



MONARCH
CITY

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Inspired by Nature.
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Walkable mixed-use anchored by extraordinary park space



Located in one of DFW's fastest growing areas



Award winning quality of life



MONARCH CITY

Mixed-use development in Allen, TX

Monarch City is pursuing the 3rd Wired Certified Neighborhood Certification in the world, offering tenants ubiquitous connectivity and best in class resiliency.

Neighborhood Attributes

- Fiber optic connectivity will be available from seven unique providers: Unite Private Networks, Zayo, AT&T, Century Link, Verizon Enterprise, Spectrum, and Grande Communications.
- Dark fiber will be available from both Zayo and Unite Private Networks, giving tenants access to low latency, secure, and scale-able connectivity.
- Multiple points of entry will be present to enable physically diverse primary and back-up internet circuits into the campus.
- Located directly adjacent to two mission critical data center facilities, it will offer tenants ultra low latency for cloud services with 0% uptime.
- Redundant power will be available with three electrical substations located within half a mile of the site.
- Two 138kV transmission lines will provide dual-feed service.

Attributes of Certified Buildings

- Offers market leading connectivity and resiliency.
- Buildings planned for carrier neutral Distributed Antenna Systems to enable seamless cellular coverage and 5G integration.
- Residential components wired with carrier neutral infrastructure to ensure residents have access to multiple high speed internet options and cord cutting options.

Monarch City In a Glance



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

Vibrant mixed-use retail and restaurant scene with office, residential and hospitality anchored by extraordinary park space

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

The Monarch City Experience





A Diversified Product Mix

- Office
- Residential
- Retail
- Hotels

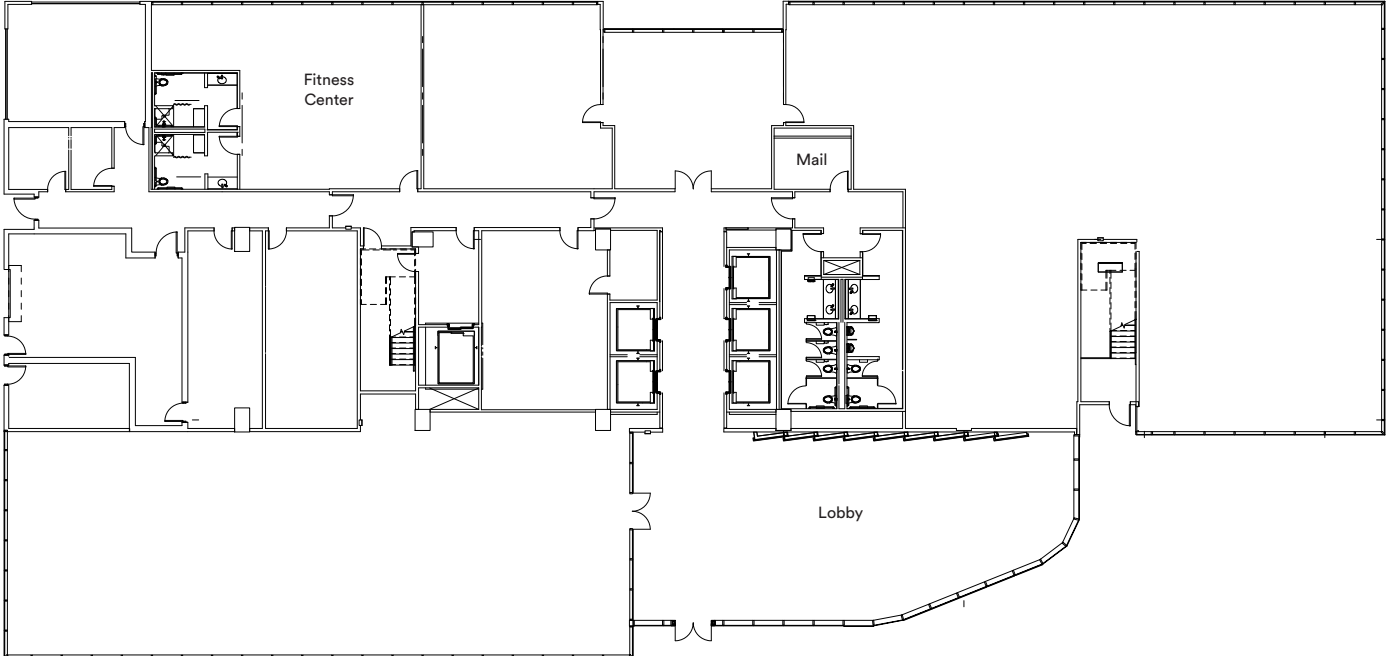
Acreage Map



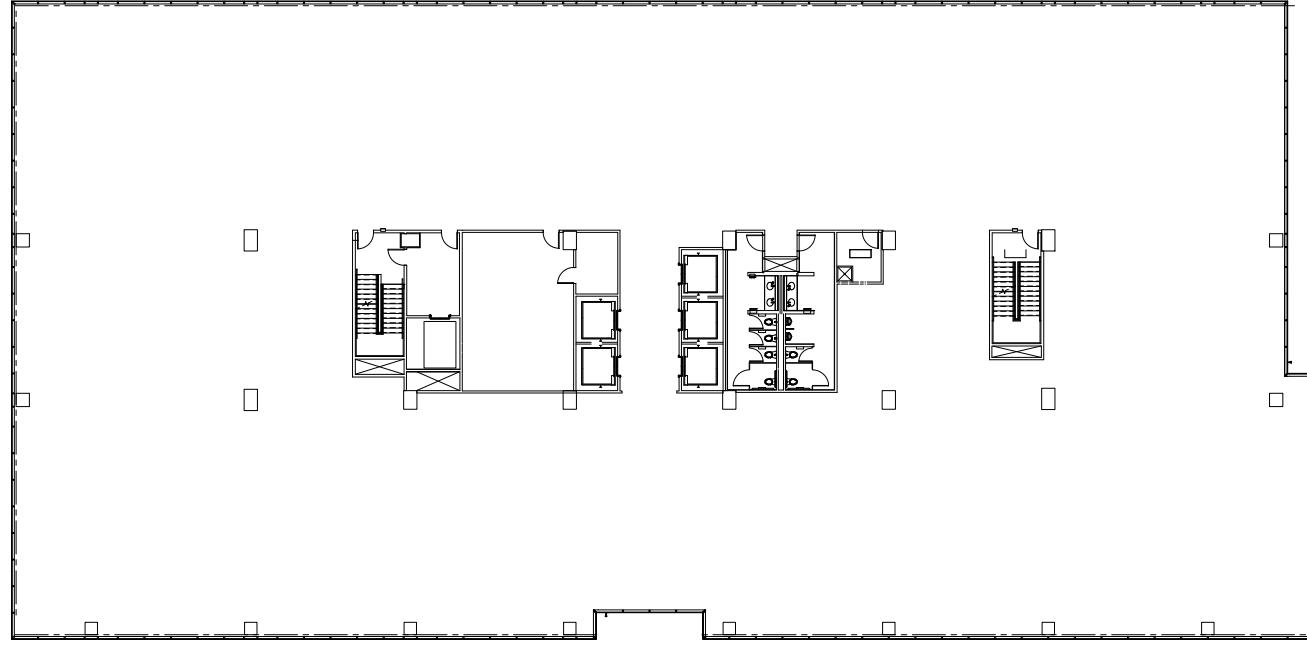
Customizable Office Campus Options

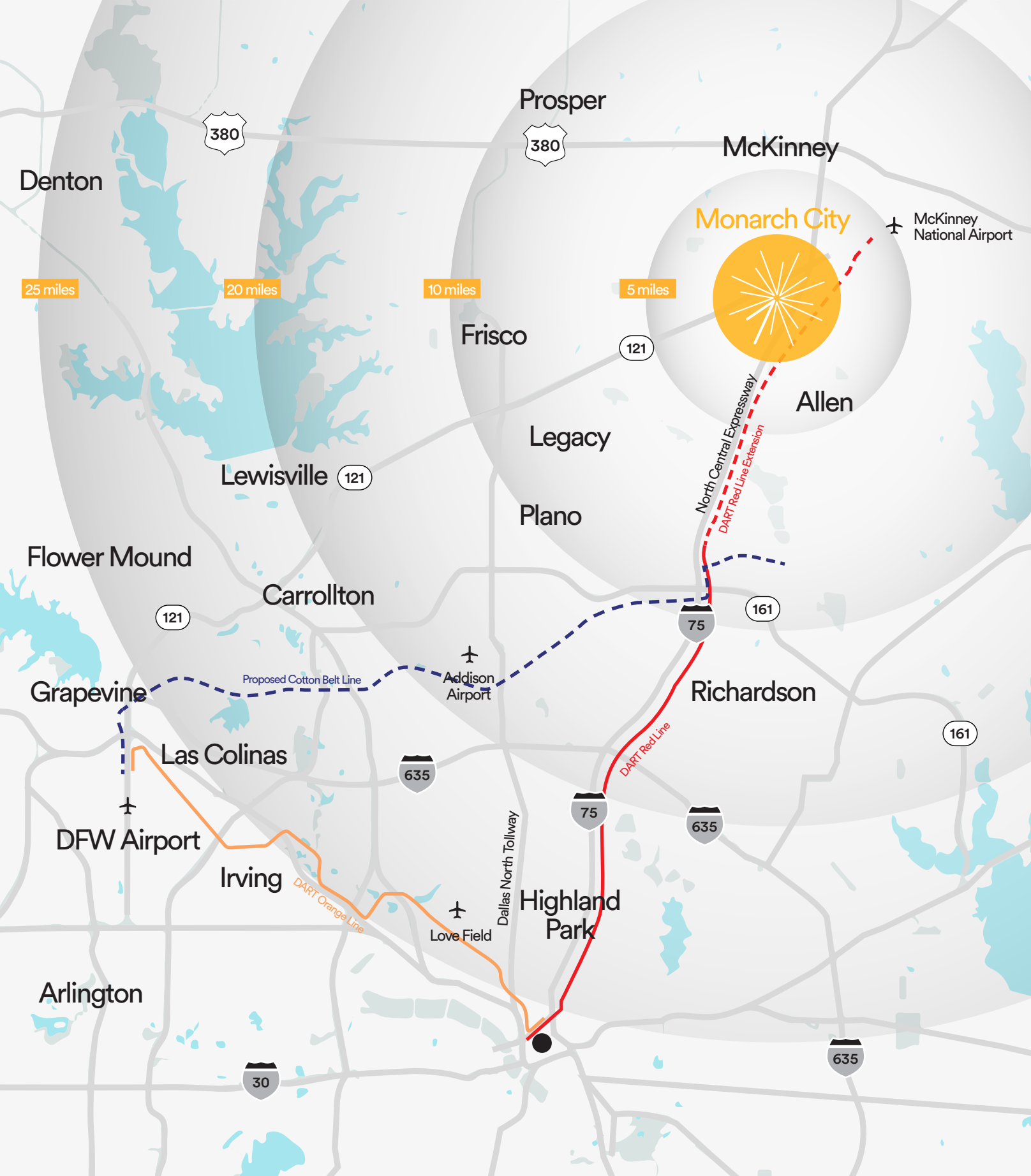


Typical Office - Lobby



Typical Office - Floor Plan





Strategic Location

- Zoning in-place for over 10 million square feet of development rights
- 261 contiguous acres bound by US-75 and TX-121
- Technology infrastructure in-place for top-of-market connectivity
- 9 of top 50 Texas school districts, and 4 top 100 national school districts, within 25 minute commute
- Within a 30 minute drive to Downtown Dallas, DFW Airport and Love Field
- McKinney National Airport within 10 minutes offers immediate access to Monarch City for executive and corporate charter flights

One of the Nation's Fastest Growing Metroplexes



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



DFW's largest projected growth being within a 10-mile radius of Monarch City



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



536,000 people with graduate degrees in DFW similar to that in San Francisco MSA

“

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

”

Award-Winning Quality of Life



#2 Best Place to Live in America
- Money Magazine



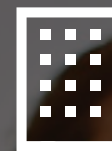
#1 Best Suburb for Millennials in Texas
- CNBC 2018



#5 Safest City in America
- Homesnacks 2018



9% Lower Cost of Living than National Average



#3 Best Real Estate Market in the Nation
- Wallet Hub 2017



National Recreation and Parks Association Gold Medal Award



68 Miles of Trails Connect to 6 Neighboring Cities



2x Employment Growth vs. National Average



119 new headquarters have moved to 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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Our Purpose

We create timeless places and memorable experiences that inspire people.



Bridgeland, TX



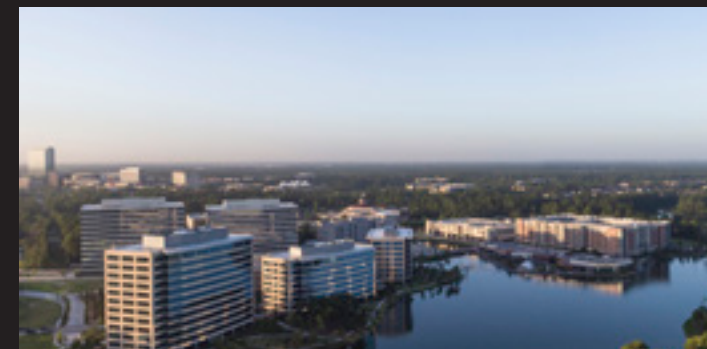
Downtown Summerlin, NV



The Woodlands, TX



Columbia, MD



Hughes Landing, TX



Ward Village, HI

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