



# Welcome to Assembly Park

DINE, CREATE & GATHER

[WWW.ASEMBLYPARKPLANO.COM](http://WWW.ASEMBLYPARKPLANO.COM)

 NORTHVIEW  
COMPANY

PLANO, TEXAS







# A Place to Dine, Create & Gather

Assembly Park is the reimagination of a forgotten 1980s shopping mall into a creative, walkable mixed-use neighborhood providing area residents and daily visitors with a modern connection to the outdoors and an active and healthy lifestyle. The future transformation of the site will feature 180,000 square feet of creative office space, 305 Class A urban-style apartments and townhome units, and 16,000 square feet of walkable concept-driven retail and dining space. The office, retail, and residential will surround newly developed parks and green space. These outdoor areas will include family-friendly kids' play structures, dog parks, and an event stage providing visitors and users with a daytime escape and an evening hub of entertainment hosting live music, outdoor fitness, and evening movie screenings.

## Becoming Assembly Park



Update existing structure to a modern design.



Provide fresh space for collaboration and creation.



Develop a new culinary destination.



Create a family-friendly park-like environment.



Connect to community with hike and bike trails.



Enhance area interaction through on-site events



Build a modern on-site living community.



Heighten and develop community culture.



Provide space for local artists and talents.



# Mixed-Use with a Single Goal

Assembly Park will offer residents, employees, and the community an offering unlike anything found in Dallas-Fort Worth with a truly walkable, pedestrian, and family-friendly environment to gather, dine, collaborate and live with a focus on nature in an easily accessible and visible location. With hike and bike paths connecting employees and visitors to neighboring communities and the Oak Point Nature Preserve, traveling and exploring Assembly Park becomes a regular daily adventure.

MIXED-USE DEVELOPMENT PROGRAM




|                 |                     |
|-----------------|---------------------|
| Land Area       | 26 acres            |
| Residential     | 304 units           |
| Creative Office | 180,000 sf          |
| Dining & Retail | 16,000 sf           |
| <b>Total</b>    | <b>1,641,300 sf</b> |

POTENTIAL ON-SITE POPULATION

|                         |              |
|-------------------------|--------------|
| Residents               | 520          |
| Employees               | 1,650        |
| <b>Total Population</b> | <b>2,170</b> |





-  Assembly Park
-  Creative Office
-  Multifamily
-  Dining & Retail
-  Parks & Greenspace

75

K AVENUE

Creative Office

Multifamily

Assembly Park

Dog Park

Kids Park

Dining & Retail

DES MOINES DRIVE

E SPRING CREEK PARKWAY



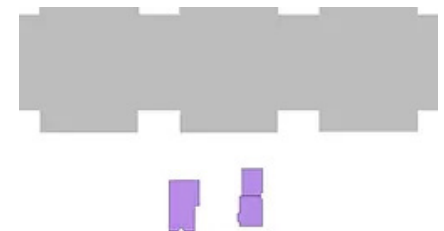




# Availabilities & Opportunities

Up to 16,000 SF of retail and dining space

- |           |                                    |                     |
|-----------|------------------------------------|---------------------|
| <b>1</b>  | Building 8,620 SF   Patio 3,510 SF | <a href="#">PDF</a> |
| <b>2a</b> | Building 1,988 SF   Patio 1,312 SF | <a href="#">PDF</a> |
| <b>2b</b> | Building 1,329 SF   Patio 210 SF   | <a href="#">PDF</a> |
| <b>3</b>  | Building 4,350 SF   Patio 338 SF   | <a href="#">PDF</a> |





# Retail at a Glance

- 16,000 SF of ground-up retail space surrounded by 180,000 SF of creative office and 305 units of new multifamily
- Ideal location with direct access to major arterials, established neighborhoods, and nearby public transportation
- Secured and direct access to individual retail space
- Access to state-of-the-art fitness and communal collaborative space within the property's creative office



## CONSUMER DEMOGRAPHICS ( 1-3-5 MILES)

|                       |           |           |           |
|-----------------------|-----------|-----------|-----------|
| Media Age             | 36        | 38        | 38        |
| Population            | 8,948     | 112,625   | 316,225   |
| Number of Households  | 3,463     | 40,869    | 112,230   |
| Avg. Household Income | \$88,436  | \$102,024 | \$121,629 |
| Median Home Value     | \$263,243 | \$287,397 | \$333,095 |

## CONSUMER PROFILES

### SINGLES & STARTERS

|                        |                     |
|------------------------|---------------------|
| Household Type         | Single              |
| Average Household Size | 1 person            |
| Head of Household Age  | 25-30               |
| Household Income       | \$50,000 - \$70,000 |
| Education              | Some college        |
| Type of Property       | Renters             |

### POWER ELITE

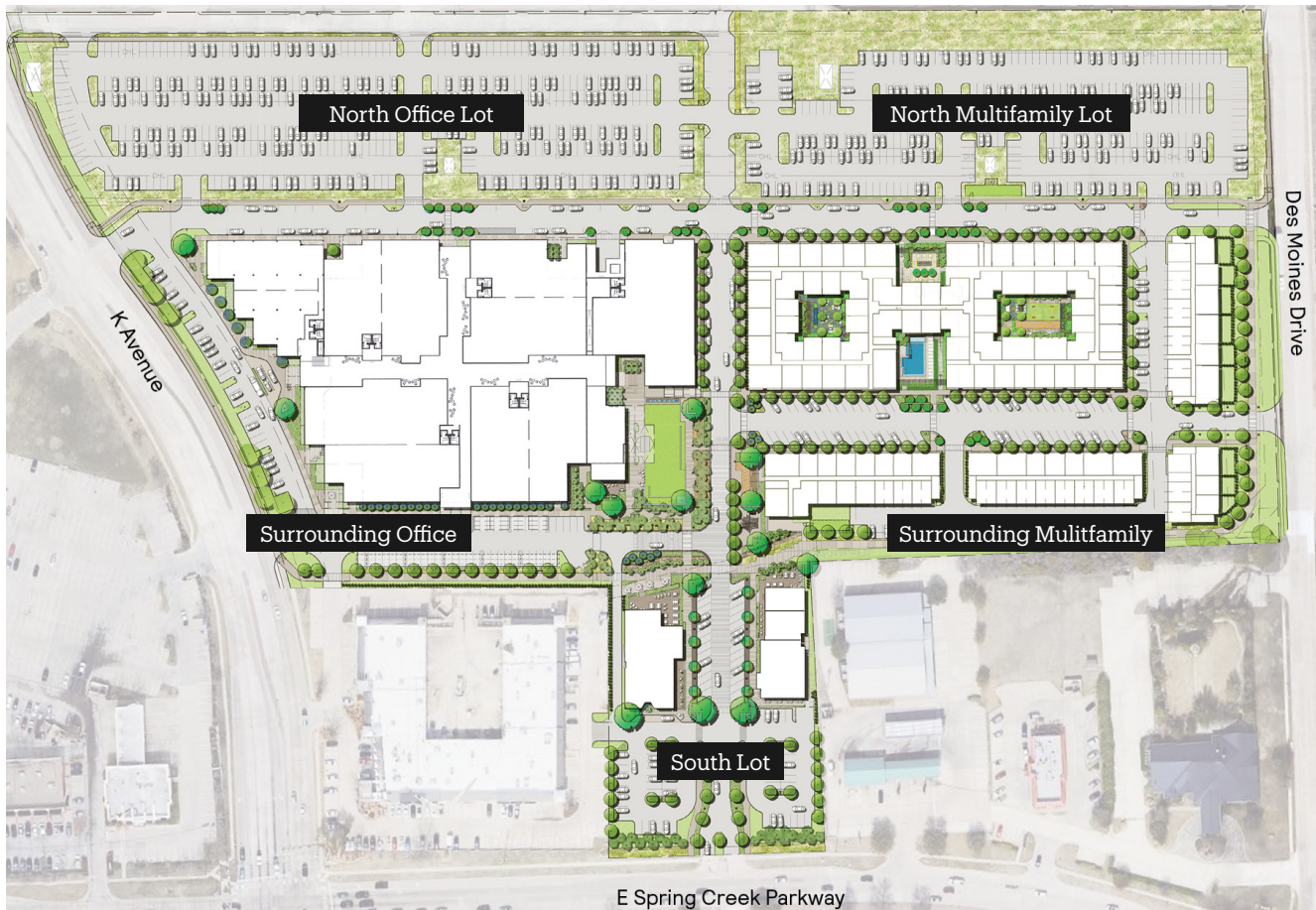
|                        |                             |
|------------------------|-----------------------------|
| Household Type         | Married                     |
| Average Household Size | 2 persons                   |
| Head of Household Age  | 51-65                       |
| Household Income       | \$250,000+                  |
| Education              | Bachelor or Graduate Degree |
| Type of Property       | Homeowners                  |

### FLOURISHING FAMILIES

|                        |                       |
|------------------------|-----------------------|
| Household Type         | Married with kids     |
| Average Household Size | 2 persons             |
| Head of Household Age  | 36-45                 |
| Household Income       | \$125,000 - \$149,000 |
| Education              | Bachelor Degree       |
| Type of Property       | Homeowners            |



# Retail Parking



## AVAILABLE RETAIL SELF PARKING

|                         |                    |
|-------------------------|--------------------|
| South Lot               | 80 spots           |
| Surrounding Office      | 84 spots           |
| North Office Lot        | 462 spots          |
| North Multifamily Lot   | 334 spots          |
| Surrounding Multifamily | 102 spots          |
| <b>TOTAL</b>            | <b>1,062 spots</b> |

## DISTANCE FROM PARKING TO RETAIL

|                         |          |
|-------------------------|----------|
| South Lot               | 10 feet  |
| Surrounding Office      | 197 feet |
| North Office Lot        | 665 feet |
| North Multifamily Lot   | 670 feet |
| Surrounding Multifamily | 550 feet |

## TIMING FROM PARKING TO RETAIL

|                         |           |
|-------------------------|-----------|
| South Lot               | <1 minute |
| Surrounding Office      | 1 minute  |
| North Office Lot        | 3 minutes |
| North Multifamily Lot   | 3 minutes |
| Surrounding Multifamily | 2 minutes |

\* based on the average human walking speed of 2.5 mph

## COMPLEMENTARY VALET PARKING

Once Assembly Park is fully delivered, and food and beverage concepts begin to occupy their spaces, a valet service will be implemented to the site to help provide ease to customer parking during peak visiting hours.



Building 1 Dining & Retail





## Buildings 2 & 3 Dining & Retail





# A Full Calendar of On-Site Events

Assembly Park developer, Triten Real Estate Partners, holds a strong reputation for creating lively destinations that cater to the community with a long list of desirable, unique, and family-friendly events that draw in crowds from local neighborhoods and nearby cities. Their most recently delivered development, M-K-T Heights is a common source of entertainment in Houston and is known for always having something fun to do and to look forward to. M-K-T's programming is a tool and resource for on-site tenants and business owners to help gain more community exposure and to help increase site foot traffic on a consistent basis. This type of programming will be mimicked at Assembly Park as portions of the property have been planned and designed specifically with community involvement and entertainment in mind. Since delivery, M-K-T has accomplished:

## NUMBER OF EVENTS PER YEAR

265 Events

## @MKTHEIGHTS INSTAGRAM

+25,000 Followers

## REGULAR & REOCCURING EVENTS

Yoga on the Lawn

10-30 PARTICIPANTS

Trail Mix: Music & Magic

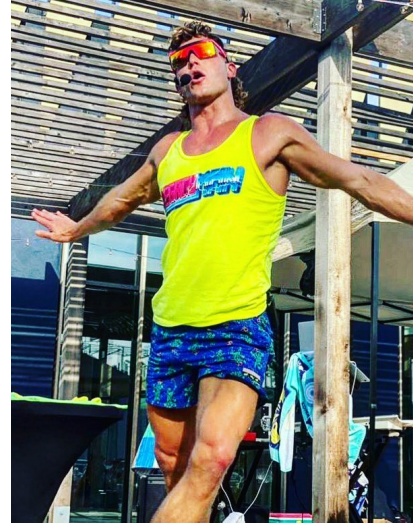
40-80 PARTICIPANTS

Friday Night Fever

40-80 PARTICIPANTS

M-K-T Sunset Market

1,500-3,000 PARTICIPANTS





# Discover East Plano

The city of Plano is best known for being voted one of the best places to live in the U.S. and for being ranked No. 1 for best parks in Texas, making it unquestionable why many leading global corporations call Plano home. Companies that land at Assembly Park reap the benefits of the neighboring talented workforce and established corporate HQs, well-established residential neighborhoods, and easy freeway accessibility.

Assembly Park is located in East Plano, less than 20 miles north of Downtown Dallas and found between the recently completed Legacy Central and The Oak Point Nature Preserve. The site is bordered by US 75, one of the largest north-south thoroughfares in DFW, giving it excellent visibility and easy access to the entire DFW Metroplex. Providing even more access to DFW, the Property is located between SH 121 and President George Bush Turnpike.

| CURRENT DEMOGRAPHICS  |   |  |   |
|---|---|--|---|
| <div>No.1</div> <div>BEST PARKS IN TEXAS</div> <div>No.7</div> <div>BEST CITY TO LIVE IN THE US</div> | <div>45K</div> <div>POPULATION</div> <div>1-3 MILE RADIUS</div>             | <div>267K</div> <div>POPULATION</div> <div>3-5 MILE RADIUS</div>             | <div>898K</div> <div>POPULATION</div> <div>5-10 MILE RADIUS</div>             |
|   | <div>36.5</div> <div>MEDIAN AGE</div> <div>1-3 MILE RADIUS</div>            | <div>38.2</div> <div>MEDIAN AGE</div> <div>3-5 MILE RADIUS</div>             | <div>37.5</div> <div>MEDIAN AGE</div> <div>5-10 MILE RADIUS</div>             |
|   | <div>\$98K</div> <div>AVG HOUSEHOLD INCOME</div> <div>1-3 MILE RADIUS</div> | <div>\$122K</div> <div>AVG HOUSEHOLD INCOME</div> <div>3-5 MILE RADIUS</div> | <div>\$118K</div> <div>AVG HOUSEHOLD INCOME</div> <div>5-10 MILE RADIUS</div> |







TIMBER BROOK WEST

TRAILS OF GLENWOOD

### PLANO ISD ATHLETICS

- John Clark Stadium seats a total of 14,224 visitors
- Includes Clark East Field and Clark Central Fields

[Read More](#)

### LEGACY CENTRAL

- 3,600 on-site employees
- 1 million SF of office (100% leased)
- 150-key upscale select service hotel
- 800 luxury apartment units
- 20,000 SF food and beverage retailers

[Read More](#)

JOHN CLARK HIGH SCHOOL

OAK POINT ESTATES

### OAK POINT NATURE PRESERVE

- 800 acres | Plano's largest park
- 8 miles paved trails, 5 miles of soft trails
- Location of the annual Balloon Festival
- Provides opportunities to fish, hike, bike & kayak

[Read More](#)

TOWN WEST

WESTGATE

SPRING CREEK PARKWAY

### PLANO EVENT CENTER

- 300-400 events per year
- 239,600 new visitors per year
- 334,800 total visits per year

[Read More](#)

### OAK POINT RECREATION CENTER

- 44,000 new visitors per year
- 284,200 total visits per year

[Read More](#)

### COLLIN COLLEGE SPRING CREEK CAMPUS

- 174,000 new visitors per year
- 2.15 million visits per year

[Read More](#)

## Popular destinations within a half-mile of Assembly Park

----- Hike and Bike Trails



# Envision Oak Point

## ENHANCING COMMUNITY, ESTABLISHING PLACE

Envision Oak Point is a long-range plan representing the East Plano community's vision of enhancing the 730-acre segment of land serving as Plano's northeast gateway. This plan serves as a guide for the future of this area. The Envision Oak Point vision and strategic plan will enhance the community and aid in establishing East Plano as a social hub and will help shape unique, amenity-rich neighborhoods by connecting them to the area's diverse population and to its vast network of natural features and civic spaces. The plan is intended to enhance the community by accommodating needed mobility improvements, encourage reinvestment in East Plano (like Assembly Park), and complimenting key amenities such as Collin College, Plano Event Center, and the Oak Point Park and Nature Preserve.

## ENVISION OAK POINT AND ASSEMBLY PARK

The Envision Oak Point plan has helped enhance the vision of Assembly Park and was inspirational when creating a neighborhood-friendly, easily accessible outdoor destination. Features that will be found at Assembly Park, working in coordination with the Envision Oak Point plan are:

- the planting of over 300 native species trees and plants
- the inclusion of about a mile of freshly paved hike-and-bike-friendly paths connecting East Plano residents to Assembly Park
- the planting of the Assembly Park central park which will be the property's hub of entertainment which will include a packed calendar of weekly and nightly events





# A Second Chance in the Making

The existing mall, known today as the Plano Market Square Mall, holds a special memory with those who called or once called Plano home. Originally opened in 1983, residents flocked to the site to enjoy an upscale shopping experience promising quality goods with discounted prices. Since its opening, the site has been a continual chameleon of change providing different concepts and offerings grasping to maintain vibrance and activation at the location. The mall was purchased in 2021 by Triten Real Estate Partners with the promise to bring change to the community and provide a local hub of entertainment, fresh new concepts and offerings, and a destination that is inspired by people's desire to reconnect and maintain a healthy and active lifestyle.

## A WORLD RECORD HOLDER

For the grand opening of the Outlet Malls of America in 1983, a 224-foot tall flag pole was installed making it the largest in the World at the time. Using a five-horsepower electric winch, a 5,000 square foot American flag was raised to the top creating a landmark for visitors. The flag pole still stands in its original location and is included in the plans of the Assembly Park redevelopment.



**1983**

The grand opening of Outlet Malls of America takes place with famed radio host Paul Harvey leading the ceremonies.



**1986**

The mall's interior space was programmed with special community programs such as a fitness class led by Richard Simmons.



**1994**

The facility is now known as Plano Market Square Mall. Garden Ridge Pottery moves in and brings life back to the property before declining in the 2000s.



**2021**

Triten Real Estate Partners purchases the Plano Market Square Mall and puts forth plans to redevelop the property into a mixed-use destination





Assembly Park will feature expansive parks and green space which will host a mix of daily events and family-friendly activities. 




Officing at Assembly Park provides an unmatched environment providing multiple versions of creative space and breakout rooms for peek collaboration and productivity. 








Take in an evening concert in the park  
from the patio of one of Assembly Parks  
coveted dining offerings. 



Surrounded by newly paved hike and bike trails,  
signature green space directly outside your doorstep,  
and a full calendar of live nightly and weekly  
events, living at Assembly Park delivers a  
lifestyle second to none. 







## Project Team

### DEVELOPER



Triten Real Estate is a full-service, vertically integrated real estate development and operating company that pursues opportunities across Texas. Triten focuses on identifying unique investment opportunities where value can be created through a tailored experience focused on the changing trends in our industry. With a heavy focus on market research and innovation, Triten is active in development, value add repositioning, as well as undervalued assets where a mark-to-market arbitrage can be achieved.

The Triten team has over 50 years of experience, manages over 3 million square feet of property, supports over 200 tenant partners and has a portfolio of \$400 million dollars of gross asset value.

### ARCHITECTS

#### Michael Hsu Office Of Architecture

Michael Hsu Office of Architecture was formed in 2005 with the goal of producing locally-engaged, design driven architecture and interiors in Austin. MHOA endeavors to create livable, neighborhood-oriented urban spaces. Their work includes diverse projects ranging from mixed-use developments to original commercial interiors and residences.

MHOA advocates a simple, edited design palette, using available materials and techniques to create unexpected results. MHOA believes in the innate beauty of unadorned natural materials, carefully chosen, composed and crafted.



#### ARCHITECTS

GFF is a distinguished, award winning, multi-disciplinary design firm based in Dallas, Fort Worth and Austin with a passion for creating memorable places. We have grown the practice to a staff of 140 by excelling in design, management, technology and service through repeat engagements for real estate development, corporate and institutional clients. GFF serves as the corporate umbrella to four distinct practice groups: GFF Architects, with 10 design studios specializing in multiple building types; GFF Interiors, offering full service interior design capabilities; GFF Landscape, providing landscape architectural services; and GFF Planning, a studio focused on large-scale land-use planning, campus plans, urban design and zoning processing assistance.

### OFFICE LEASING

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## NEWMARK

### RETAIL LEASING

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## Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be supervised by a broker to perform any services and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

- **AS AGENT OR SUBAGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.
- **AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.
- **AS AGENT FOR BOTH – INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:
- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - That the owner will accept a price less than the written asking price;
  - That the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

|   |                |                               |                       |
|---|----------------|-------------------------------|-----------------------|
| <u>Northview Company LLC</u>                            | <b>9011898</b> | <b>info@northviewco.com</b>   | <b>(214) 659-1181</b> |
| Broker's Licensed Name or Primary Assumed Business Name | License No.    | Email                         | Phone                 |
| <b>Ryan Smith</b>                                       | <b>638784</b>  | <b>rsmith@northviewco.com</b> | <b>(214) 659-1181</b> |
| Designated Broker's Name                                | License No.    | Email                         | Phone                 |
| XXXXXXXXXXXXXXXXXXXXXXXXXXXX                            | XXXXXXXXXXXX   | XXXXXXXXXXXXXXXXXXXXXXXXXXXX  | XXXXXXXXXXXX          |
| Agent's Supervisor's Name                               | License No.    | Email                         | Phone                 |
| <b>Ryan Smith</b>                                       | <b>638784</b>  | <b>rsmith@northviewco.com</b> | <b>214.659.1181</b>   |
| Sales Agent/Associate's Name                            | License No.    | Email                         | Phone                 |

Buyer/Tenant/Seller/Landlord Initials

Date





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| Broker's Licensed Name or Primary Assumed Business Name | License No.  | Email                        | Phone          |
| Ryan Smith  | 638784       | rsmith@northviewco.com       | (214) 659-1181 |
| Designated Broker's Name                                | License No.  | Email                        | Phone          |
| XXXXXXXXXXXXXXXXXXXXXXXXXXXX                            | XXXXXXXXXXXX | XXXXXXXXXXXXXXXXXXXXXXXXXXXX | XXXXXXXXXXXX   |
| Agent's Supervisor's Name                               | License No.  | Email                        | Phone          |
| Sarah Velten  | 730659       | svelten@northviewco.com      | 214.300.9245   |
| Sales Agent/Associate's Name                            | License No.  | Email                        | Phone          |

Buyer/Tenant/Seller/Landlord Initials

Date