



# THE RANCH

IN ALLEN



# MORE THAN A WORKSPACE – IT'S A LIFESTYLE UPGRADE.

## Pre-Leasing for Q4 2026

Nestled within a sprawling, 10-acre property along Highway 121, The Ranch in Allen is a unique opportunity to access unparalleled amenities focused on outdoor space, wellness, and sustainability - all in the heart of Allen, TX. The offices will feature state-of-the-art amenities, on-site walking paths integrated with the City of Allen's award-winning hike and bike trails, and direct access to the future Katy Trail Ice House Ranch, the third location of Dallas-Fort Worth's favorite outdoor patio restaurant.

As one of the world's leading office developers, Hines will bring unmatched quality and design to The Ranch in Allen. The offices will set a new standard for wellness and connectivity in the modern workplace by offering programmed events and partnership with Katy Trail Ice House Ranch along with unique brand visibility from the project's on-site billboard opportunity.







**DIGITAL BILLBOARD  
BRANDING OPPORTUNITY**  
Visibility to over 75,000+ VPD

**HIKE & BIKE  
TRAIL ACCESS**



ALLEN  
TX

Campus Overview

# THE RANCH, FOR NATURE INSPIRED WORK & PLAY.

**10 Acre**  
Campus

**180,000**  
Total RSF

**4/1,000**  
Parking Ratio

**4 Acre**  
On-site  
Restaurant

**On-site**  
Hike & Bike  
Trail System

**35**  
Minutes to  
DFW Airport &  
Love Field





On-Site Dining - Opening 2025

# FOUR-ACRE BACKYARD OASIS.

Katy Trail Ice House will open its third and largest Dallas-Fort Worth location in Allen with the Katy Trail Ice House Ranch, aptly named for its unique, sprawling layout along Texas 121. This Uptown favorite will bring casual, patio dining in a beautiful setting along Rowlett Creek.

The restaurant will feature the same beloved menu from its Dallas and Plano locations including bestsellers like the Hangover Burger and Summer Beer. With over four acres of space, the Katy Trail Ice House Ranch will boast three smokers serving up delicious barbecue in a lush, tree-filled landscape.



# DESIGNED WITH YOUR WELLNESS IN MIND.

## Supporting Nature & Quality of Life

The Ranch in Allen is a wellness-inspired project that redefines the modern workplace by seamlessly integrating health and convenience into the daily routines of its tenants. At the heart of this innovative development is a thoughtfully designed internal stairwell that encourages tenants to opt for a healthier mode of commuting. Moreover, this visionary project boasts an array of wellness amenities, including both indoor and outdoor fitness centers equipped with single-user shower suites, a dedicated bike facility with Tenant e-bike rentals, and trail connectivity that not only promotes sustainable commuting but also provides an opportunity for tenants to explore the nearby trails and natural surroundings.



Indoor + outdoor  
fitness center



Bike facility with  
Tenant e-bike rentals



Single-user  
shower suites



On-site hiking &  
biking trail system







Hospitality-Focused Lobby

# GOURMET COFFEE BAR & LOUNGE.







# INSPIRED BY NATURE, DESIGNED FOR PRODUCTIVITY.

## Embracing a Forward-Looking Ethos

The Ranch in Allen is designed to redefine the modern workspace by seamlessly integrating advanced technologies and eco-conscious features. The two office buildings are meticulously crafted to harness renewable energy sources, optimize natural lighting, and employ cutting-edge insulation techniques to minimize energy consumption.

Efficient Floorplates

Abundant Natural Light

Human-Centric Design

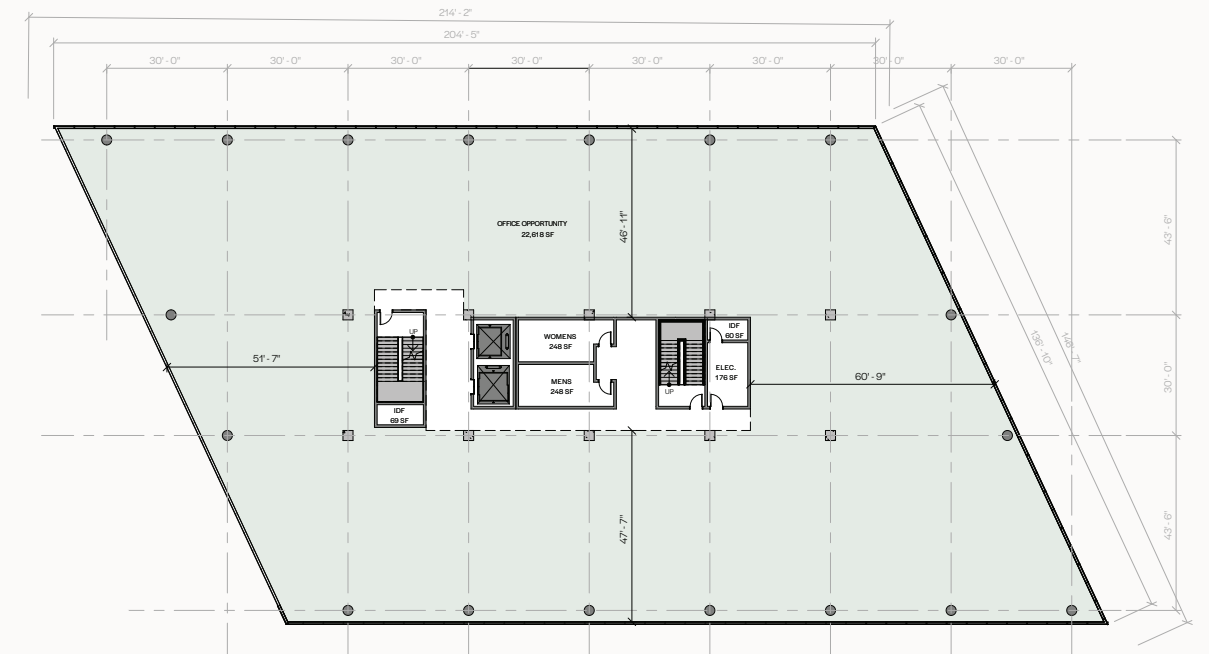
Promotes Community Health

LEED Certification

WiFi Connectivity Throughout

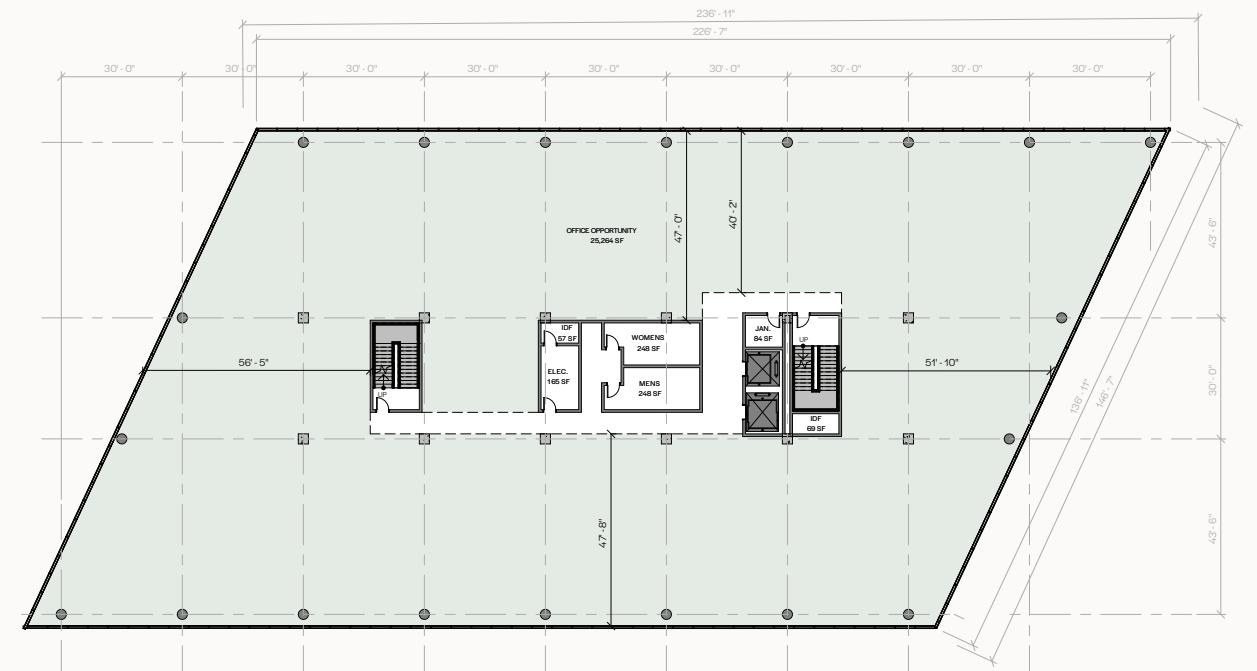


### OFFICE 1



**100,000 RSF**    **22,600 SF**  
5 Stories    Floorplates

### OFFICE 2



**80,000 RSF**    **25,300 SF**  
4 Stories    Floorplates

# CENTRALLY LOCATED.

## Conveniently Accessible

Visibility to Over 75,000+ Vehicles Per Day

Superior Ingress / Egress on Highway 121

6 Minutes to Dallas North Tollway

10 Minutes to Legacy West

10 Minutes to The Shops at Legacy

29 Minutes to DFW International Airport

35 Minutes to Dallas Love Field





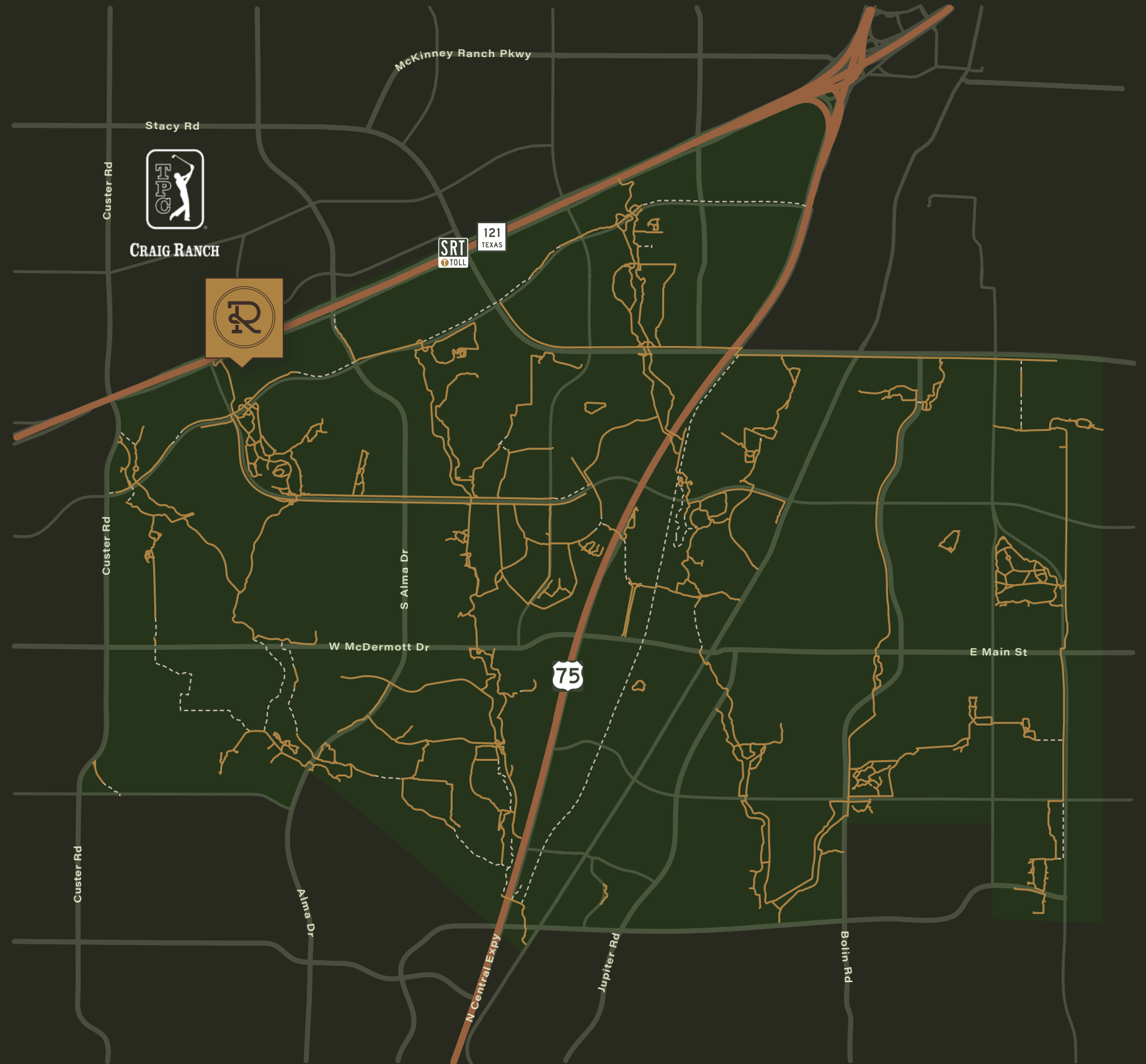


# WELLNESS IS JUST OUTSIDE YOUR DOOR.

## Allen Hike & Bike Trail System

The City of Allen trail system consists of 80 miles of hike and bike trails. These treasured amenities provide safe places to walk and bike while allowing for natural beauty, adventure and exploration.

Greenbelt trails, located along major creek corridors, serve as the backbone of Allen's trail system. Loop and connector trails link these greenbelts to neighborhoods, parks, retailer centers and other amenities.



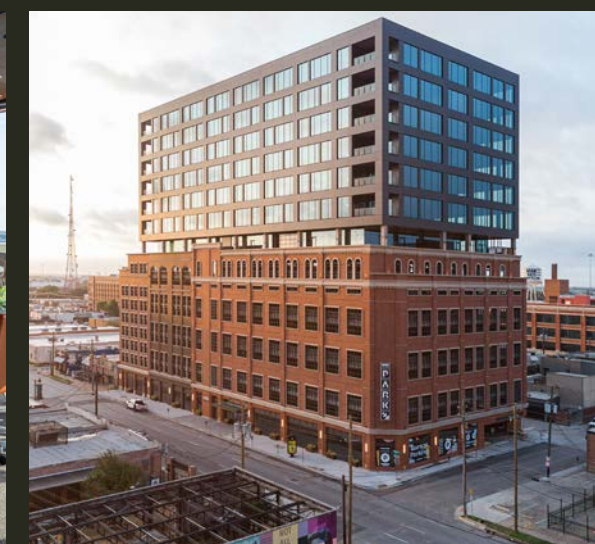
— Existing Trails    - - - - Proposed Trails



# ABOUT THE DEVELOPER.

## Hines

Hines is a privately owned global real estate investment, development, and management firm, founded in 1957, with a presence in 395 cities in 30 countries and \$95.79 billion of investment assets under management and more than 96 million square feet of assets for which Hines provides third-party property-level services. Hines has 203 developments currently underway around the world, and historically, has developed, redeveloped, or acquired 1,610 properties, totaling over 537 million square feet. The firm's current property and asset management portfolio includes 685 properties, representing over 216 million square feet. With extensive experience in investments across the risk spectrum and all property types, and a foundational commitment to ESG, Hines is one of the largest and most respected real estate organizations in the world.







# THE RANCH

IN ALLEN

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Developed by:  Hines

Leased by:  TRANSWESTERN