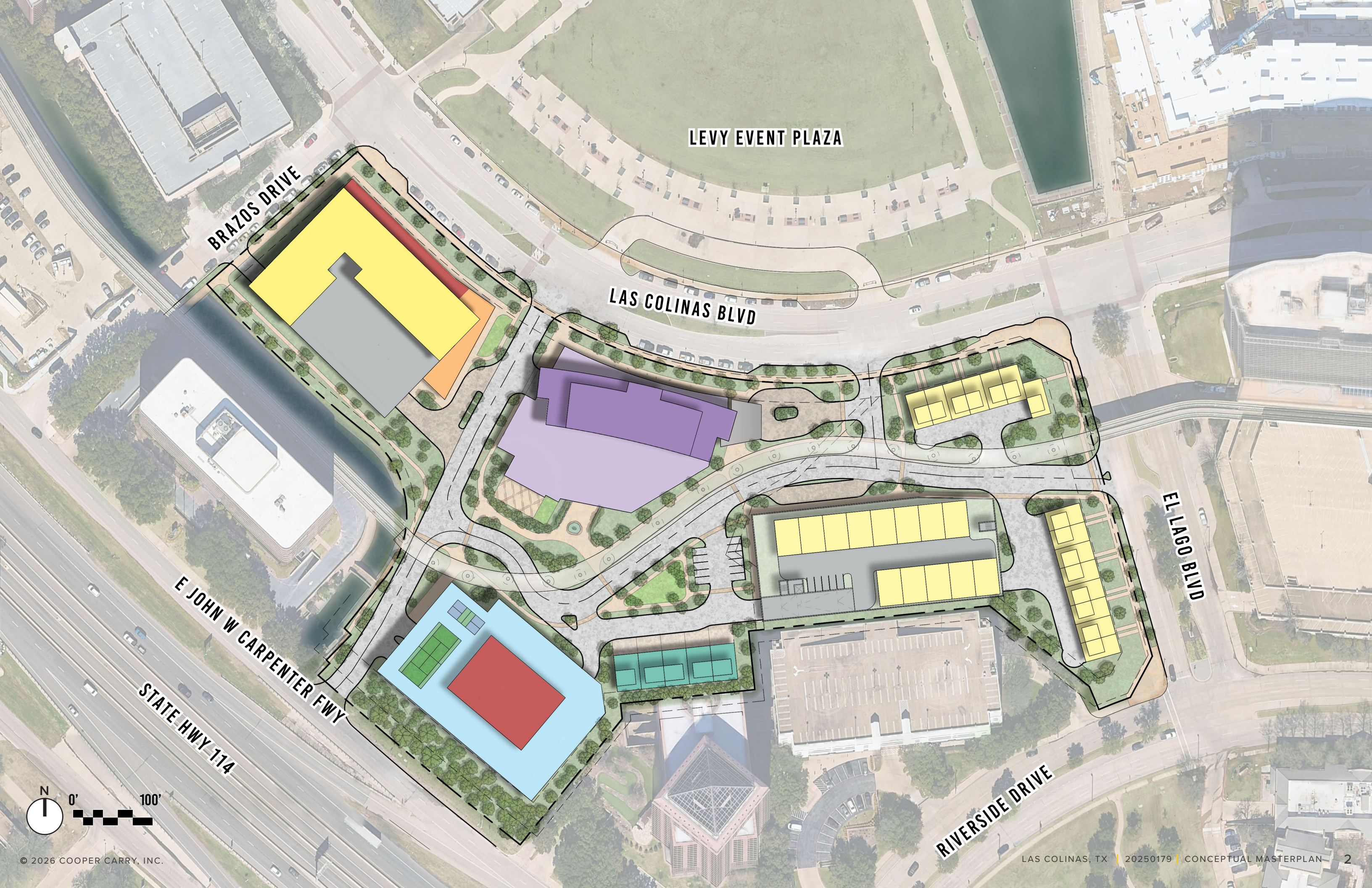
CONCEPT UPDATE

06/12/2026



COOPER CARRY

LAS COLINAS, TX | 20250179 | CONCEPTUAL MASTERPLAN



LEVY EVENT PLAZA

BRAZOS DRIVE

LAS COLINAS BLVD

EL LAGO BLVD

RIVERSIDE DRIVE

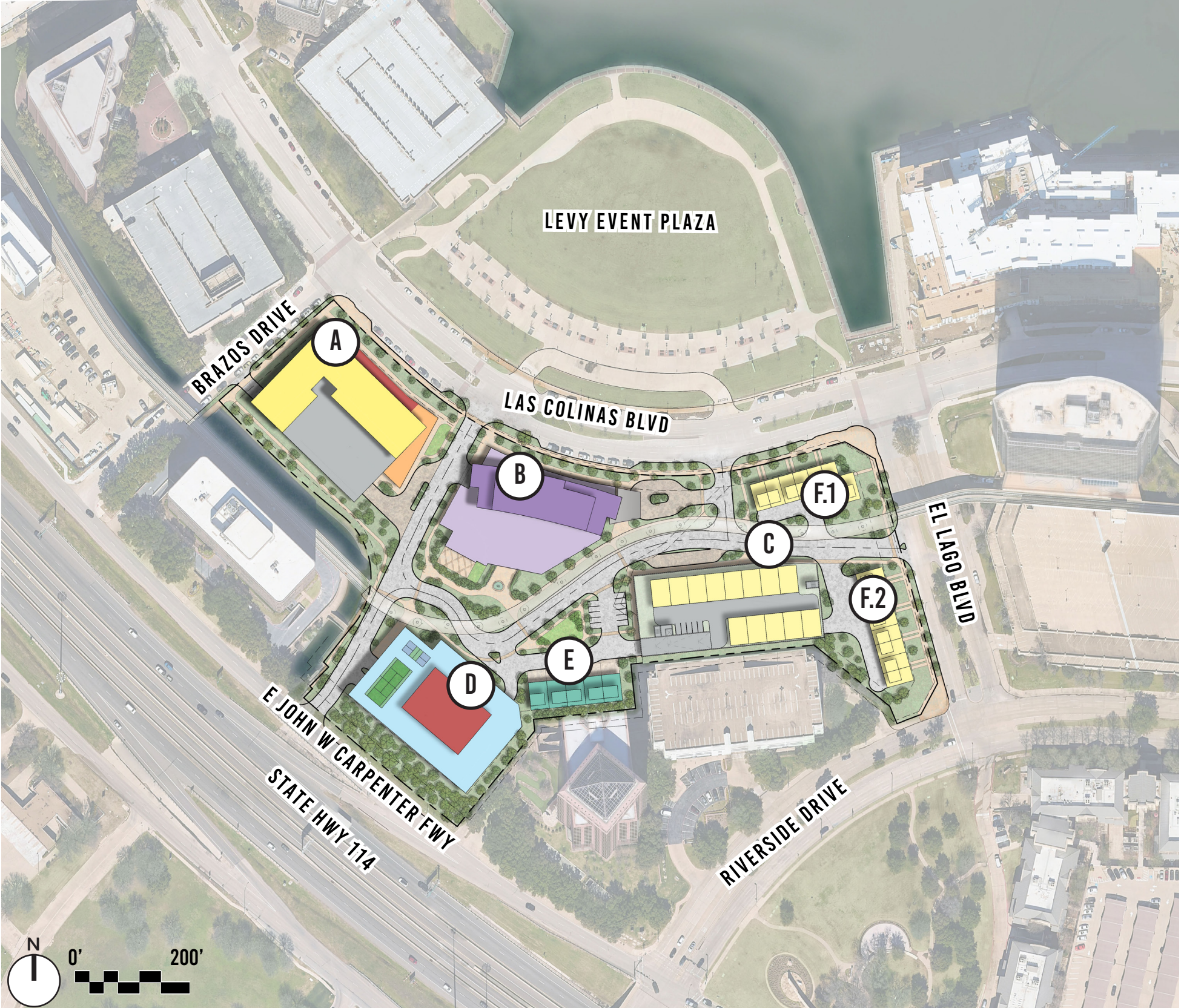
E JOHN W CARPENTER FWY

STATE HWY 114



MASTERPLAN

DEVELOPMENT YIELDS



	USE	YIELD	PARKING RATE	PARKING
A.	LUXURY MULTI-FAMILY:	183 UNITS	1.5/UNIT	275 SP DEMAND
	23 U/FL X 6 FL			
	16 U/FL X 3 FL			
	RETAIL:	10,000 GSF	4/1000 GSF	40 SP DEMAND
	GARAGE:	69 SP/FL		345 SP SUPPLY
B.	LUXURY HOTEL:	155 KEYS	1/KEY	155 SP DEMAND
	CONFERENCE:	11,000 GSF	10/1000 GSF	110 SP DEMAND
	RETAIL:	4,500 GSF	6.67/1000 GSF	30 SP DEMAND
	ROOFTOP F&B:	3,500 GSF	6.67/1000 GSF	24 SP DEMAND
	GARAGE:	92 SP/FL		244 SP SUPPLY
C.	RETAIL:	26,150 GSF	4/1000 GSF	105 SP DEMAND
	GARAGE:	75 SP/FL		157 SP SUPPLY
	LUXURY PRIVATE GARAGE:	13	1/GARAGE	13 SP DEMAND
	1,350 GSF X 2 FL	+/-2,700		
D.	THE CONCOURS & COLLECTION CLUB:	160,000 GSF	4-6.67/1000 GSF	643 SP DEMAND
	CONCOURS	80,000 GSF		
	OFFICE (2FL)	80,000 GSF		
	RETAIL:	6,000 GSF	6.67/1000 GSF	45 SP DEMAND
	GARAGE (6 FL):	106 SP/FL		636 SP SUPPLY
	SURFACE PARKING:	40 SP		40 SP SUPPLY
E.	TCCC CONDO (4 FL):	5	1/CONDO	5 SP DEMAND
	30' X 45'	4,500 GSF		
F.1	LUXURY CONDO (4 FL):	7	2/CONDO	SELF-PARKED
	24' X 45'	3,600 GSF		
F.2	LUXURY CONDO (3 FL):	8	2/CONDO	SELF-PARKED
	24' X 45'	2,520 GSF		

- THE CONCOURS & COLLECTION CLUB / OFFICE / ROOFTOP DESTINATION

HOTEL + CONFERENCE

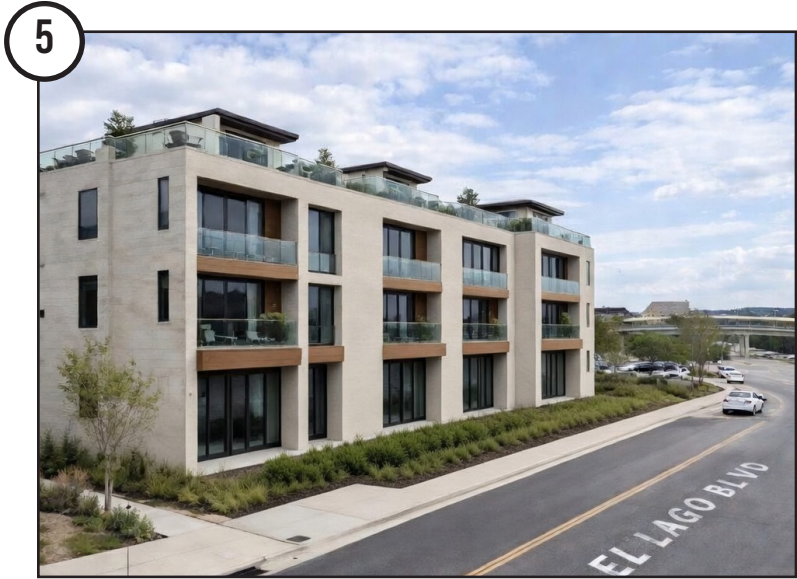
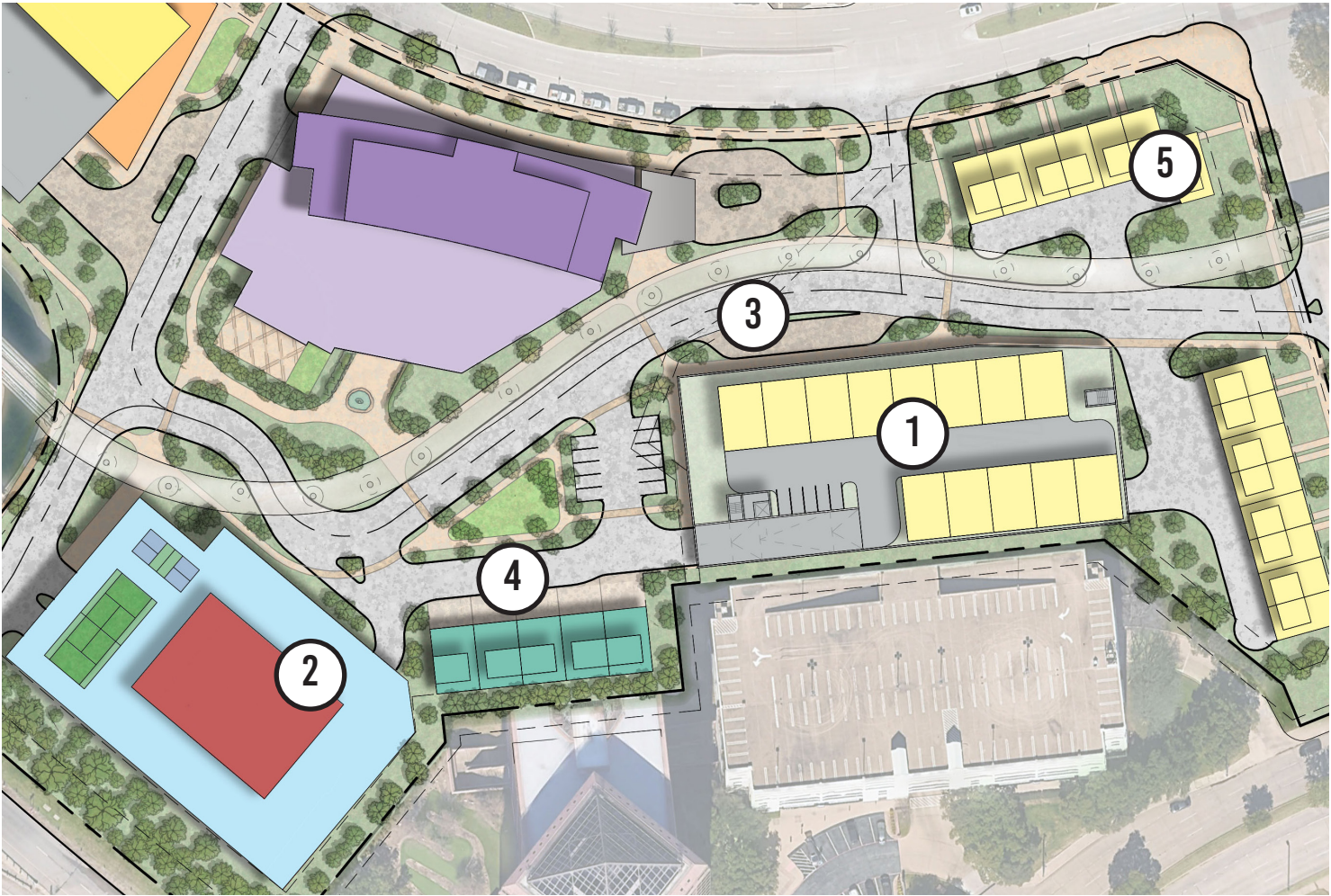
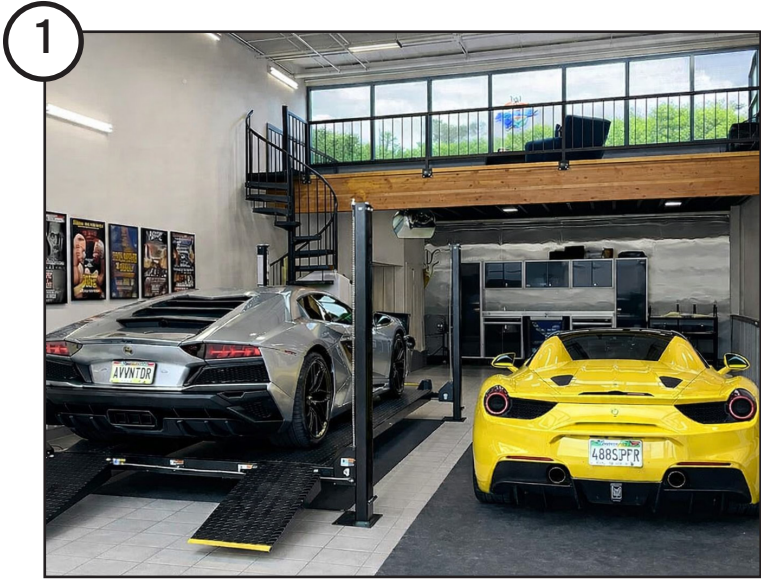
MULTI-FAMILY / LUXURY CONDO

TCCC CONDO
- RETAIL

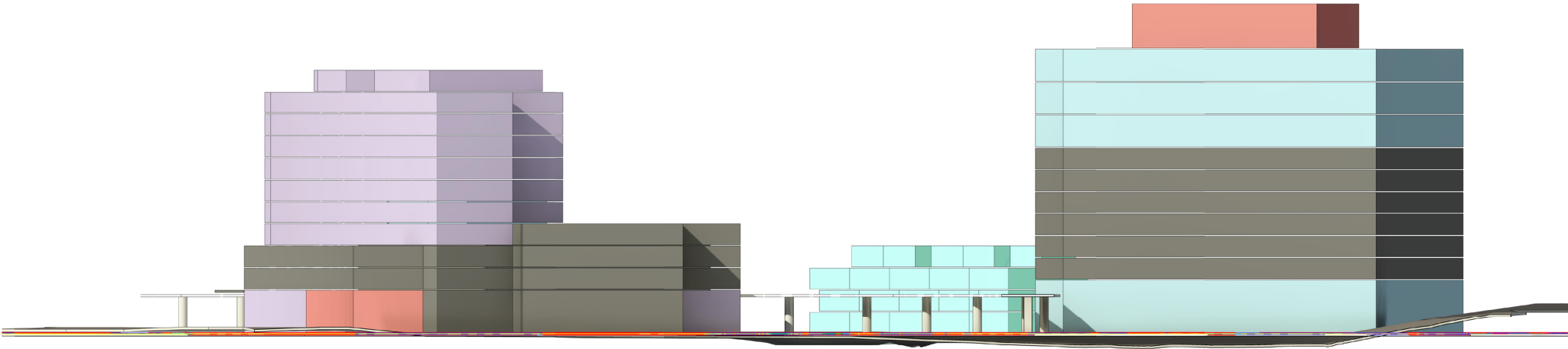
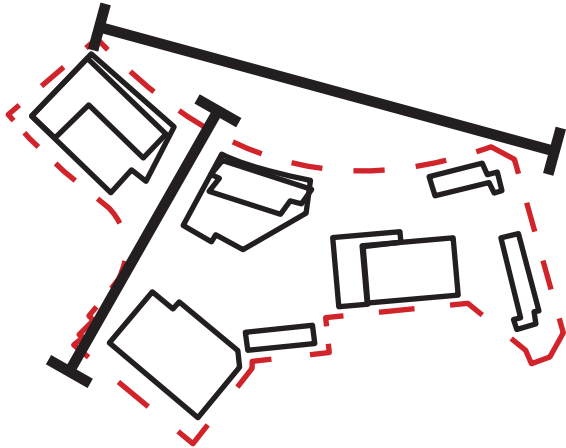
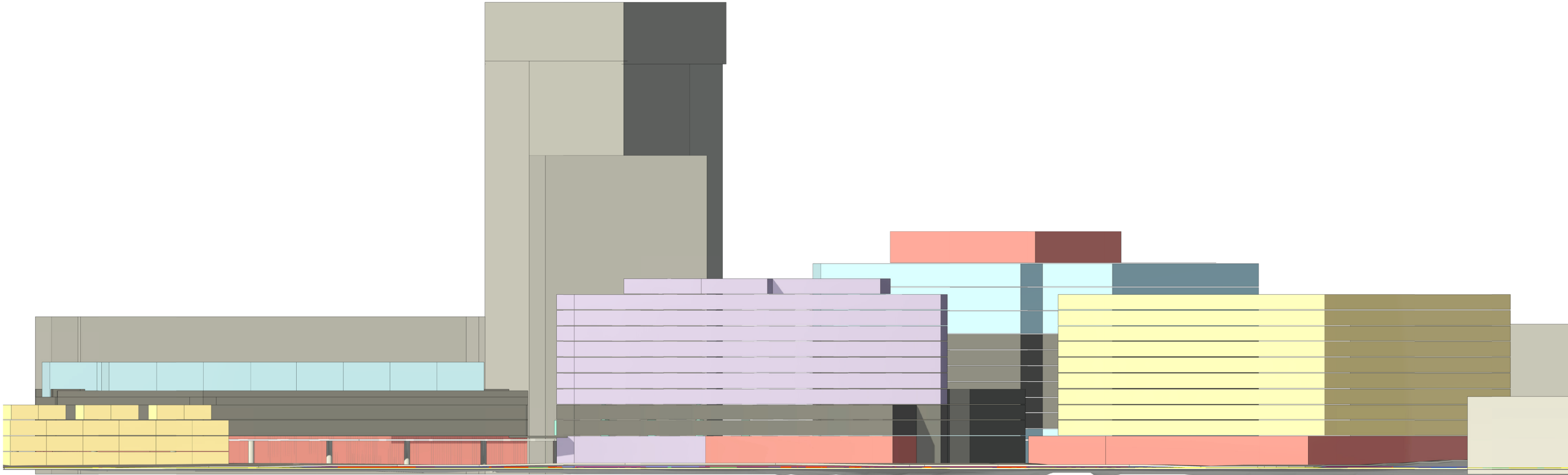
GARAGE

AMENITY/LOBBY

PRECEDENTS & INSPIRATION



SECTIONS



VIEW 1

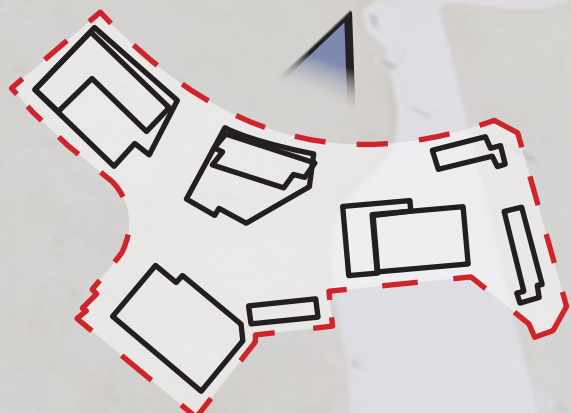


VIEW 2



LAS COLINAS BLVD

LEVY EVENT PLAZA

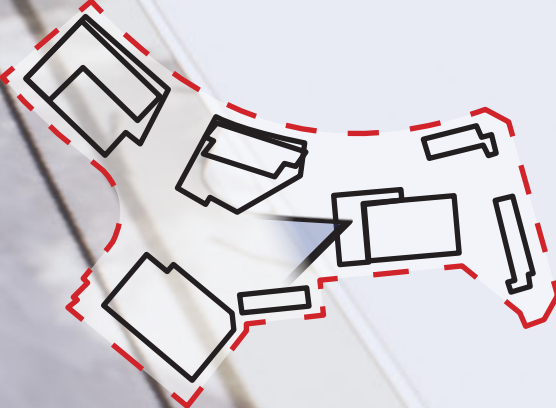
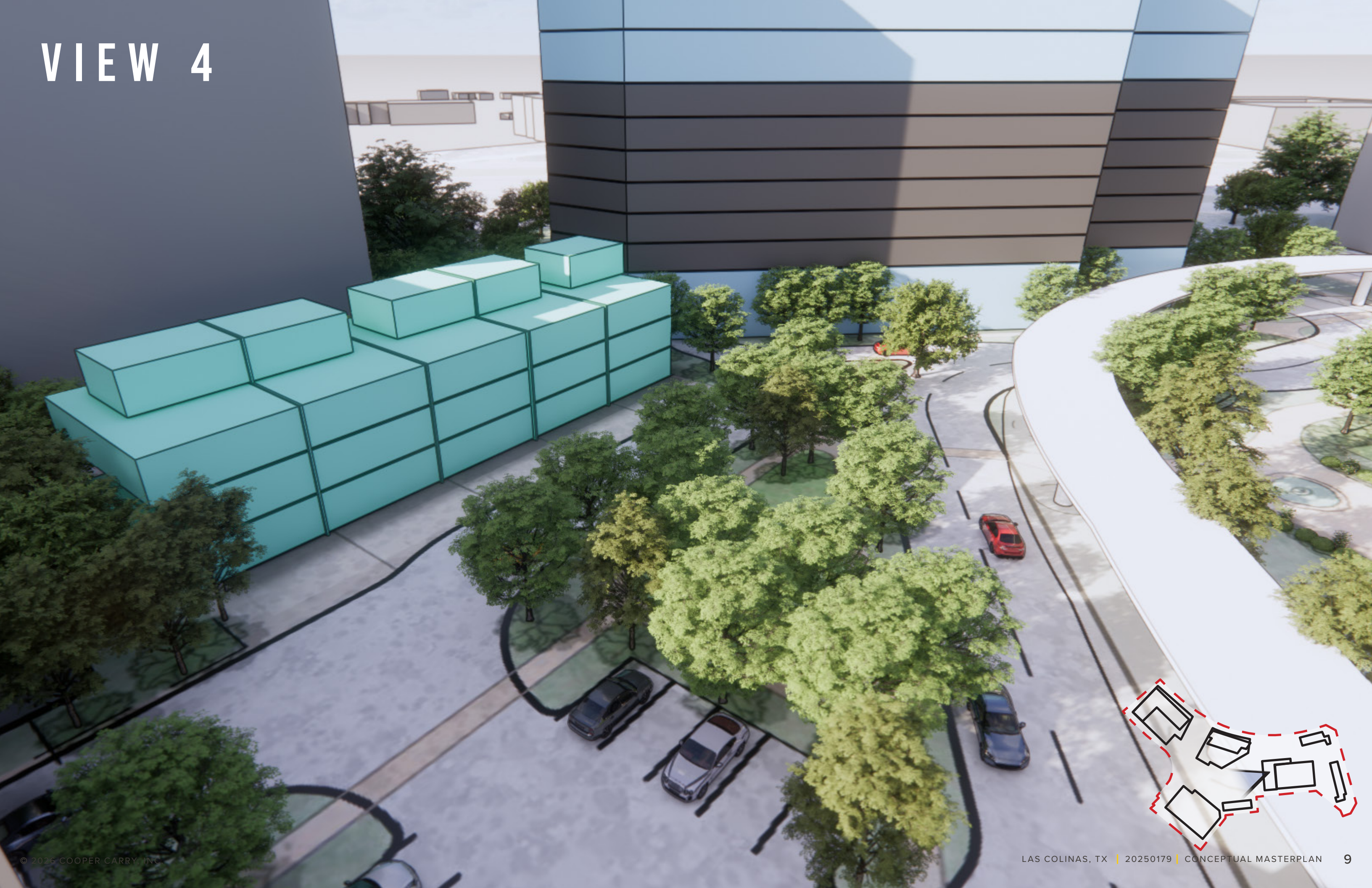


VIEW 3



LAS COLINAS BLVD

VIEW 4



VIEW 5

