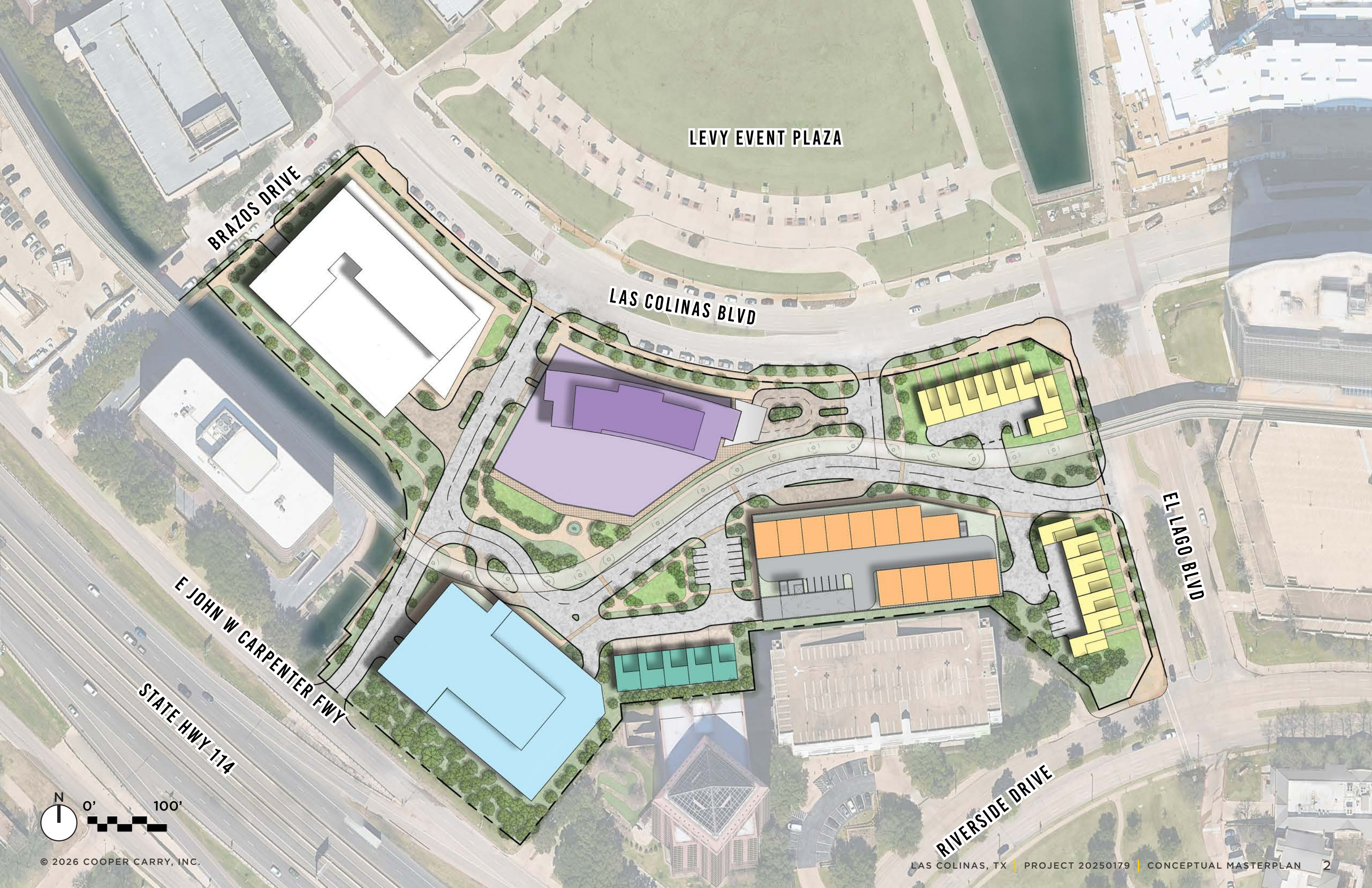


Las Colinas

MASTER PLAN



LEVY EVENT PLAZA

BRAZOS DRIVE

LAS COLINAS BLVD

EL LAGO BLVD

RIVERSIDE DRIVE

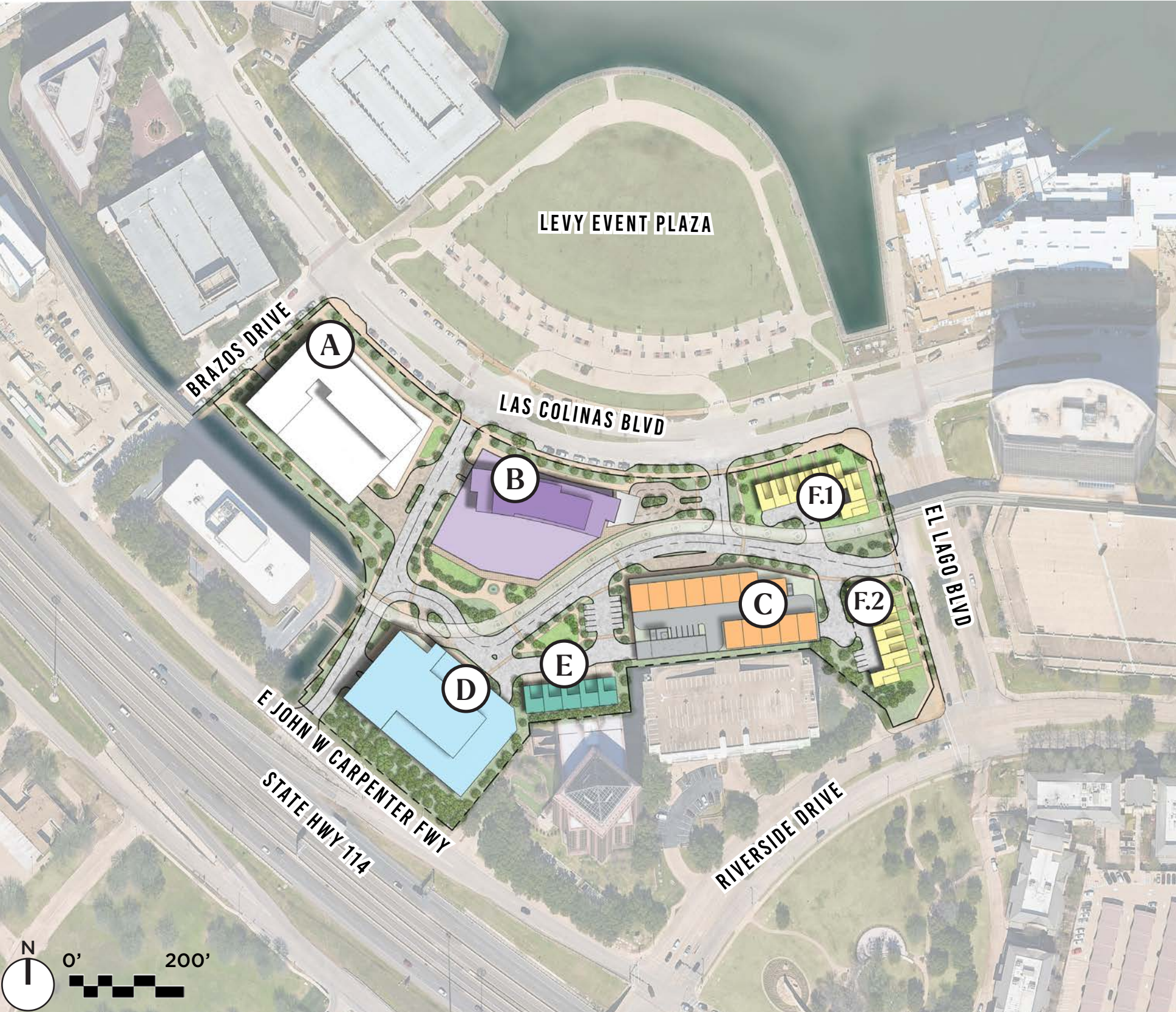
E JOHN W CARPENTER FWY

STATE HWY 114



Master Plan

Development Yields



	USE	YIELD	PARKING RATE	PARKING
A.	FUTURE DEVELOPMENT	N/A	N/A	N/A
B.	LUXURY HOTEL:	151 KEYS	0.7 SP/ KEY	106 SP DEMAND
	CONFERENCE:	11,000 GSF	1 SP/ 125 GSF	88 SP DEMAND
	RESTAURANT:	4,000 GSF	1 SP/ 150 GSF	27 SP DEMAND
	ROOFTOP F&B:	3,500 GSF	1 SP/ 150 GSF	24 SP DEMAND
	GARAGE:	95 SP/FL		257 SP SUPPLY
C.	RETAIL:	23,750 GSF	1 SP / 250 GSF	95 SP DEMAND
	GARAGE:	80 SP/FL		160 SP SUPPLY
	LUXURY PRIVATE GARAGE:	13	2 SP / GARAGE	SELF-PARKED
		1,350 GSF X 2 FL	+/-2,700	
D.	THE CONCOURS & COLLECTION CLUB:	132,000 GSF	1 SP/150 GSF	880 SP DEMAND
	CONCOURS CLUB	40,000 GSF		
	OFFICE (2 FL)	80,000 GSF		
	SPORTS COURTS	12,000 GSF		
	RESTUARANT:	6,000 GSF	1 SP / 150 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 SP / CONDO	SELF-PARKED
		30' X 45'	4,500 GSF	
F.1	LUXURY CONDO (4 FL):	8	2 SP / CONDO	SELF-PARKED
		24' X 45'	3,600 GSF	
F.2	LUXURY CONDO (3 FL):	7	2 SP / CONDO	SELF-PARKED
		24' X 45'	2,520 GSF	

- THE CONCOURS & COLLECTION CLUB

HOTEL + CONFERENCE

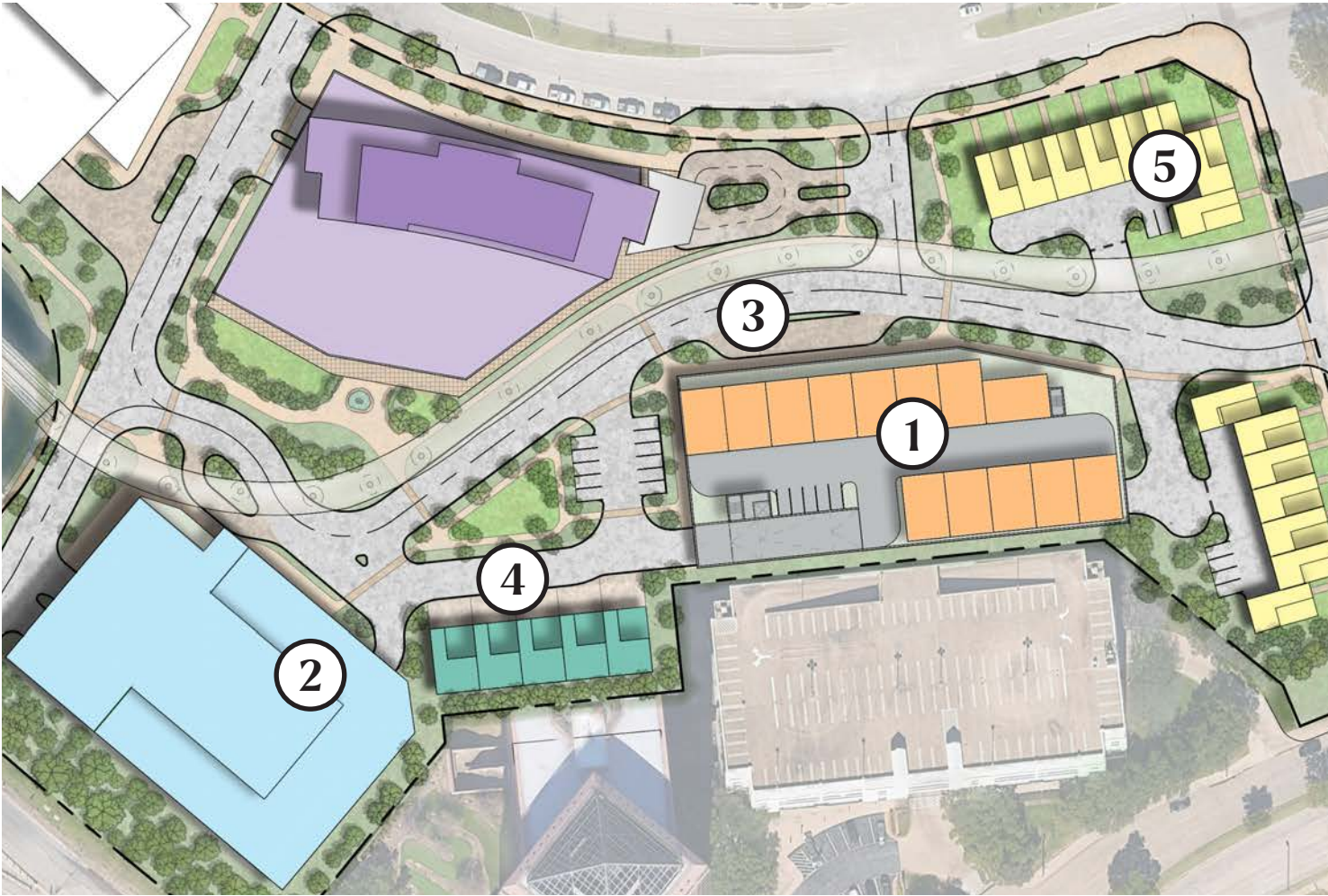
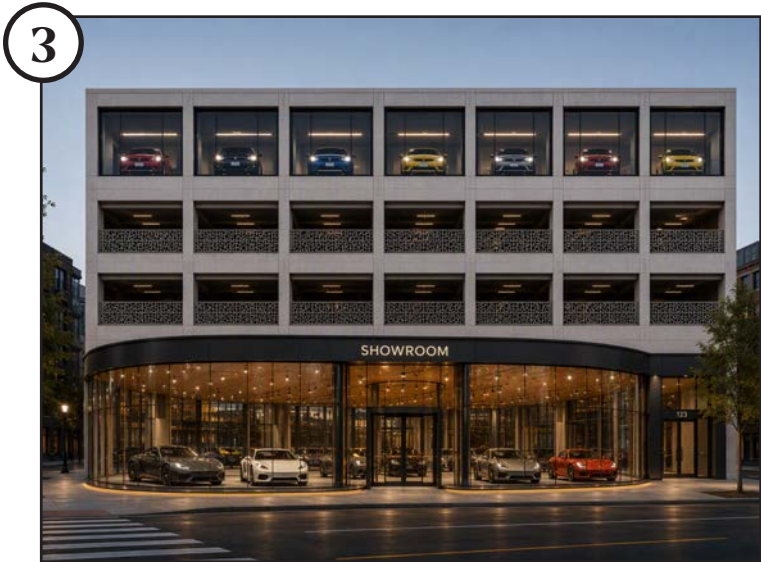
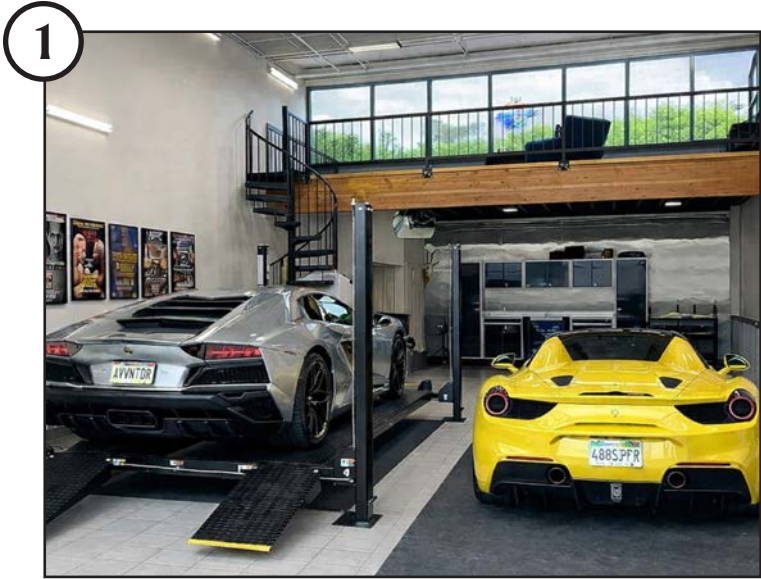
LUXURY CONDO

TCCC CONDO
- LUXURY PRIVATE GARAGE

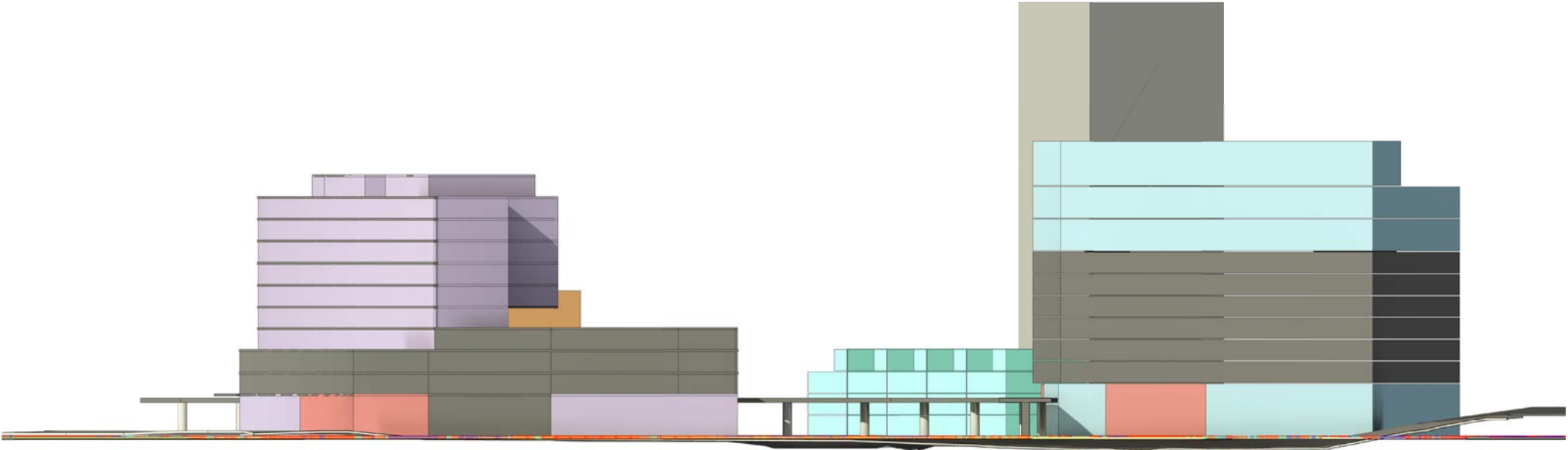
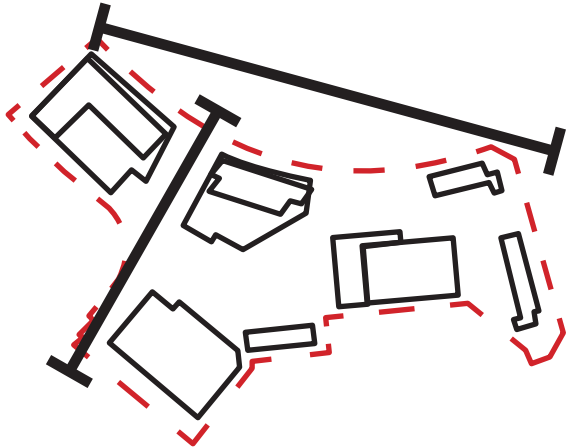
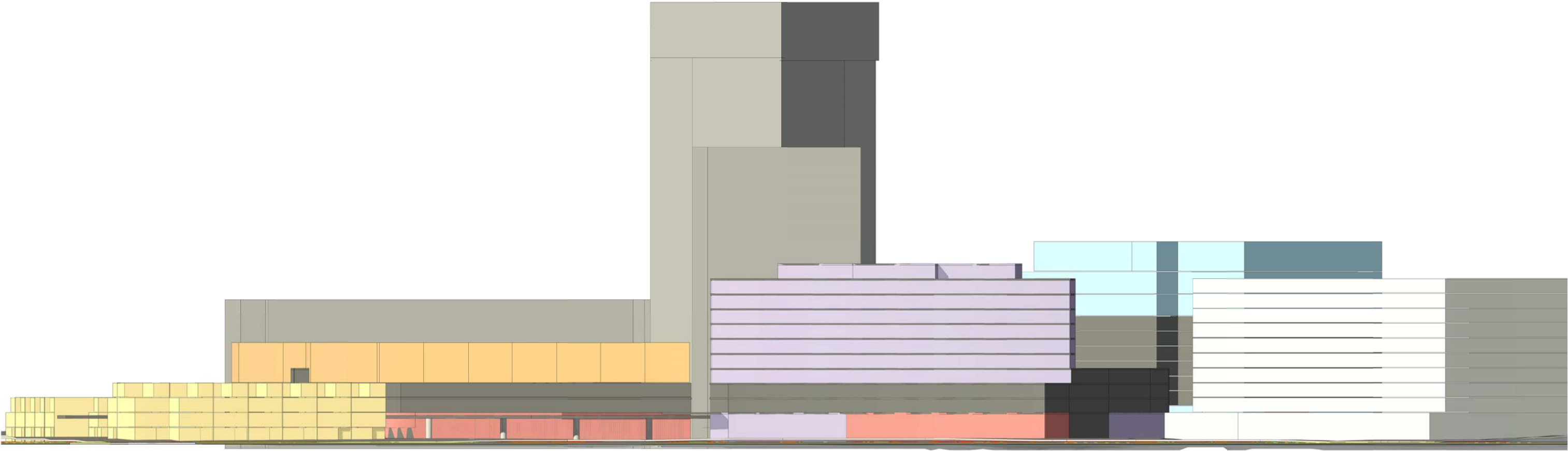
GARAGE

FUTURE DEVELOPMENT

Precedents & Inspiration



Sections



View 1

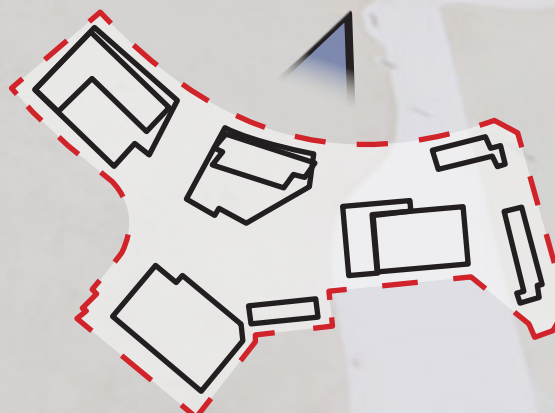


View 2

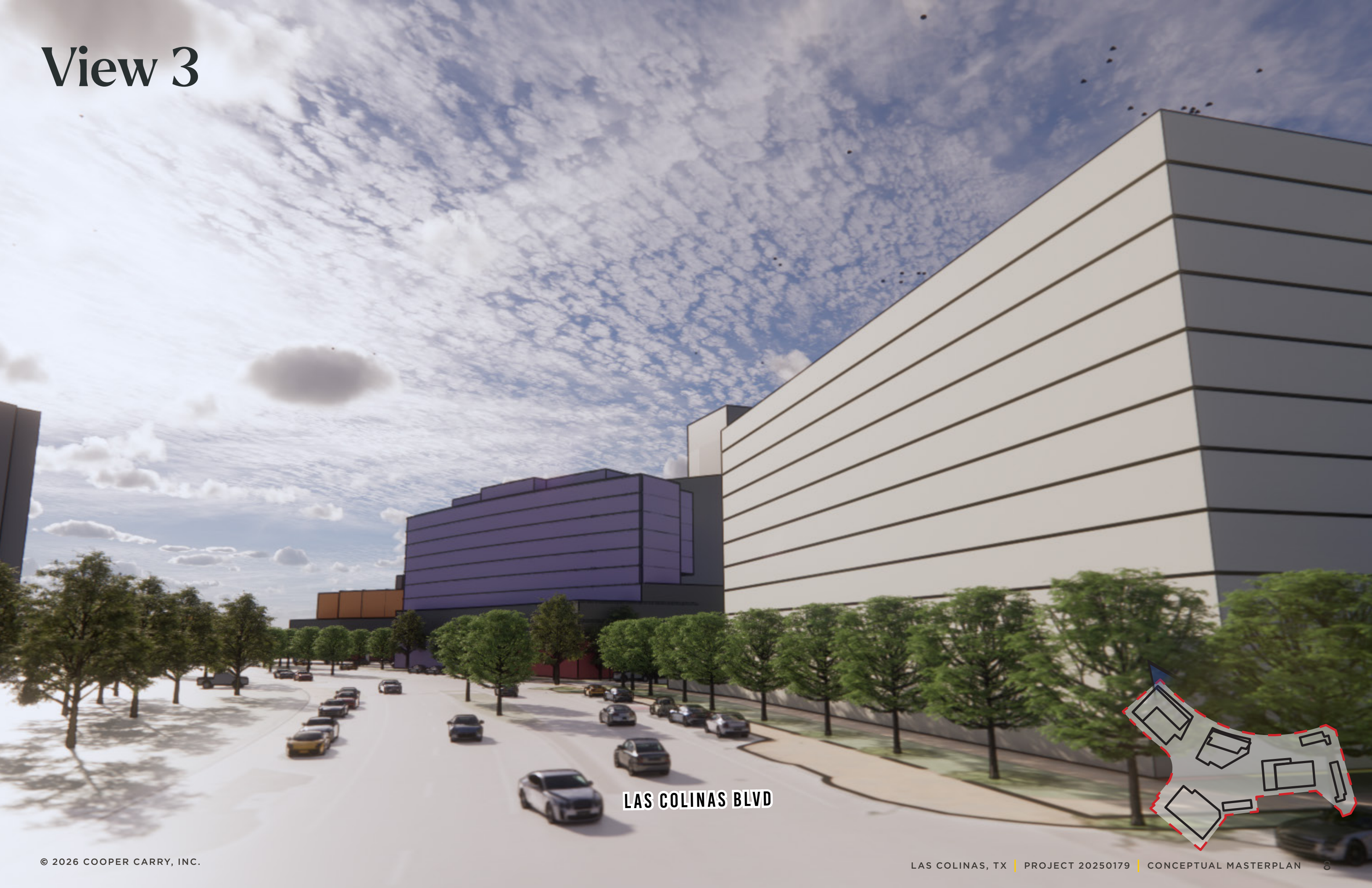


LAS COLINAS BLVD

LEVY EVENT PLAZA

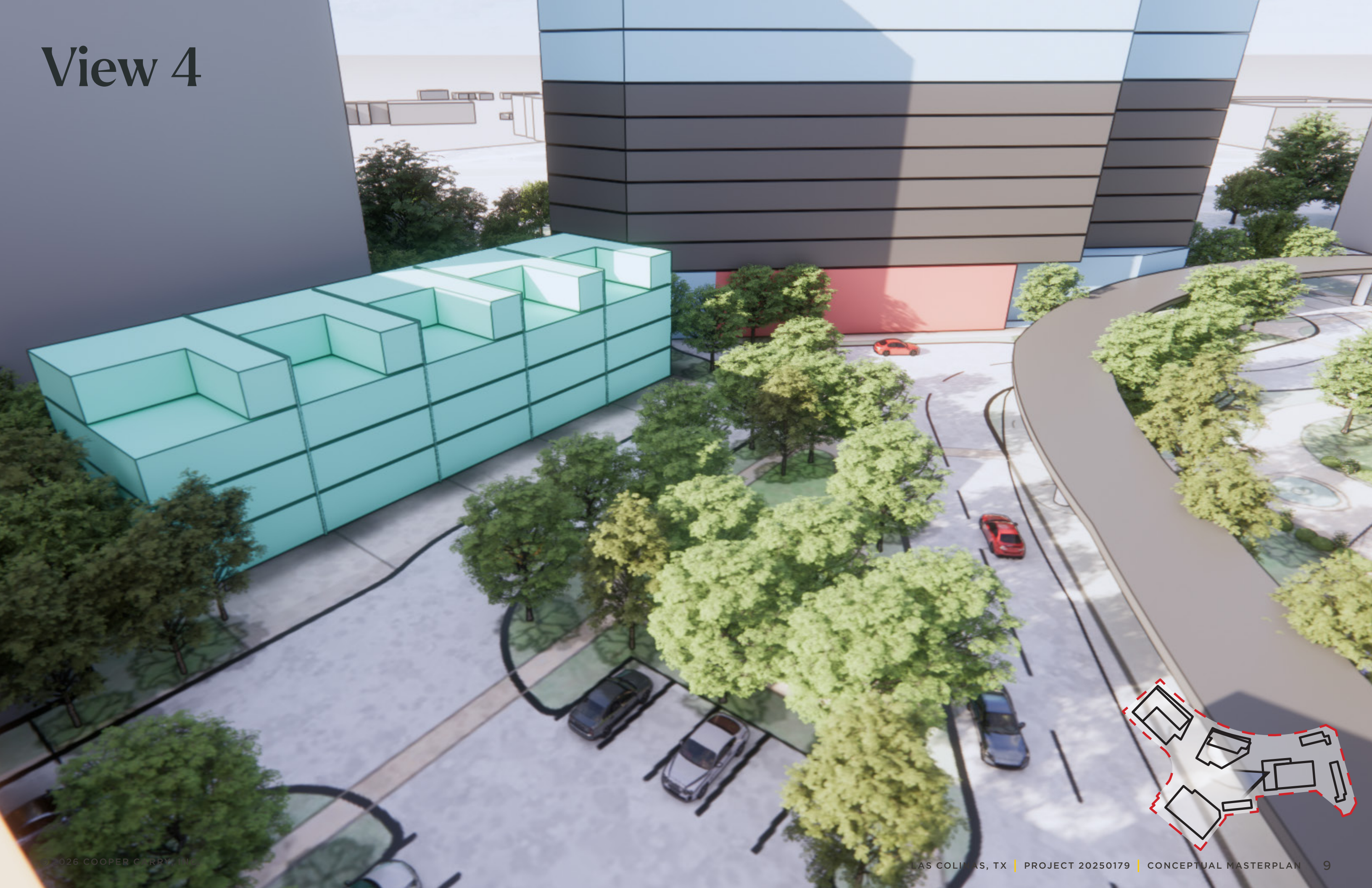


View 3

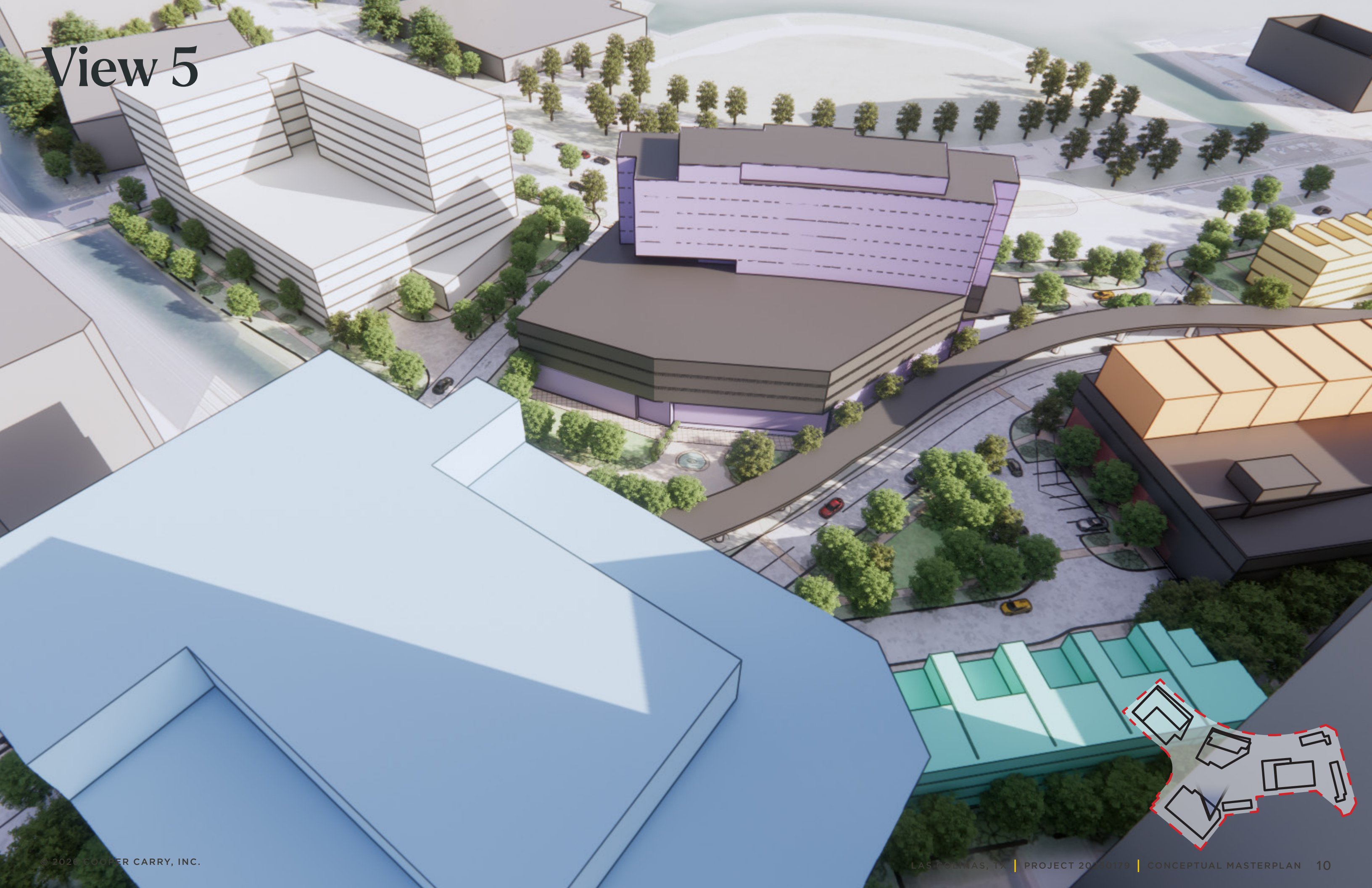


LAS COLINAS BLVD

View 4



View 5





LEVY EVENT PLAZA

BRAZOS DRIVE

LAS COLINAS BLVD

EL LAGO BLVD

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RIVERSIDE DRIVE