MONARCH
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MONARCH CITY

Walkable mixed-use anchored by extraordinary park space

Located strategically in one of DFW's fastest growing areas

Allen is ranked #2 Best Place to Live in America
– Money Magazine

Monarch City In a Glance

Central park with water features, trail system and amenities for activities and events

Main street type retail with various food and beverage options, hospitality, office and residential anchored by the active park space

Customizable office options – from large campus layouts to build-to-suit opportunities to accommodate a range of tenants

A Flexible Diversified Product Mix

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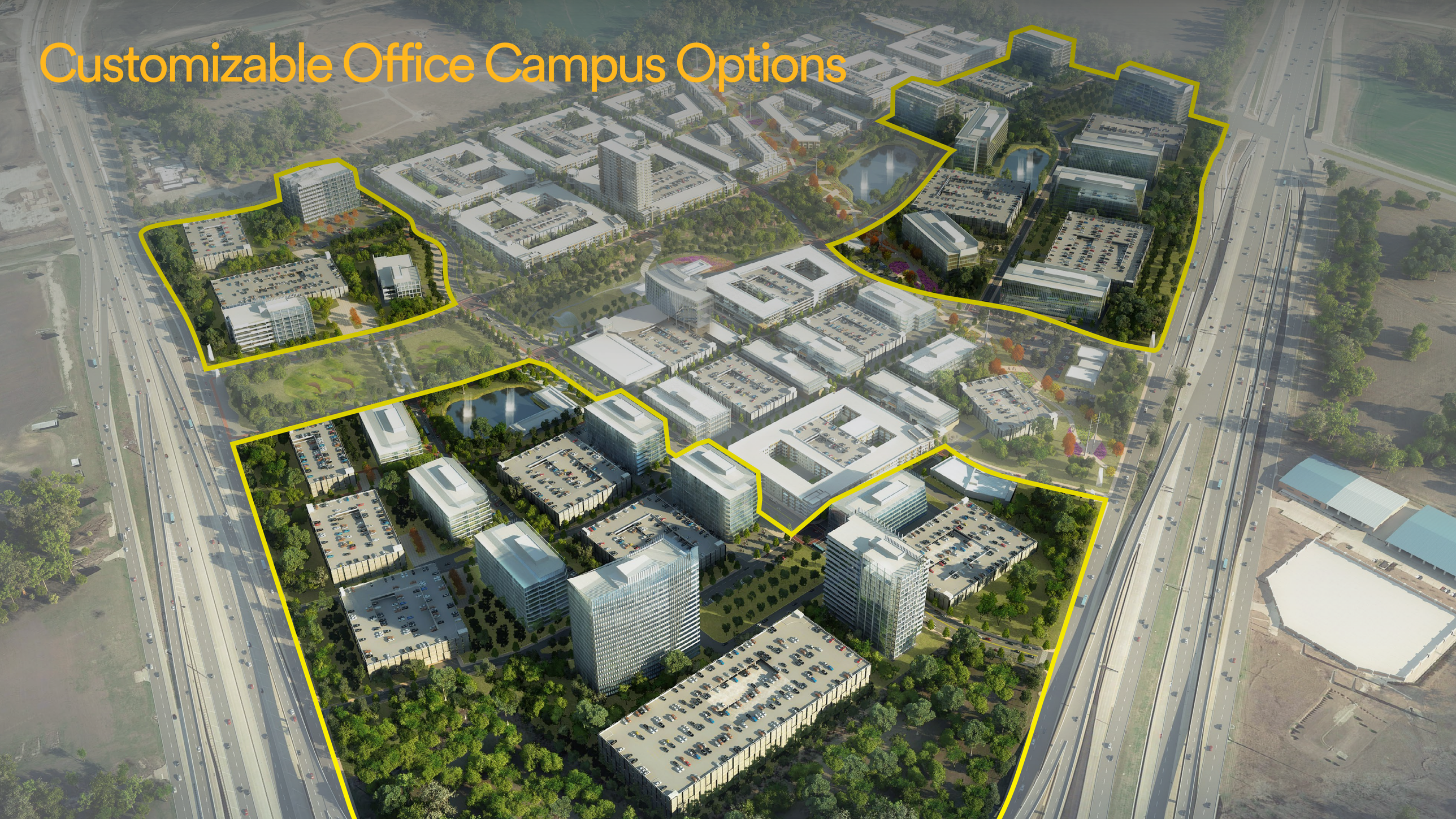
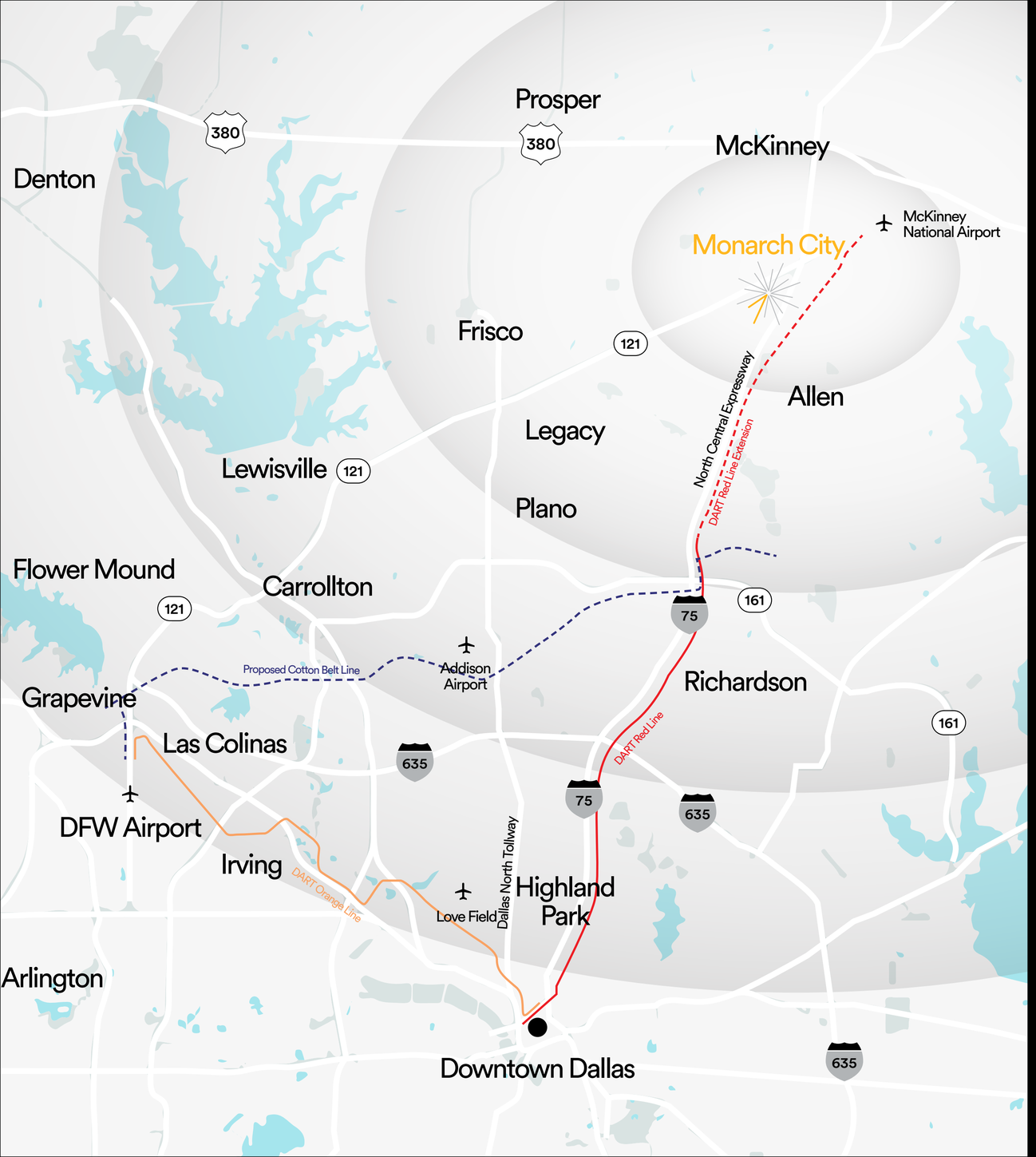
Customizable Office Campus Options



Dallas-Fort Worth Arlington ranks as the top metro for talent attraction based on its strong growth in jobs, migration, and educational attainment.

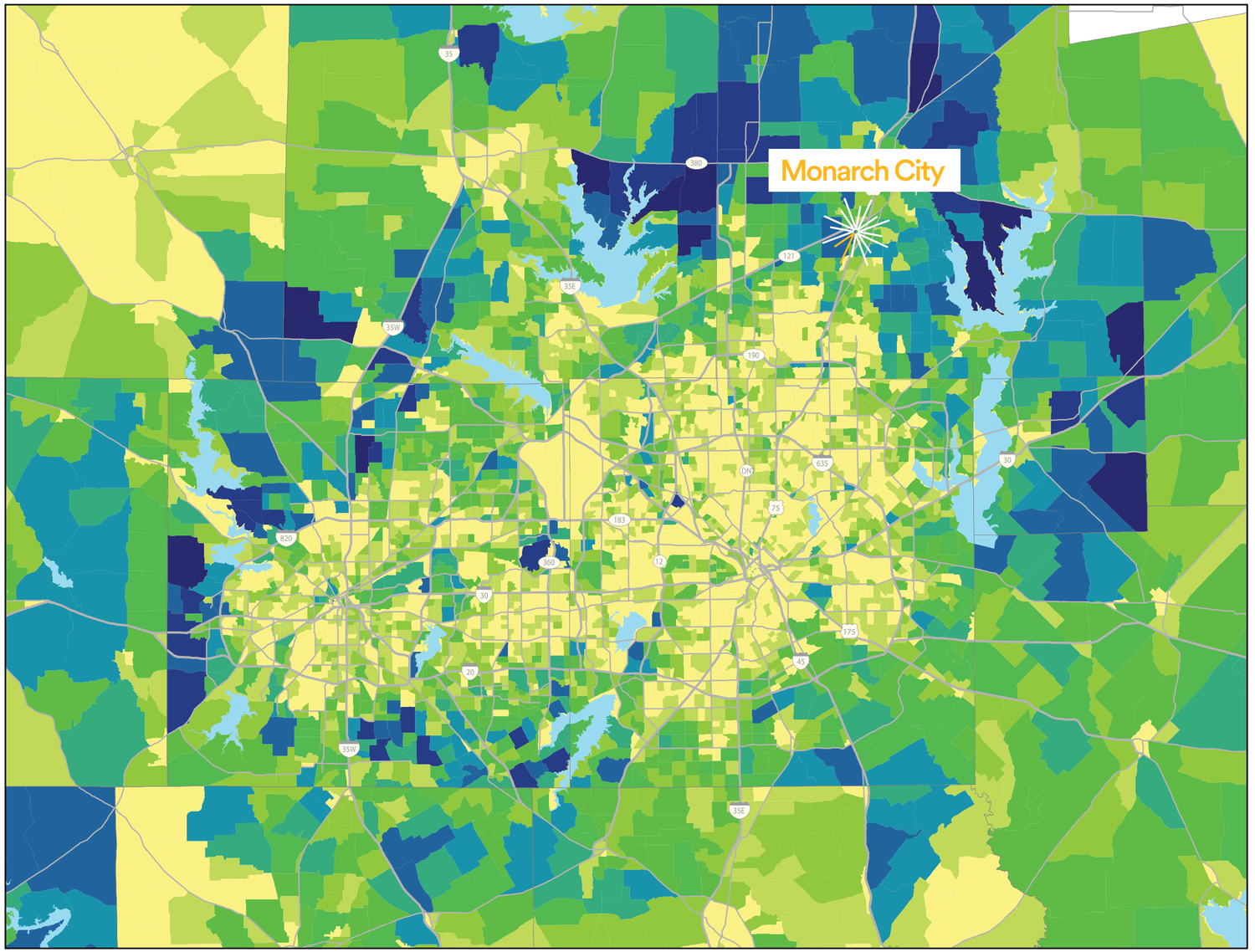
- EMSI: Labor Market Analytics



Strategic Location

- Largest undeveloped parcel on the corner of two major highways north of downtown Dallas
- 261 contiguous acres bound by US-75 and TX-121
- Redundant power and over $1.6 billion in multiple data centers within 1/2 mile of site
- 9 of top 50 Texas school districts, and 4 top 100 national school districts, within 25 minute commute
- $133k average household income within 3-mile radius

Projected Population Growth in the Region



PROJECTED 2005-2040
POPULATION GROWTH

- 0-226
- 227-623
- 624-1,156
- 1,157-1,857
- 1,858-2,797
- 2,798-3,956
- 3,957-5,522
- 5,523-8,206
- 8,207-12,399
- 12,400-17,263

Dallas-Fort Worth is continually ranked among the nation's fastest growing areas, the largest projected growth being with a 10-mile radius of Monarch City.

SOURCE: North Texas Central Texas Council of Governments

Allen is Among the Best Places to Live

#2 Best Place to Live in America
– Money Magazine

2X Employment Growth vs National Average

Ease of Access to Two Major Highways, TX-121 and US-75

536,000 People with Graduate Degrees in DFW Similar to that in San Francisco MSA

DFW ranked 1st in job creation in 2017, adding 91,700 jobs.

Among the largest 15 metros, Dallas ranks #3 for highest salaries after adjusting for cost of living.

“119 headquarters located in DFW since 2010, 40 from California alone.

DFW is home to 22 Fortune 500 and 43 Fortune 1000 corporations due to its combination of central location, airports, talent base, business friendly taxes and costs, and good quality of life.”

– Dallas Regional Chamber

“Every day, an average of more than 300 people move to the region, which ranks as one of the most diverse economies in the nation where companies are drawing from a broad cross section of skills to fill positions in nearly every major discipline.”

– Say Yes to Dallas

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We create timeless places and memorable experiences that inspire people

Howard Hughes

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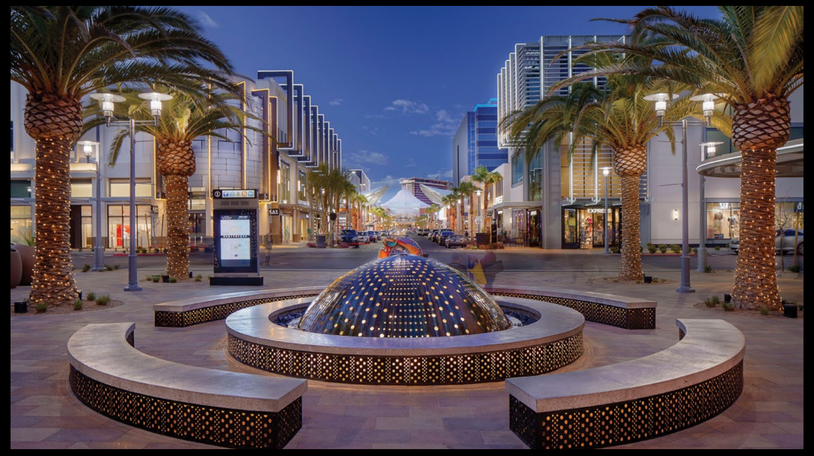
Summerlin, NV



Downtown Summerlin, NV

Columbia, MD

The Woodlands, TX

Hughes Landing, TX

Ward Village, HI

MONARCH CITY

JLL

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