

OPTIONS+OPPORTUNITIES

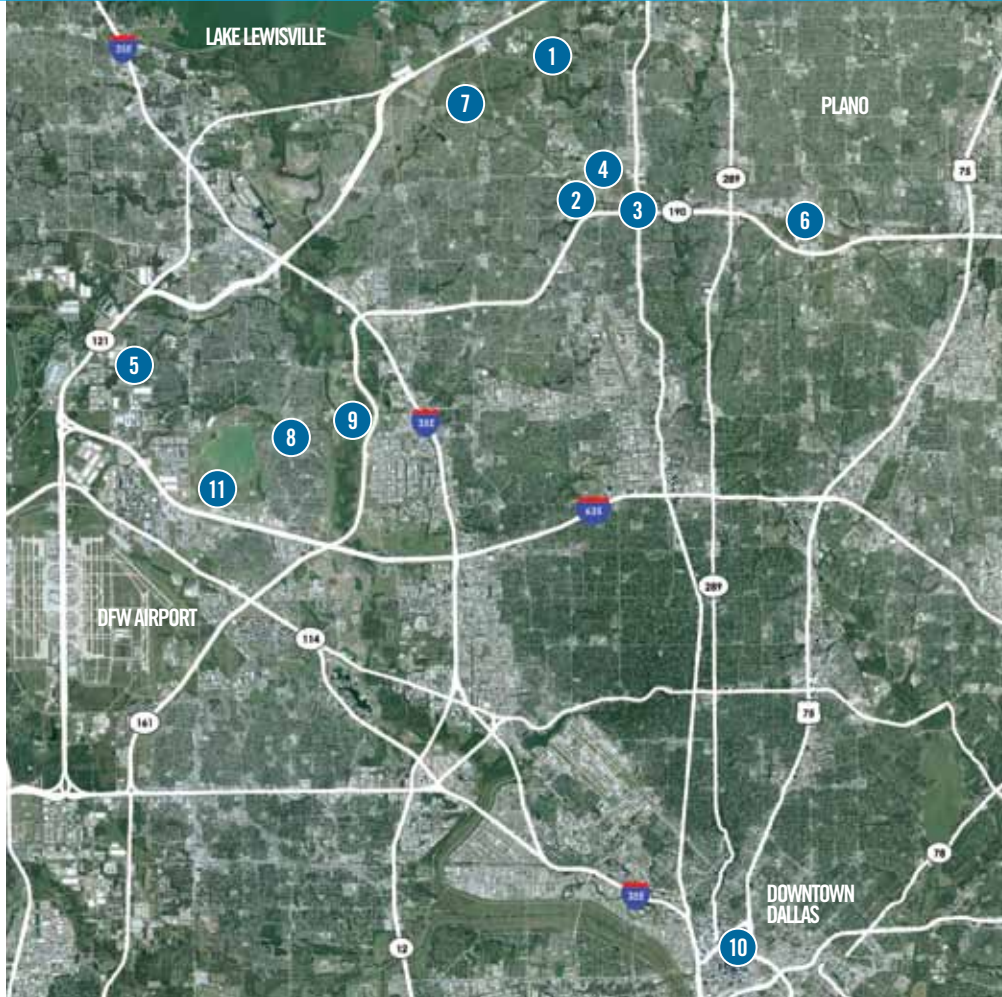
Offering over 3,500 acres of available space, Billingsley Company provides numerous options for corporations looking to design work spaces, buildings, or even campuses that communicate brand strength to customers and shareholders. Innovation, excitement, and results are reflected in the architecture, providing an important element to attract and retain key talent.

BUILD TO SUIT AVAILABLE SITES

- 1 Austin Ranch
- 2 Bush Turnpike & Midway
- 3 Bush Turnpike & North Dallas Tollway
- 4 International Business Park
- 5 Stars & Stripes
- 6 Bush Business Park
- 7 Josey & Parker
- 8 MacArthur Center
- 9 Luna & Beltline
- 10 Arts Plaza
- 11 Cypress Waters

INQUIRIES

OFFICE	INDUSTRIAL
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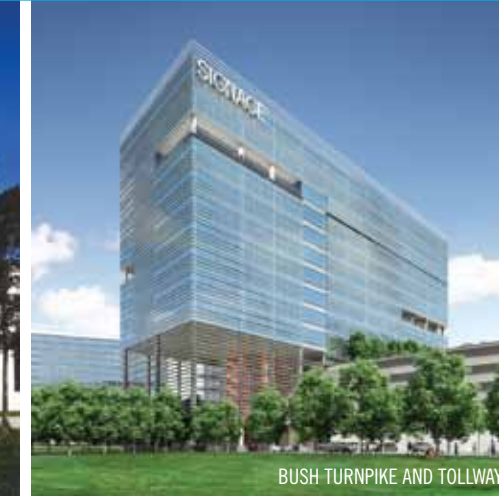


Billingsley Company partners to deliver innovative spaces to enhance the brand image of its clients and the lives of their employees by providing:

- Properties that integrate the culture of the company and its employees from the ground up
- Buildings integrated with parks, gardens, art, and sculpture that enrich the daily experience
- Accessibility to leading-edge communication and technology infrastructure
- Responsible development that utilizes energy-saving and sustainable materials
- Convenient locations accessible to retail shopping, dining, and major thoroughfares



FREDDIE MAC



BUSH TURNPIKE AND TOLLWAY



DIGITAL ISLAND



BUSH TURNPIKE AND MIDWAY



INTRACORP



TWO ARTS PLAZA AND THREE ARTS PLAZA



BUILD TO SUIT

At Billingsley Company we understand that your offices are a reflection of your image to your employees, your customers, and your shareholders. Communicating innovation and stability, your architecture and the spaces surrounding your workplace speak volumes to your organization's brand.

Based on more than 30 years of successful development, Billingsley has honed the ability to deliver commercial buildings specifically designed for clients, on time and on budget, in prime locations.

A STUDY IN ART+SCIENCE

With an eye to the future and a perspective rooted in experience, Billingsley is uniquely qualified to assess and deliver the unrecognized needs of our clients. Combining creative design with access to nature, art, and leading-edge communication infrastructure, Billingsley enhances the lives of those who work at and visit the properties we develop.

From 30,000 sf to 90,000 sf

Conn's 30,000 sf
 LA Fitness 45,000 sf
 Sebring Capital 56,000 sf
 Freddie Mac Regional HQ 70,000 sf
 TUSA Office Solutions 74,000 sf
 Intracorp/CIGNA 84,000 sf

From 100,000 sf to 200,000 sf

Digital Island 100,000 sf
 Metromedia Restaurant Group 112,000 sf
 Accor USA HQ 140,000 sf
 Pizza Inn HQ 140,000 sf
 Edward Don HQ 161,000 sf
 Gadzooks 161,000 sf
 Thompson & Knight 175,000 sf
 The Dump 183,000 sf

200,000 sf plus

7-Eleven U.S. HQ 260,000 sf
 BeautiControl 350,000 sf



OFFICE

7-ELEVEN

260,000 sf
 Arts Plaza - Downtown Dallas

OPPORTUNITY

7-Eleven's goal was to modernize its corporate image and culture, relocate to a much more energy-efficient building, and re-establish its roots as a premier Dallas institution.

BUILD TO SUIT SOLUTION

Billingsley's build to suit expertise and close relationship with the City of Dallas was instrumental in creating a win/win pricing package which allowed for the first new high-rise development in Downtown Dallas in nearly 20 years. Energy-efficient and featuring advanced technology, One Arts Plaza is situated in the heart of Dallas' thriving Arts District.



OFFICE

ACCOR USA

140,000 sf
 Austin Ranch

OPPORTUNITY

ACCOR, a leading hotelier that includes the Sofitel and Red Roof Inn brands, required a new headquarters to fit their budget and allow them to double their existing square footage, and be reflective of their corporate culture and brand.

BUILD TO SUIT SOLUTION

Billingsley designed and built ACCOR's headquarters utilizing an economical land basis and working hand-in-hand with Accor's design team to deliver its wants and needs on budget. The site and financing were structured to accommodate expansion with lenders offering the best rate available.



OFFICE

FREDDIE MAC

70,000 sf
 Austin Ranch

OPPORTUNITY

For its major regional office, Freddie Mac's immediate budget was cost restricted, but required the opportunity for future growth in the adjacent area.

BUILD TO SUIT SOLUTION

Billingsley was able to structure the development to accommodate financing, and it secured city and county incentives. Ten year expansion rights were incorporated into the lease and adjacent property was restricted to office development.



HEADQUARTERS & DISTRIBUTION CENTER

PIZZA INN

140,000 sf
 Austin Ranch

OPPORTUNITY

Pizza Inn, one of the nation's leading pizza chains, required a regional distribution center and attractive national headquarters to recruit significant growth in franchisees. It also required proximity to major freeways for its distribution center.

BUILD TO SUIT SOLUTION

Starting with the raw land, Billingsley applied the Austin Ranch architecture to create a compelling headquarters and distribution center to enhance drive-up appeal for potential franchisees.



DATA CENTER

DIGITAL ISLAND

100,000 sf
 International Business Park

OPPORTUNITY

Digital Island, a managed web hosting provider, required a large-scale data center space with access to advanced technology and power infrastructure on an accelerated timeline.

BUILD TO SUIT SOLUTION

To accommodate Digital Island's data center needs and timeline, Billingsley diverted a speculative project already underway, renegotiated with the lender, and delivered a completed building.



LAB & INDUSTRIAL

BEAUTICONTROL

350,000 sf
 Austin Ranch

OPPORTUNITY

A leading cosmetic company required a manufacturing building that reflected the aesthetic sophistication of its brand on a quick timeline and with the flexibility to add future office space.

BUILD TO SUIT SOLUTION

Anticipating the future use, the building design aesthetic focused on sophisticated office space instead of a manufacturing facility. To accommodate BeautiControl's specifications, Billingsley accelerated its standard construction schedule and offered a right of first refusal on any adjacent property. Billingsley was also able to secure attractive city and county incentives.



RETAIL

LA FITNESS

45,000 sf
 International Business Park

OPPORTUNITY

The fitness center company sought a heavily populated area with dense daytime office workforce that fit its prospective membership criteria. LA Fitness wanted a reverse build to suit.

BUILD TO SUIT SOLUTION

Billingsley provided the finished pad, financing and a design to complement it's IBP office park. Billingsley worked with LA Fitness to develop a beautiful, first class fitness facility at a location which has exceeded membership expectations. Billingsley owns and operates the property for LA Fitness.