

DOWNTOWN FLYING HORSE



FLYING HORSE
COLORADO

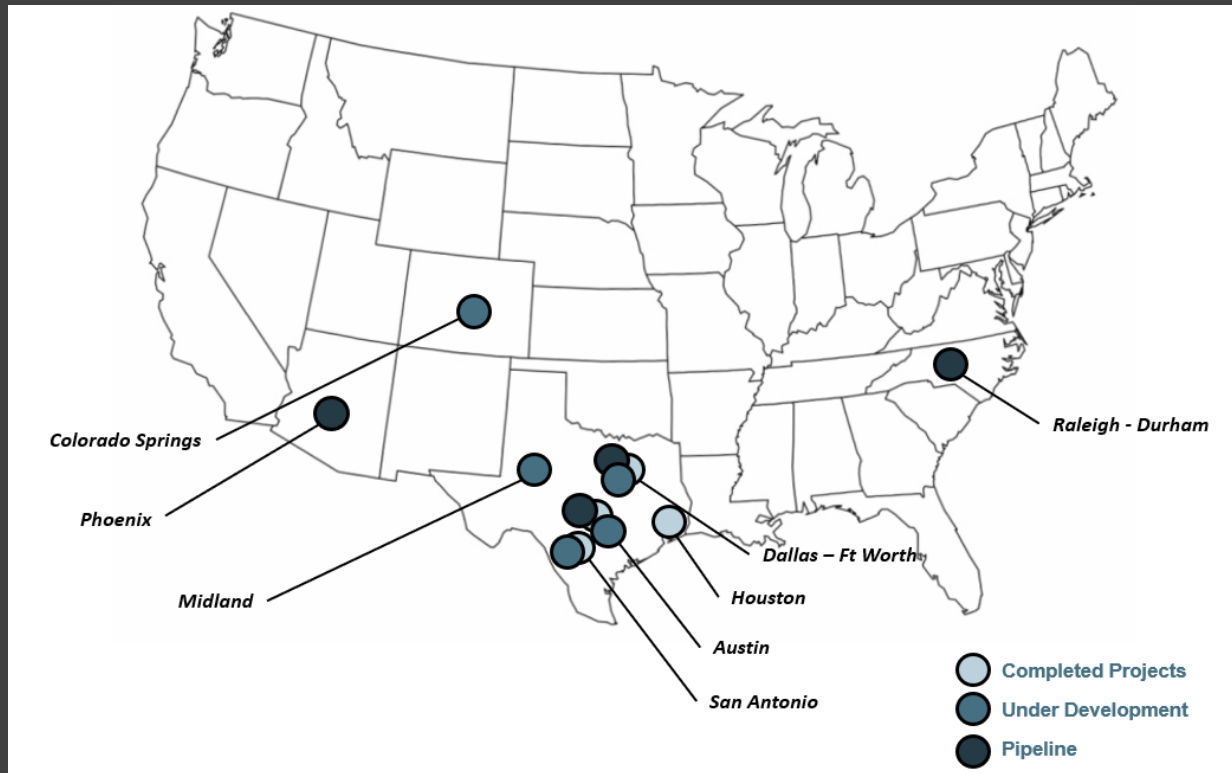
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STILLWATER
CAPITAL

CLASSIC
HOMES

Stillwater Capital – Company Overview

- Full service real estate investment and development firm, founded in 2006
- Expertise in residential, office, retail, hospitality, and mixed-use communities
- More than \$1B in projects completed to date
- 70+ member team with offices in Dallas, Frisco, Austin, Raleigh, and Colorado Springs



Case Study – PGA Frisco



Project Details

Stillwater Capital, in partnership with the City of Frisco, PGA of America, and Omni Hotels, lead the development of PGA Frisco. The project is anchored by the PGA of America, which is relocating their headquarters from West Palm Beach, FL. The course will host numerous major golf events including the PGA Championship (2027, 2036), Women’s PGA Championship (2025), Senior PGA Championship (2023), and a potential future Ryder Cup. The hotel meeting space will serve as the official convention center for the City of Frisco.

Location

Frisco, TX

Project Size

- 650 acres
- PGA of America Headquarters
- 500 Key Omni Resort with 130,000 SF conference facility
- Two 18-hole golf courses, short course, training area

Status

Under Construction, Opens May 2023



Case Study – The Link



Project Details

Stillwater Capital is leading the development of a master planned urban styled district adjacent to PGA Frisco with direct views of the PGA Championship golf course. The mixed-use campus is designed around non-automotive (hike, bike, electric vehicle) connectivity that promotes engagement with the outdoors. The commercial development utilizes hill country resort inspired architecture with a focus on high-quality construction, wellness programming, and multiple entertainment venues.

Location

Frisco, TX

Project Size

230 acres
Mid-rise high-density development
Office, retail, residential, entertainment, and wellness
Unobstructed views of the PGA Championship golf course

Status

Phase I Start - 4Q2021



Case Study – Haggard Farms



Project Details

Stillwater Capital is leading a 60-acre mixed-use development near the intersection of the Dallas North Tollway and Spring Creek Parkway, immediately south of the Legacy and Legacy West developments. The project is anchored by an original food, beverage, and entertainment concept that will focus on farm to table ingredients and outdoor entertainment spaces. The master plan also includes a boutique hotel, Class A office projects, additional retail and restaurant spaces, and residential living units.

Location

Plano, TX

Project Size

60 acres

Phase I – “Farm to table” restaurant, bar, and entertainment

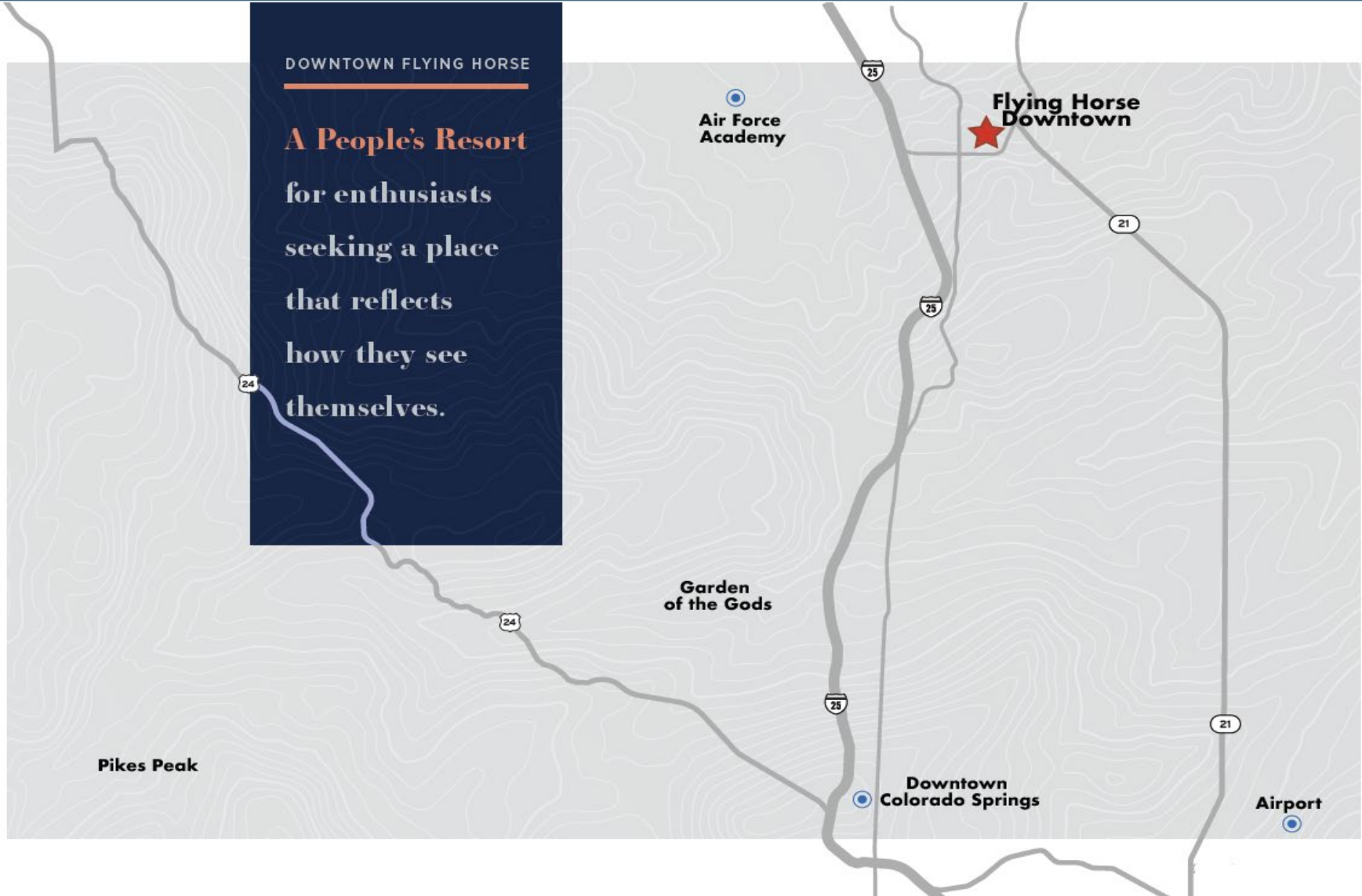
Future Phases – hotel, office, residential, retail, restaurant

Status

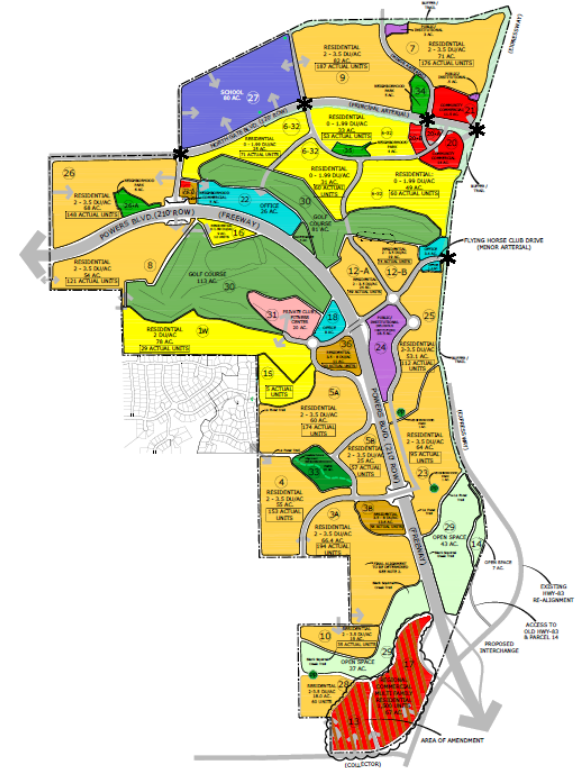
PD Approval – Target 3Q2021



Downtown Flying Horse - Location



Flying Horse Resort Community



Downtown Flying Horse – Site Plan



Park Green



Park Green

- Central gathering space with programming, events, play areas
- Jewel box restaurant with direct connections to outdoor space
- Target groundbreaking 2023

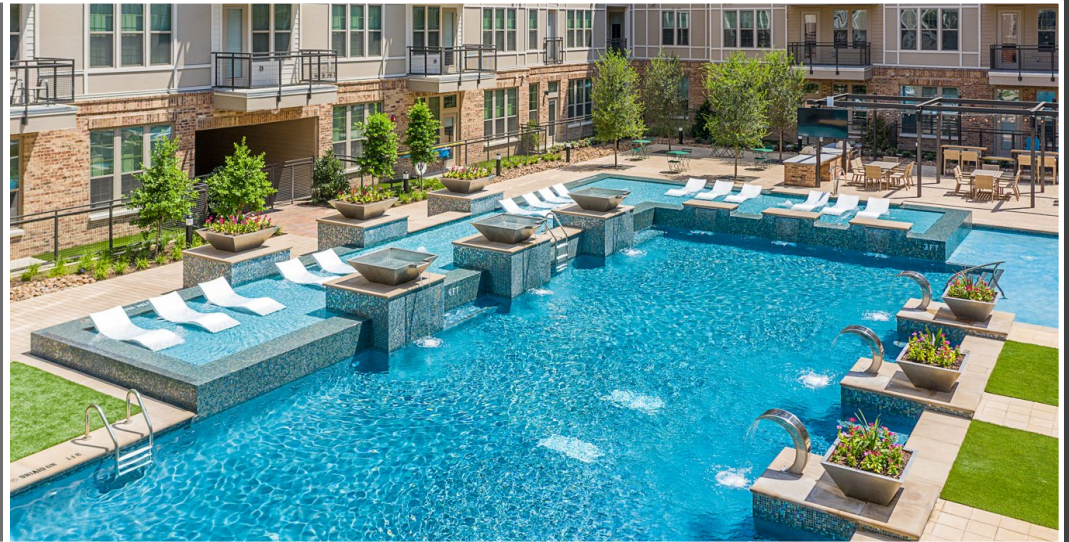


Urban Living



Urban Living

- Residential with Class A amenities
- Ground floor retail opportunities that embrace park
- Phase I groundbreaking target Q2 2022



Hotel and Restaurant Row



Hotel and Restaurant Row

- Destination restaurants with indoor and outdoor space organized along the park
- Boutique hotel with mountain views
- Target groundbreaking 2023



Office



Office

- Flexible design to support variety of tenant sizes and requirements
- Campus opportunity for large users
- Target groundbreaking 2022-2024



Townhomes



Townhomes

- High quality residential add to diversity of living options in the development
- Ability to adjust parcel size to respond to office demand
- Target groundbreaking 2025-2026



Oriented to Maximize Views of Pikes Peak



Destination to Live, Work and Play



Designed to Embrace Outdoor Elements



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