



OFFICING AT





121

ALMA ROAD





THE FARM

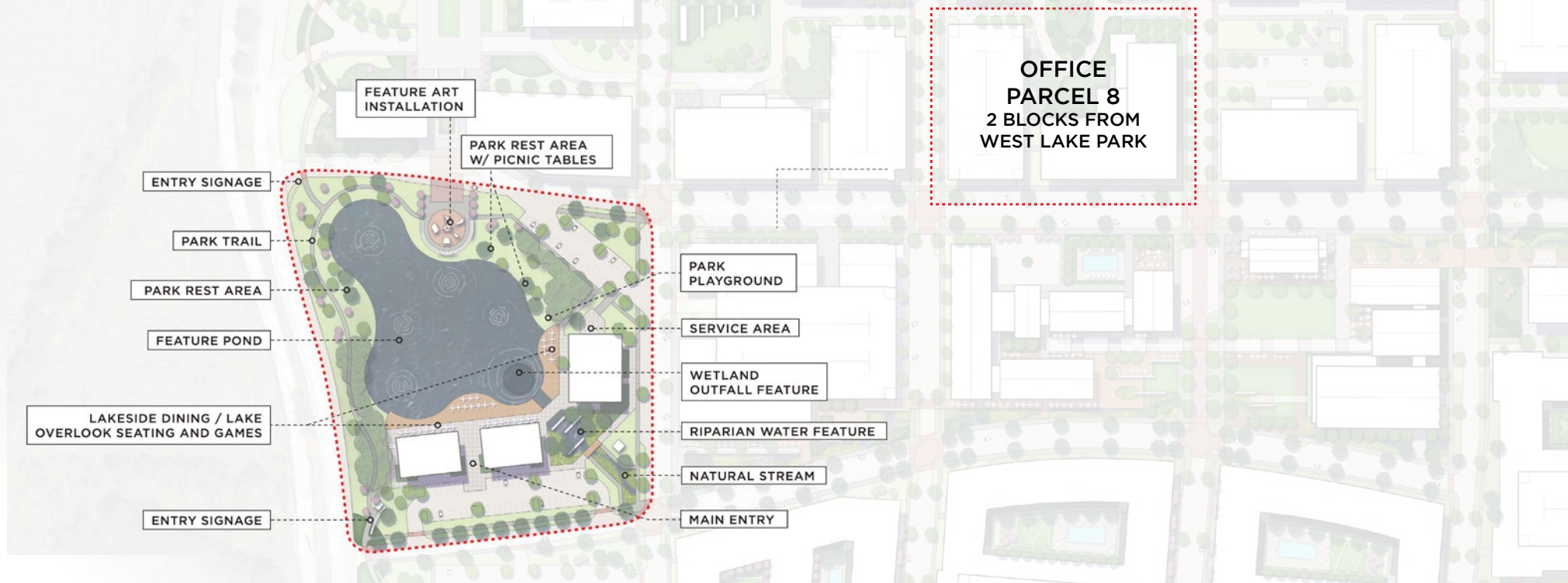
- 135 acre, mixed-use development, with over 32 acres of open space
- Located at the SEC of 121 and Alma
- Unique low density Central District which will contain restaurant, entertainment, hotel and retail uses
- West Lake Park, a four acre family friendly park at the west entrance to THE FARM in Allen featuring a 2 acre lake, picnic area, boardwalk overlook, playground and recreation spaces
- Four area parks located throughout the development
- 2.5+ miles of hike and bike trail around the perimeter of THE FARM in Allen includes Watters Creek Trail and the Farm Trail that connects directly to over 70 miles of hike and bike trails in Allen
- Sustainability features to include bioswales for drainage, bicycle maintenance stations, vehicle charging stations, native landscaping and smart irrigation systems

OFFICE - PHASE 1

OFFICE PARCELS AVAILABLE FOR BUILD-TO-SUIT



West Lake Park, a four acre park at the west entrance to THE FARM in Allen featuring a 2 acre lake, creating a perfect area for an outdoor lunch, quiet afternoon walks and outdoor meetings



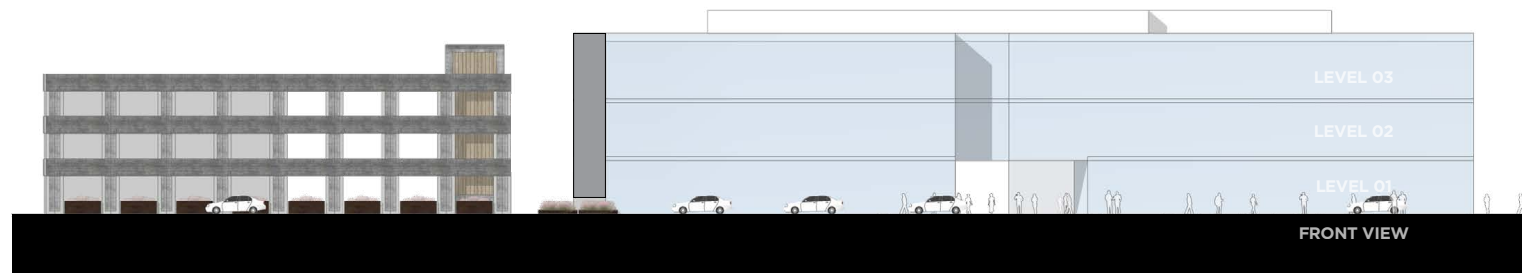
Four public parks and a 16 acre greenbelt along Watters Creek

The Farm Trail connects to over 70 miles of hike and bike trails

OFFICING AT THE FARM IN ALLEN - PHASE 1



- 100,000 sf class A office
- Three-story building
- Parking: 4:1,000 – with the ability to expand to 5:1,000
- Across the street from the Central District with restaurants, entertainment and hotel
- Two blocks from 16 acres greenbelt and creek area
- Target completion date Summer 2022



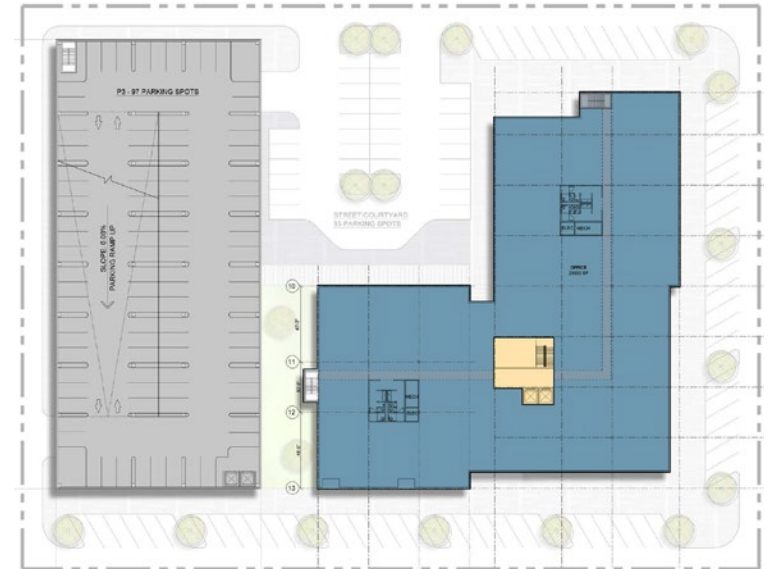
OFFICING AT THE FARM IN ALLEN - SAMPLE FLOOR PLANS

1ST FLOOR



- Outdoor amenity area with putting greens, meeting space and a lunch location
- Selected balconies from certain lease spaces
- Touchless entry and restroom features
- Advanced HVAC system with additional fresh air and state-of-the-art filter capabilities
- Three stair layout for additional vertical circulation options

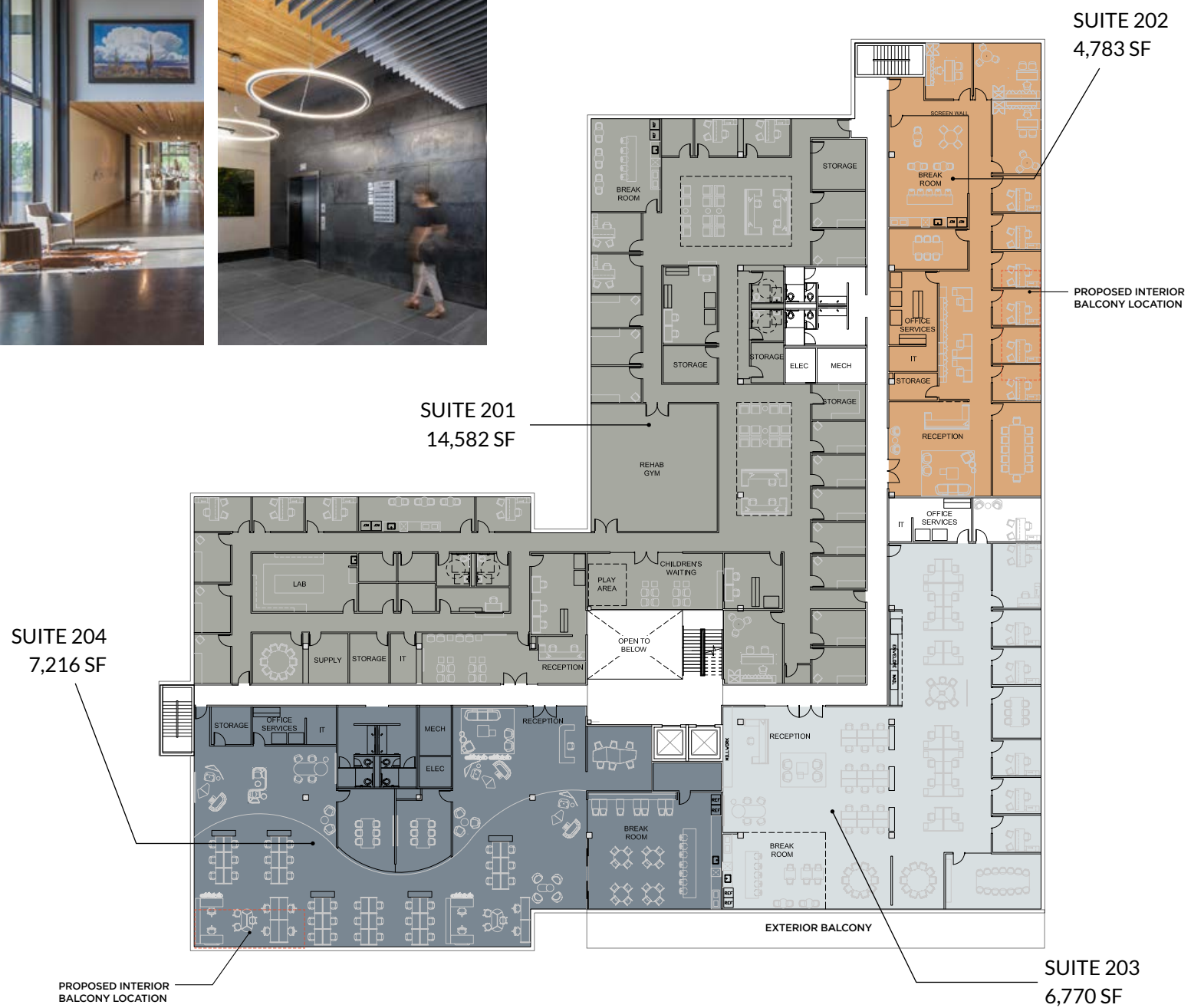
2ND FLOOR



3RD FLOOR



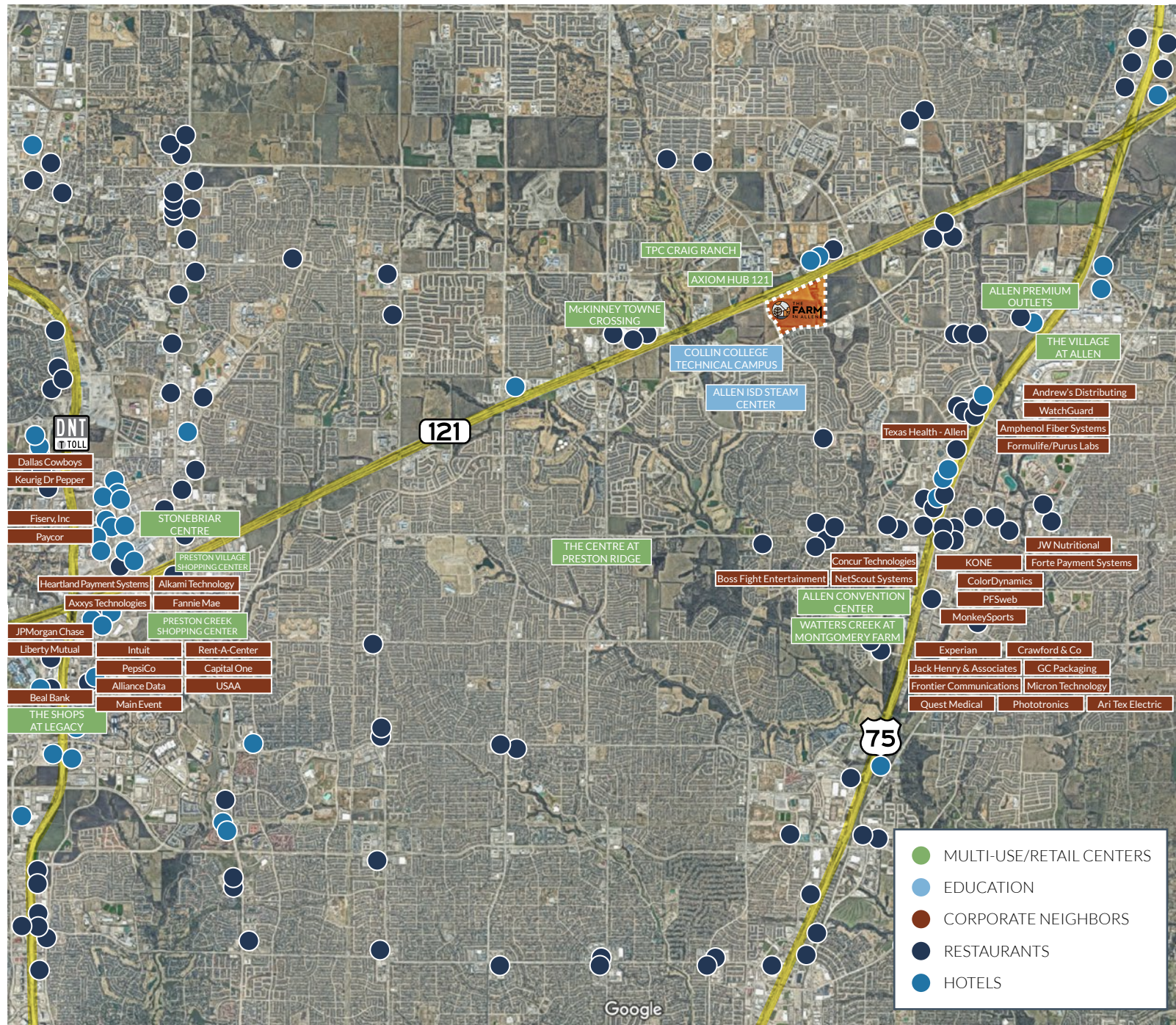
OFFICING AT THE FARM IN ALLEN - TEST SPACE PLAN



CAMPUS INSPIRATION



With direct access from the Sam Rayburn Tollway, Alma Drive and Ridgeview Drive, getting to and from THE FARM could not be easier.



DEMOGRAPHICS WITHIN A FIVE MILE RADIUS



POPULATION

323,911



FAMILY SIZE

2.9



AVERAGE HH
INCOME

\$137,472



COLLEGE
DEGREE

70%



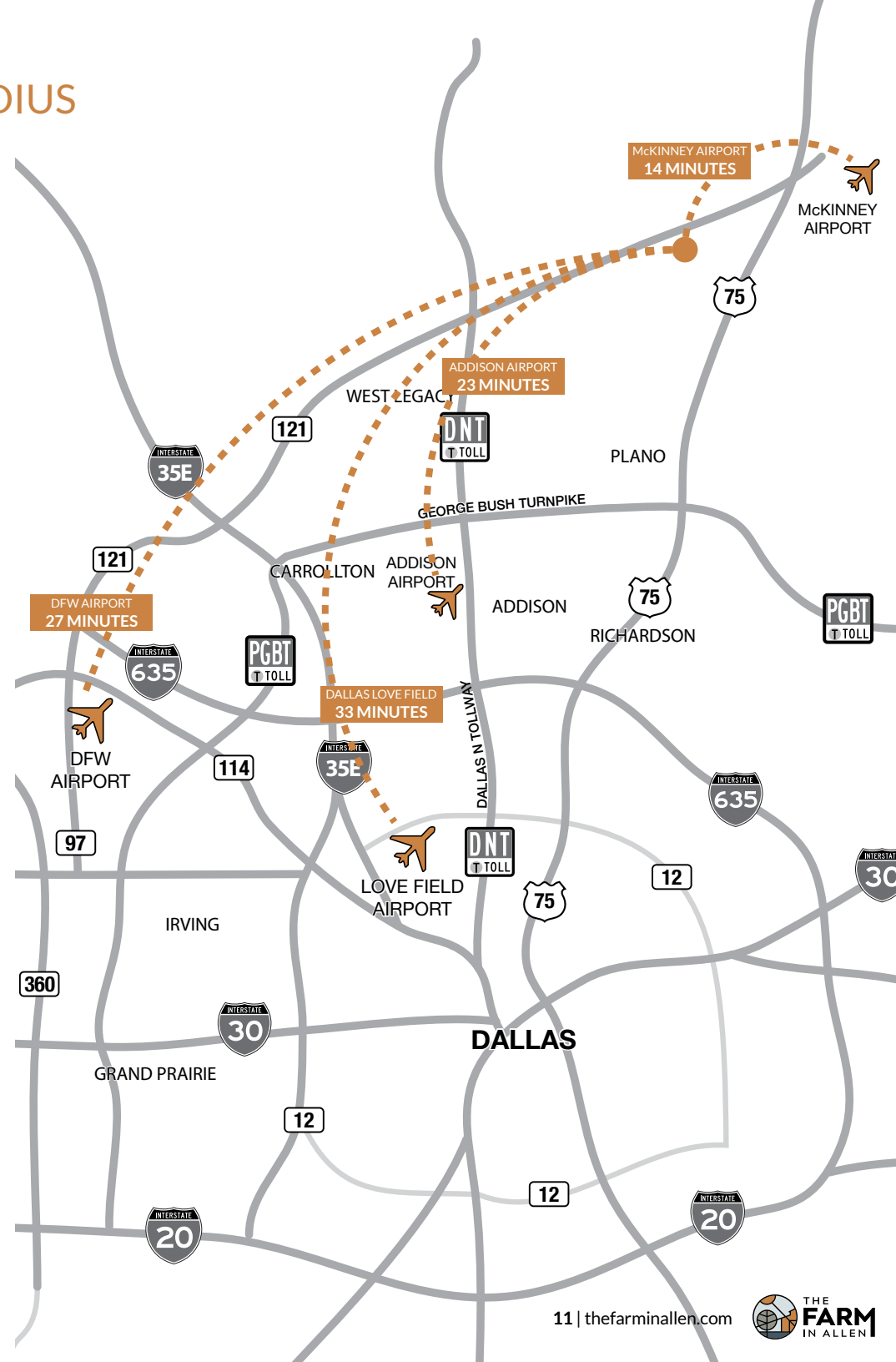
MEDIAN AGE

35.7



AVERAGE
HOME VALUE

\$351,124





THE FARM IN ALLEN

thefarminallen.com

THE FARM in Allen, located in the fastest growing area of the DFW metroplex, is a 135 acre, mixed use development that caters to the communities around it.

The land has been a north Texas farm throughout its entire history. Acres of prairie grasses waving in wind along with fields of cotton were common for many years. The property has been owned by the Johnson family since 1964 and served not only as a working farm but also a great place for family to gather and enjoy the laid back relaxation of being in the “country”, hiking through the woods and exploring the Watters Creek area full of beaver and other wild life. The farm was also the site to a number of church picnics and community events. It is those relaxed, back to nature, unique memories that the Johnson family and JaRyCo Development have used as guidance in the creation of THE FARM in Allen.

DEVELOPER:



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