



LAS COLINAS

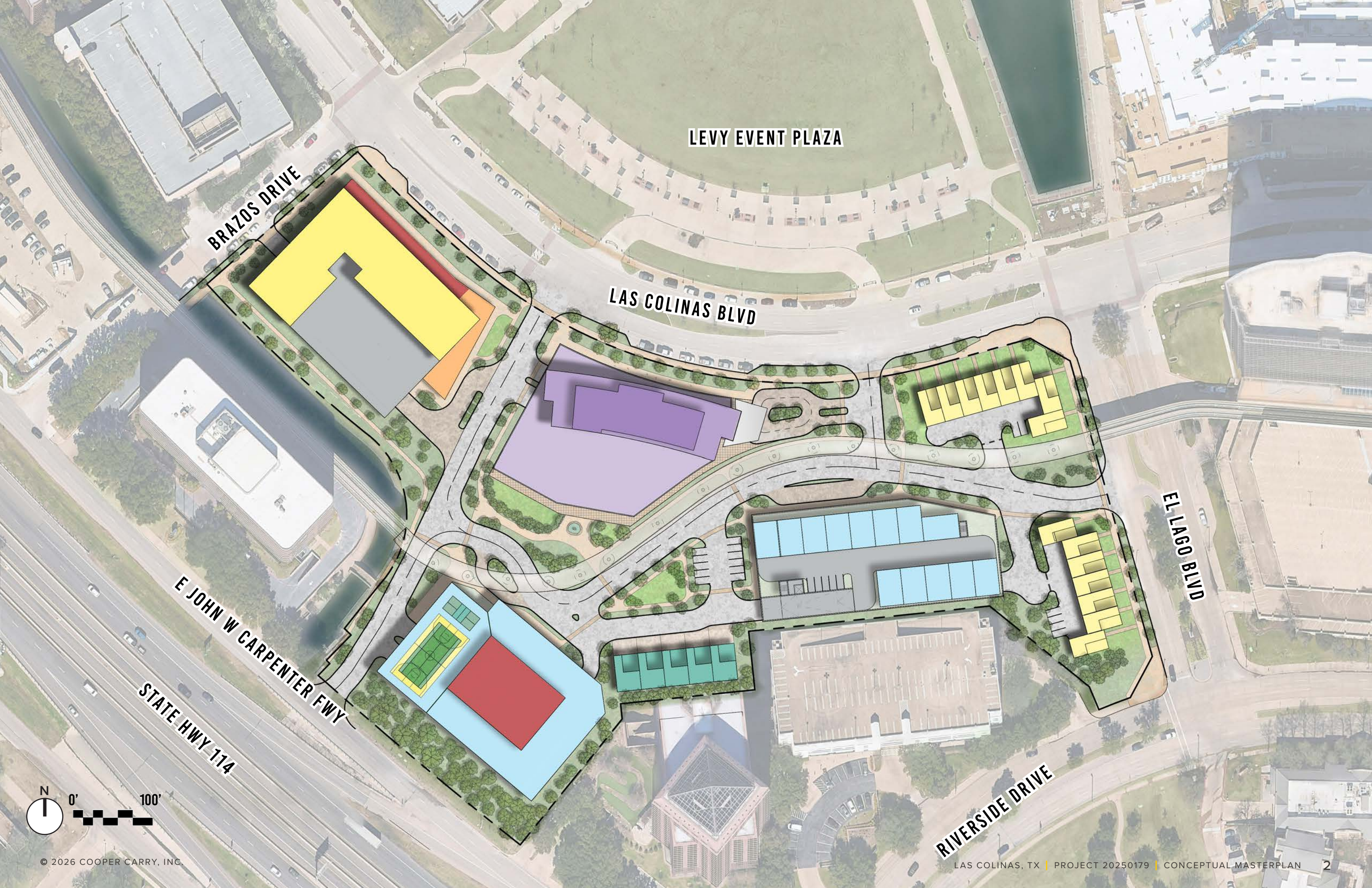
MASTER PLAN

CONCEPT UPDATE

08/20/2026



COOPER CARRY



LEVY EVENT PLAZA

BRAZOS DRIVE

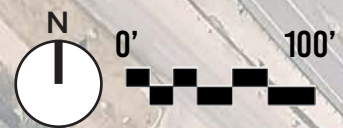
LAS COLINAS BLVD

EL LAGO BLVD

RIVERSIDE DRIVE

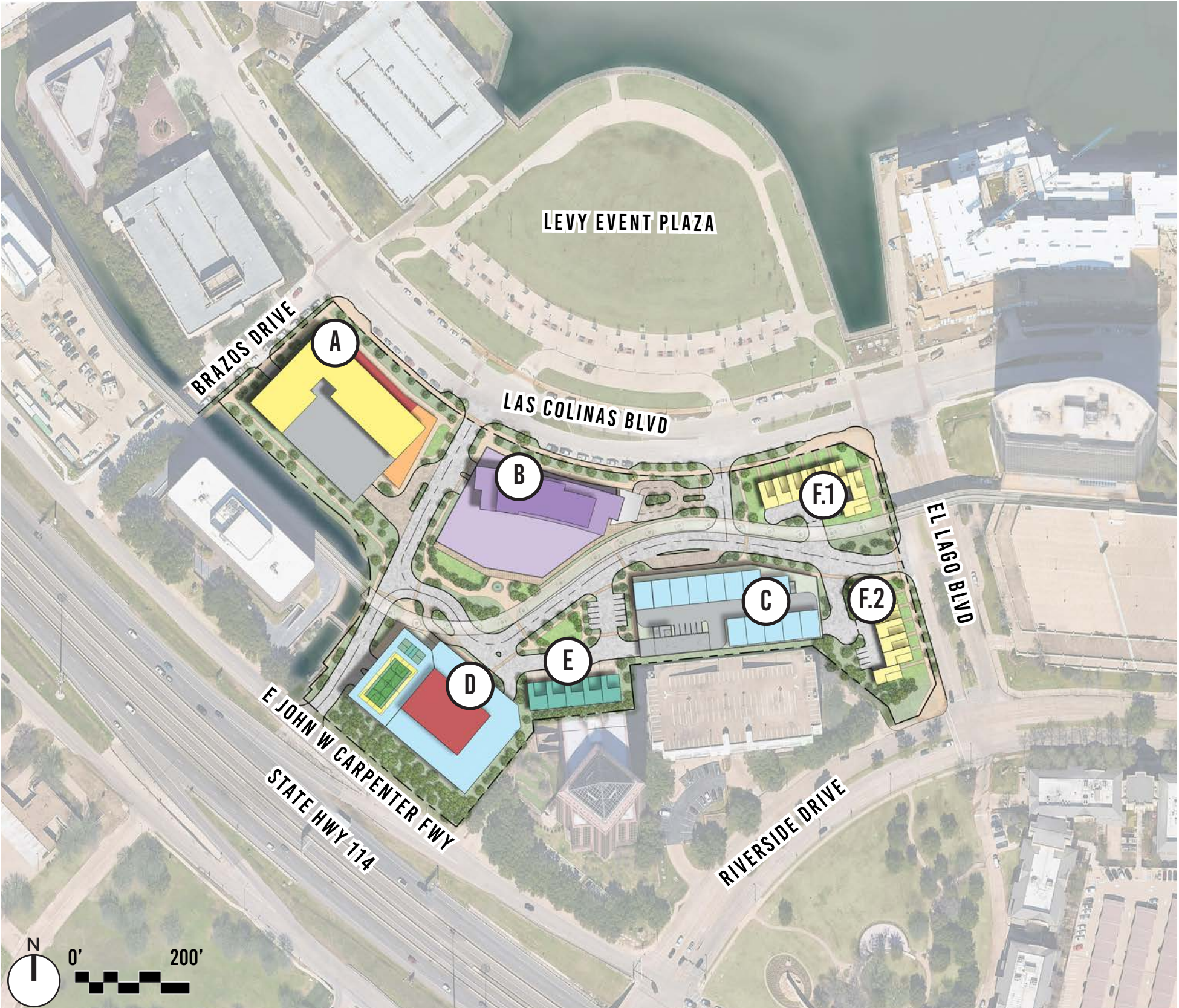
E JOHN W CARPENTER FWY

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		347 SP SUPPLY
B.	LUXURY HOTEL:	155 KEYS	1/KEY	155 SP DEMAND
	CONFERENCE:	11,000 GSF	10/1000 GSF	110 SP DEMAND
	RETAIL:	4,000 GSF	6.67/1000 GSF	27 SP DEMAND
	ROOFTOP F&B:	3,500 GSF	6.67/1000 GSF	24 SP DEMAND
	GARAGE:	95 SP/FL		250 SP SUPPLY
C.	RETAIL:	23,750 GSF	4/1000 GSF	95 SP DEMAND
	GARAGE:	80 SP/FL		160 SP SUPPLY
	LUXURY PRIVATE GARAGE:	13	2/GARAGE	SELF-PARKED
	1,350 GSF X 2 FL	+/-2,700		
D.	THE CONCOURS & COLLECTION CLUB:	160,000 GSF	4/1000 GSF	640 SP DEMAND
	CONCOURS	80,000 GSF		
	OFFICE (2FL)	80,000 GSF		
	RETAIL:	6,000 GSF	6.67/1000 GSF	40 SP DEMAND
	GARAGE (6 FL):	110 SP/FL		660 SP SUPPLY
	SURFACE PARKING:	11 SP		11 SP SUPPLY
E.	TCCC CONDO (4 FL):	5	2/CONDO	SELF-PARKED
	30' X 45'	4,500 GSF		
F.1	LUXURY CONDO (4 FL):	8	2/CONDO	SELF-PARKED
	24' X 45'	3,600 GSF		
F.2	LUXURY CONDO (3 FL):	7	2/CONDO	SELF-PARKED

- THE CONCOURS & COLLECTION CLUB / OFFICE / ROOFTOP DESTINATION

HOTEL + CONFERENCE

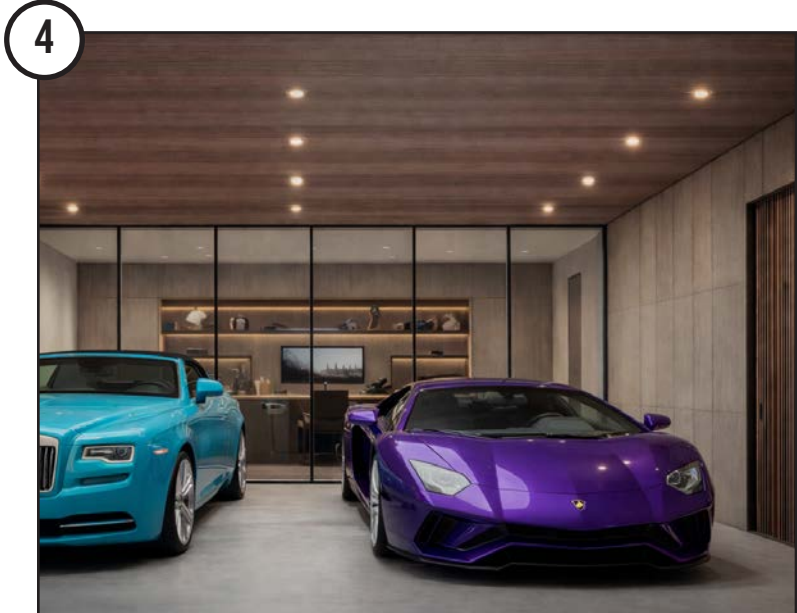
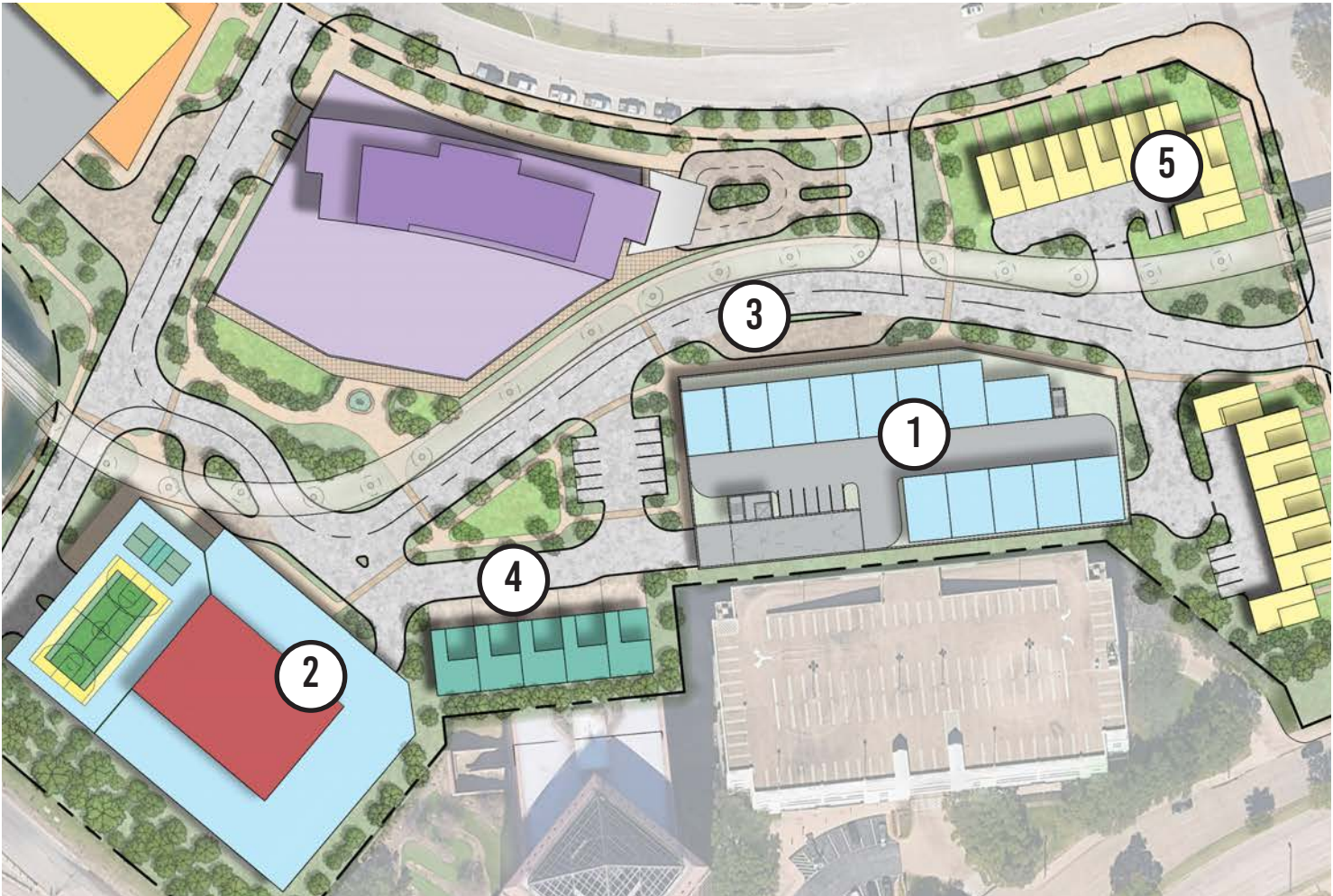
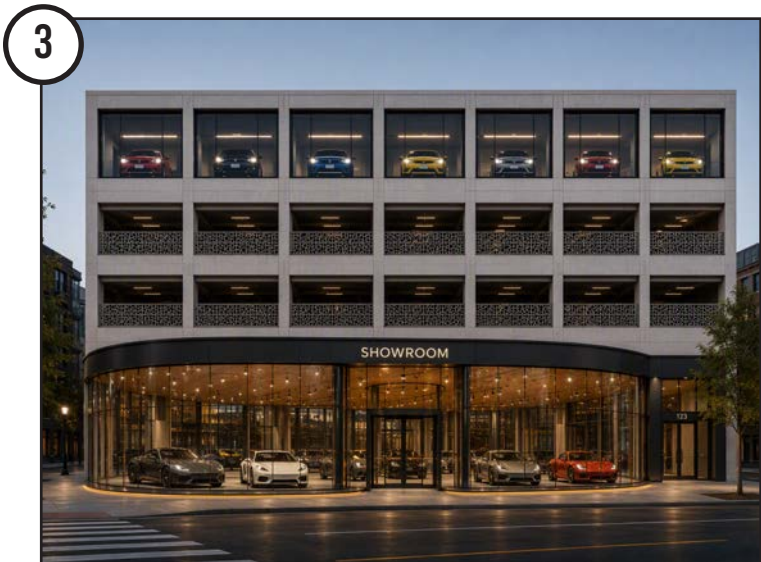
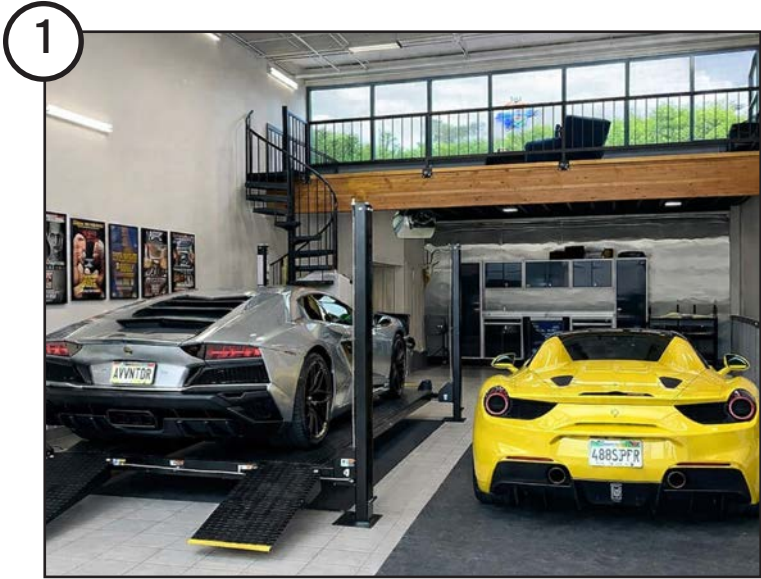
MULTI-FAMILY / LUXURY CONDO

TCCC CONDO
- RETAIL

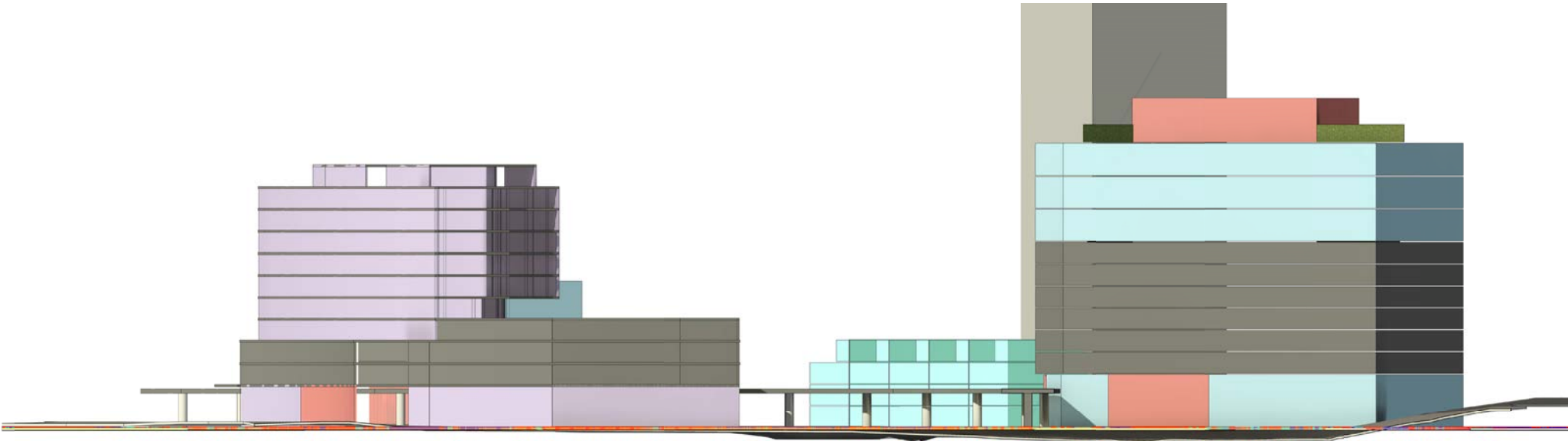
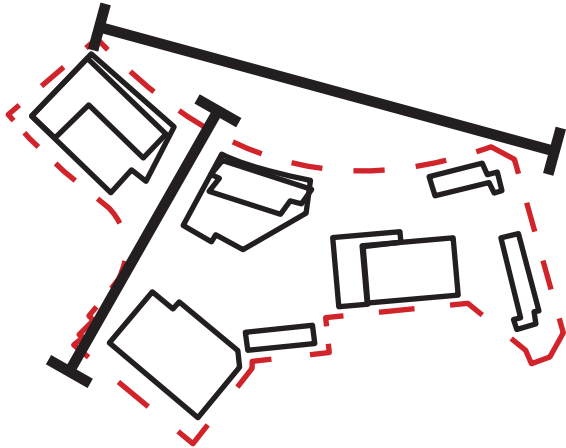
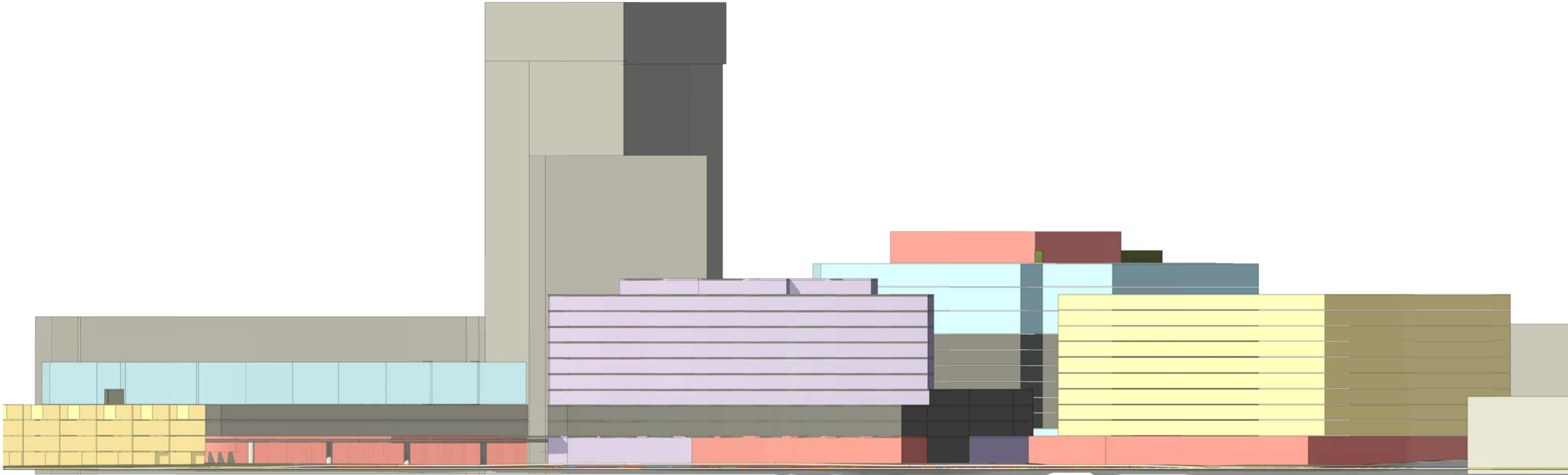
GARAGE

AMENITY/LOBBY

PRECEDENTS & INSPIRATION



SECTIONS



VIEW 1



VIEW 2



LAS COLINAS BLVD

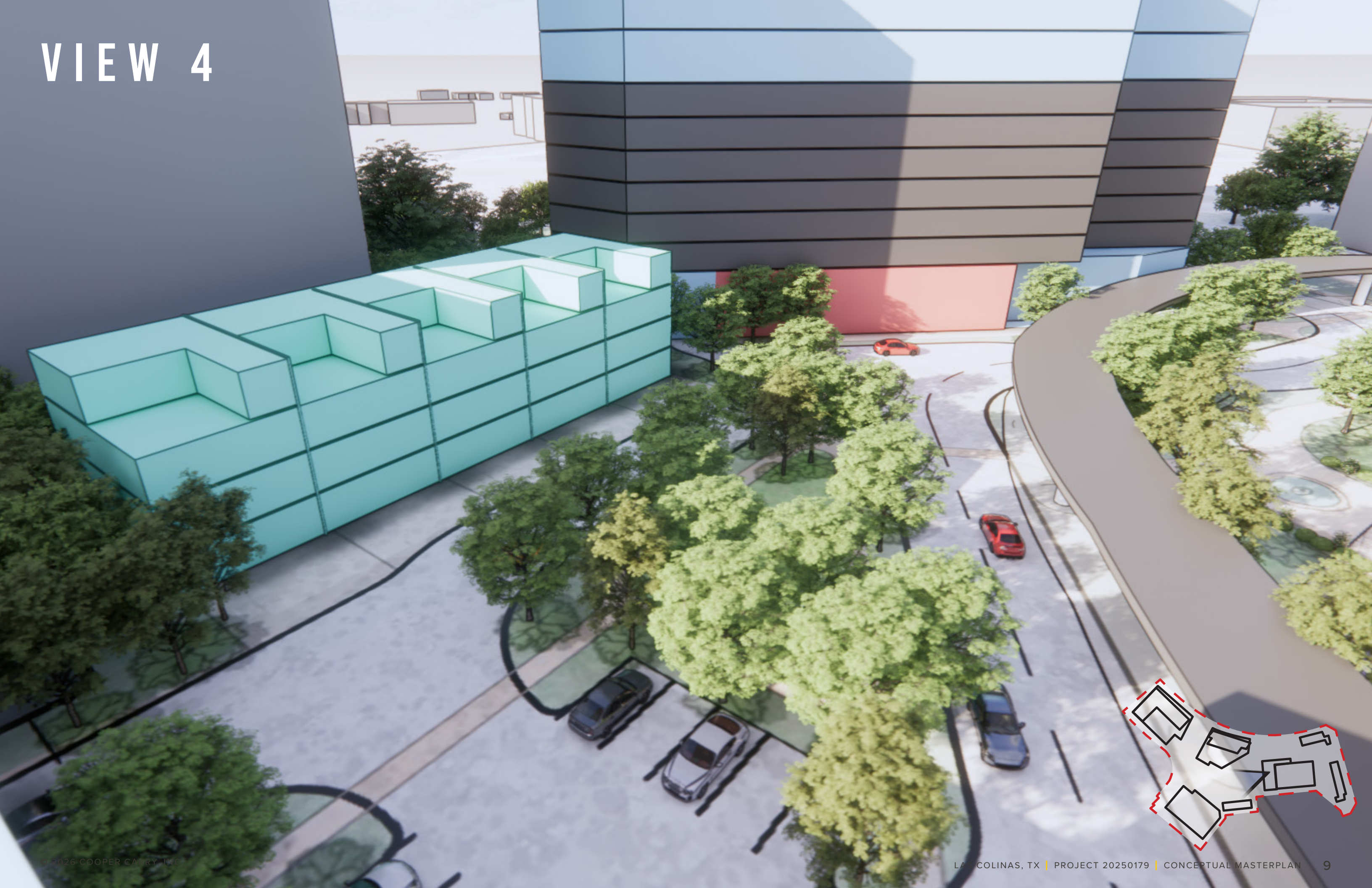
LEVY EVENT PLAZA

VIEW 3



LAS COLINAS BLVD

VIEW 4



VIEW 5





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