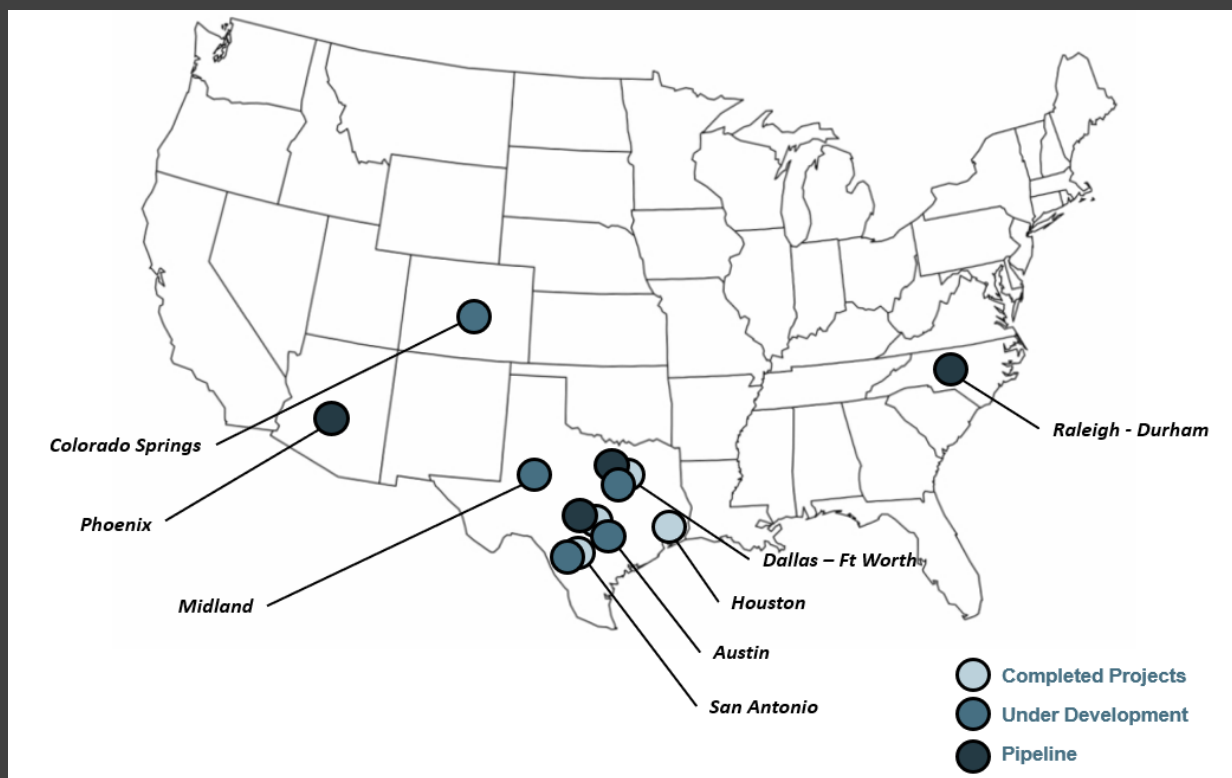


Haggard Farms



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, and Austin



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 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 – Flying Horse



Project Details

Stillwater Capital is leading the development of Downtown Flying Horse. The project is adjacent to the Flying Horse luxury residential and golf community in Colorado Springs. The design is centered around several destination lifestyle restaurants and outdoor activity areas that are in high demand on front range. At completion, the development will include office, retail, residential, and hotel uses centered around a public realm environment curated specifically for the local community.

Location

Colorado Springs, CO

Project Size

65 acres

Mid-rise high-density development

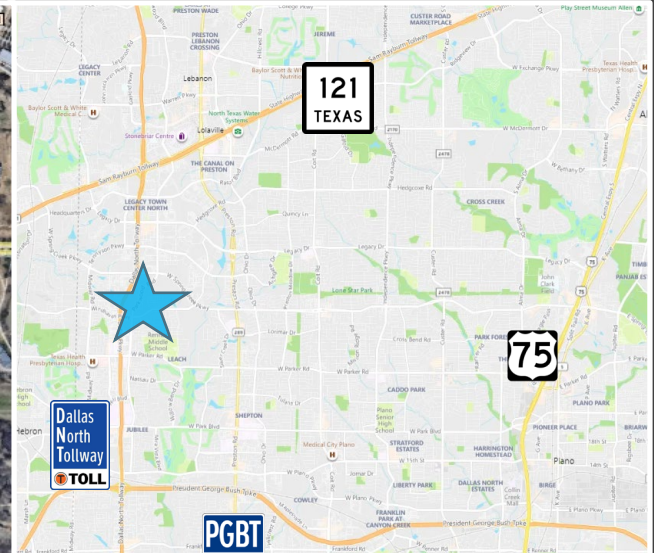
Office, retail, residential, entertainment, & hotel

Unobstructed views of Pike's Peak and the front range

Status

Phase I Start - 1Q2022

Haggard Farms – Location



Haggard Farms – Current Zoning (multiple districts, includes 2 story walkup multifamily)

PD-243

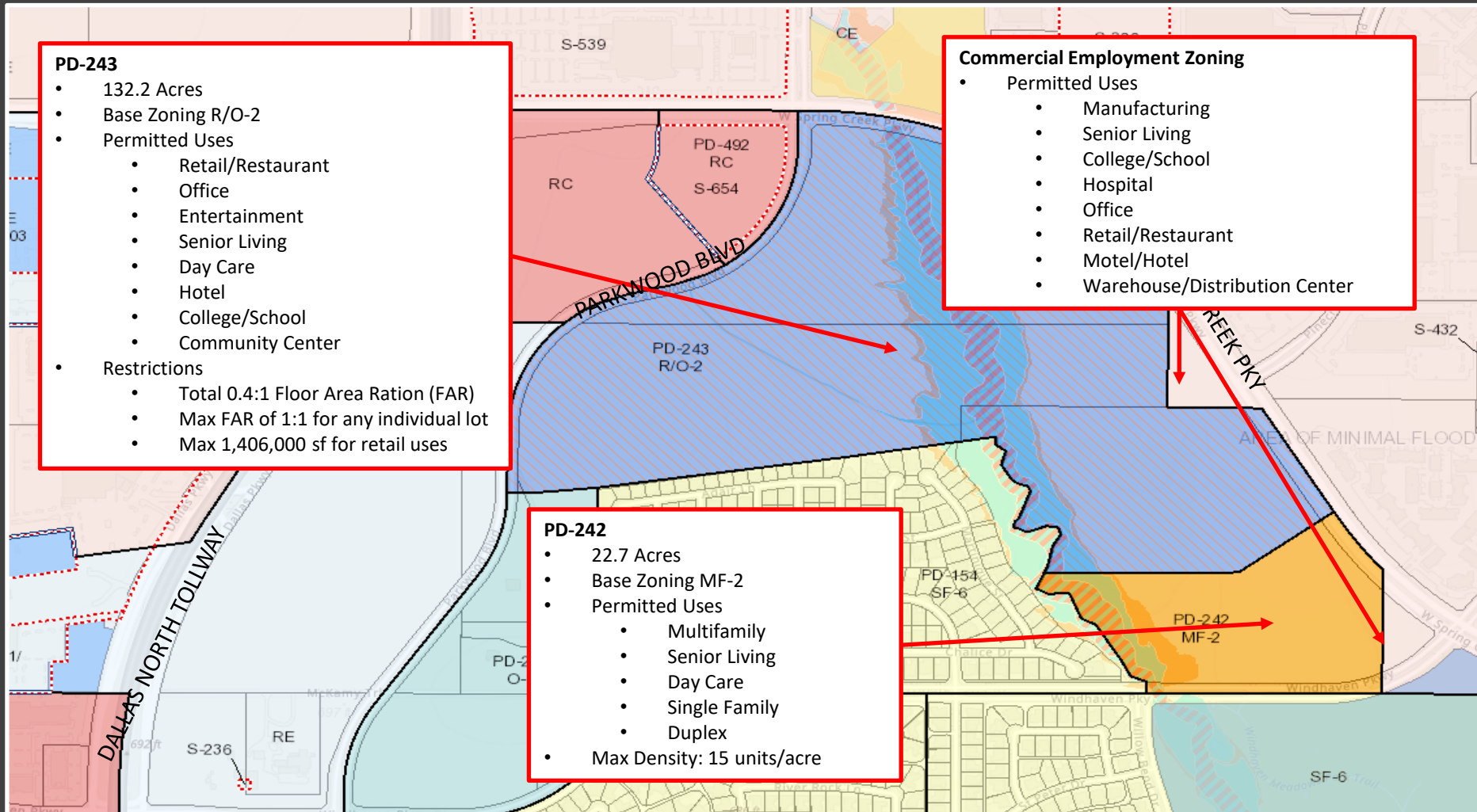
- 132.2 Acres
- Base Zoning R/O-2
- Permitted Uses
 - Retail/Restaurant
 - Office
 - Entertainment
 - Senior Living
 - Day Care
 - Hotel
 - College/School
 - Community Center
- Restrictions
 - Total 0.4:1 Floor Area Ratio (FAR)
 - Max FAR of 1:1 for any individual lot
 - Max 1,406,000 sf for retail uses

Commercial Employment Zoning

- Permitted Uses
 - Manufacturing
 - Senior Living
 - College/School
 - Hospital
 - Office
 - Retail/Restaurant
 - Motel/Hotel
 - Warehouse/Distribution Center

PD-242

- 22.7 Acres
- Base Zoning MF-2
- Permitted Uses
 - Multifamily
 - Senior Living
 - Day Care
 - Single Family
 - Duplex
- Max Density: 15 units/acre



Haggard Farms – Master Plan (low density, high quality, mixed use, parks and greenspace)



Haggard Farms – Master Plan (low density, high quality, mixed use, parks and greenspace)



Phase I – The Almanac (destination restaurant, event center, and entertainment space)



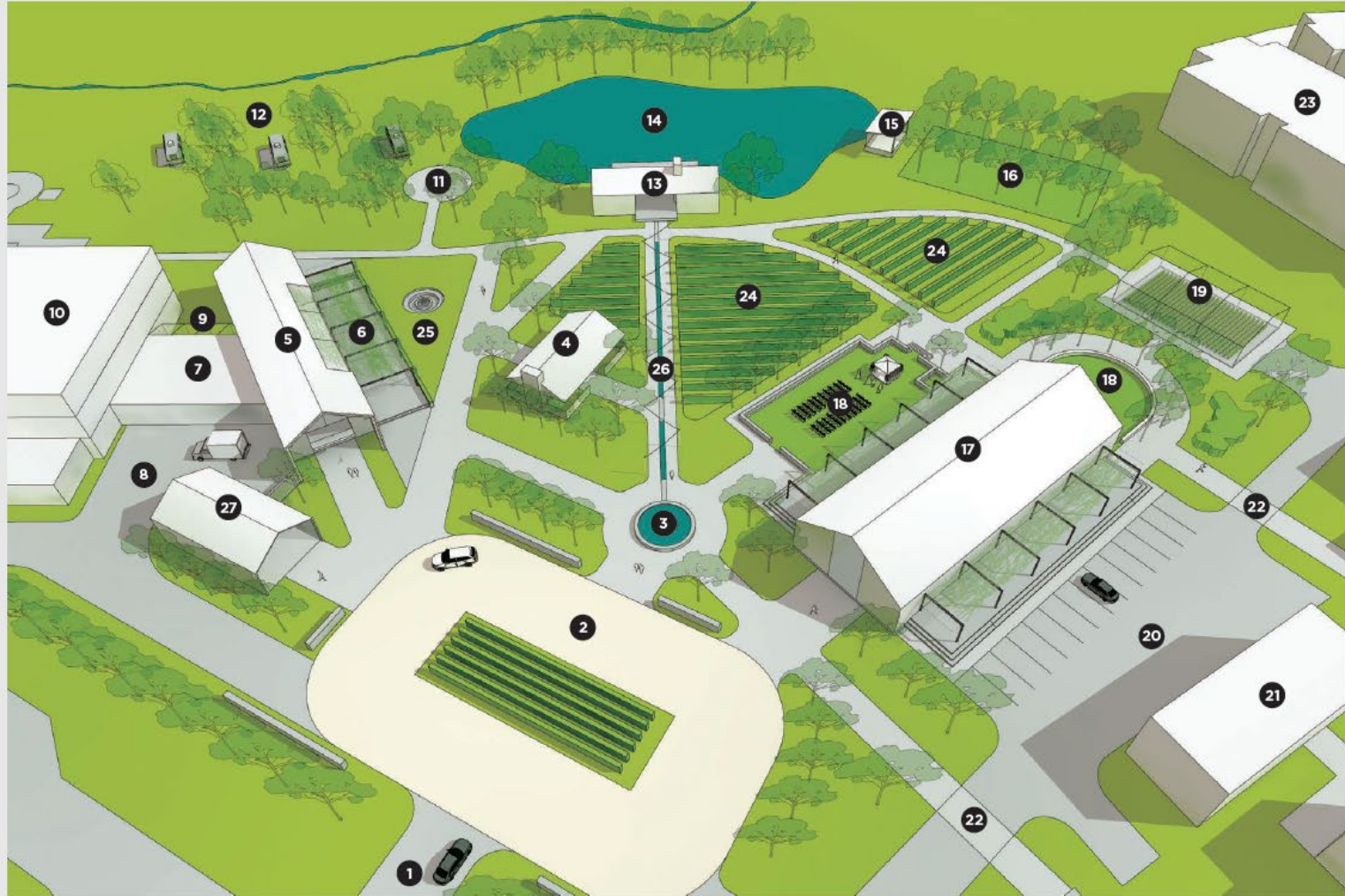
LEGEND:

- 01 PARKWOOD BLVD.
- 02 PROJECT ENTRY/EXIT
- 03 HOTEL
- 04 HOTEL PARKING
- 05 "FARM" ARRIVAL:
- 06 "FARM" RESTAURANT
- 07 "FARM" BIG BARN
- 08 POND
- 09 SURFACE PARKING LOT
- 10 "VILLAGE"
- 11 MULTI-FAMILY HOUSING
- 12 MFH PARKING GARAGE
- 13 OFFICE BLDGS
- 14 OFFICE GARAGE
- 15 FUTURE DEVELOPMENT PARCEL
- 16 SERVICE & PARKING ACCESS RD.

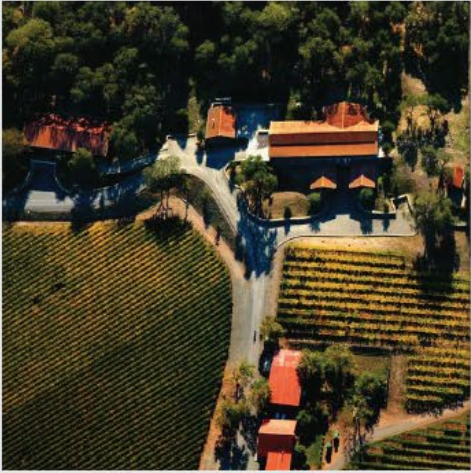


Phase I – The Almanac (Concept Plan)

- 1 Project Arrival
- 2 Farm Arrival
- 3 Water Feature
- 4 Pavilion
- 5 Greenhouse Restaurant
- 6 Patio
- 7 Kitchen
- 8 Deliveries
- 9 Hotel Connector
- 10 Hotel
- 11 Outdoor Dining
- 12 Airstream Park
- 13 Experience Center
- 14 Pond
- 15 Bandshell
- 16 Tree Grove
- 17 The Barn
- 18 Function Lawn
- 19 Greenhouse
- 20 Parking
- 21 Village
- 22 Village Connection
- 23 Multi-Family Housing
- 24 Agriculture
- 25 Fire Pit
- 26 Promenade
- 27 Distillery / Brewery



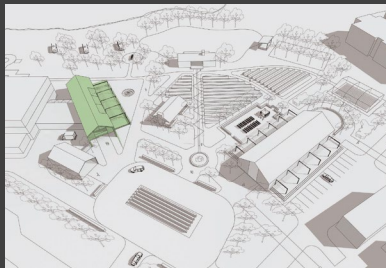
Phase I – The Almanac (Arrival)



Phase I – The Almanac (Central Water Feature)



Phase I – The Almanac (Destination Restaurant)



Phase I – The Almanac (Outdoor Pavilion)



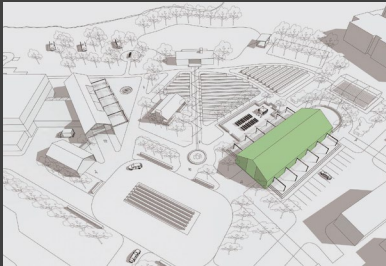
Phase I – The Almanac (Distillery and Brewery)



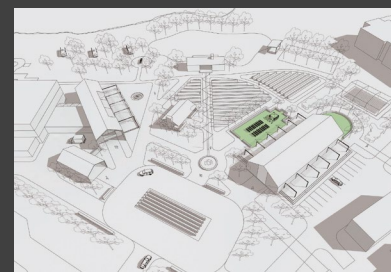
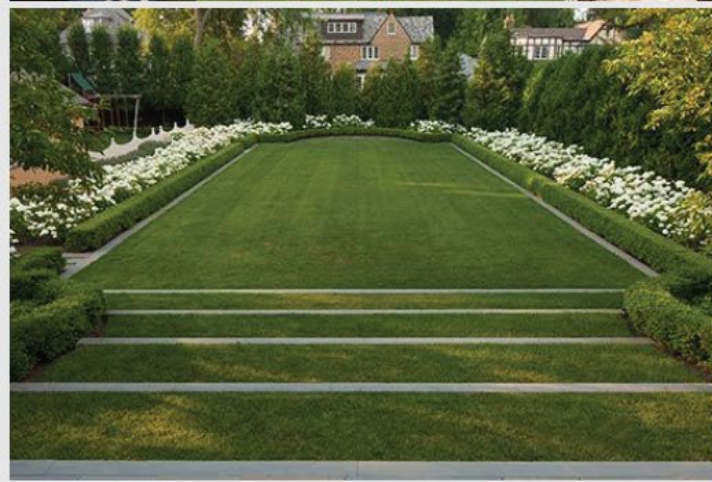
Phase I – The Almanac (Experience Center)



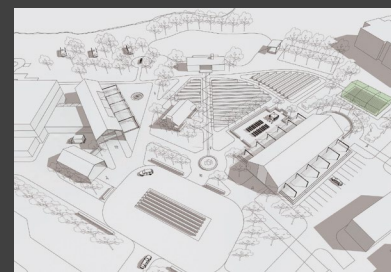
Phase I – The Almanac (Event Barn)



Phase I – The Almanac (Event Lawn)



Phase I – The Almanac (Greenhouse)

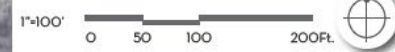


Phase I – Class A Office



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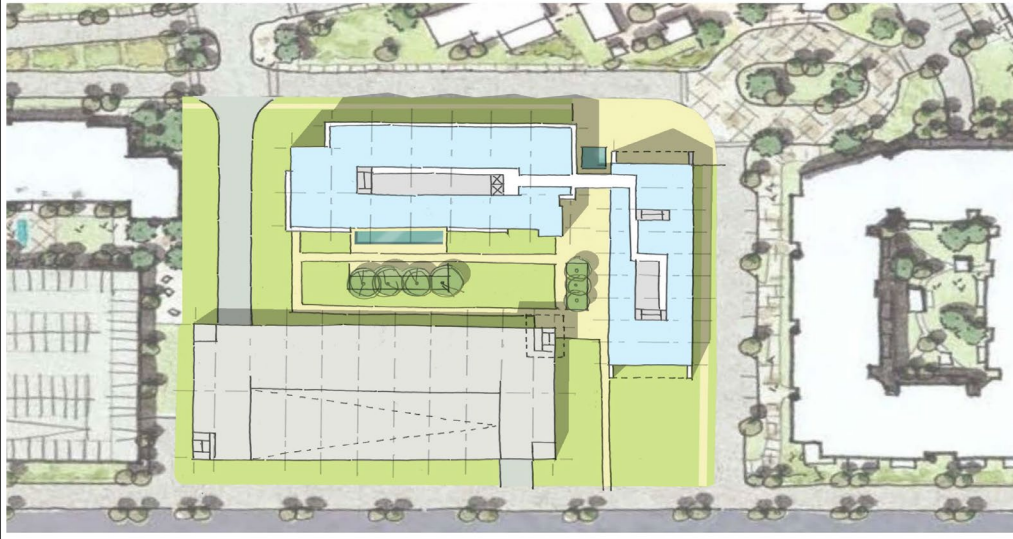
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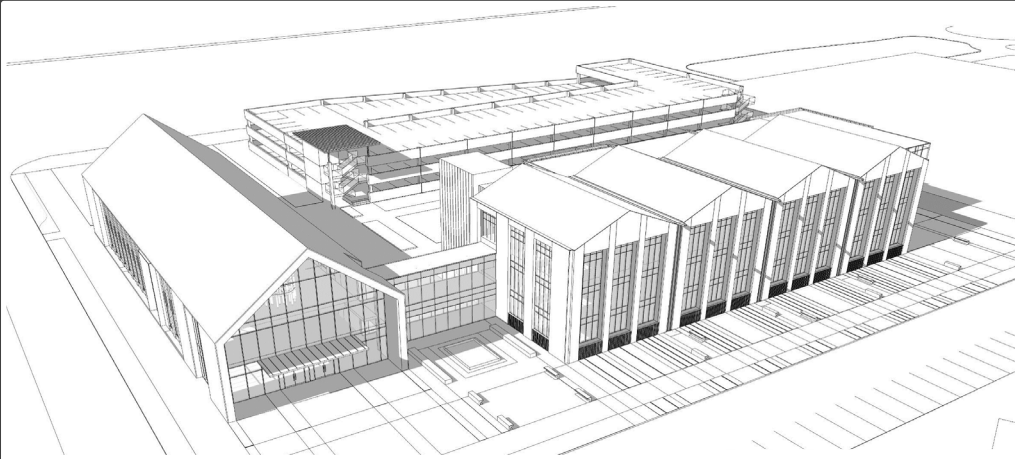
Phase I – Class A Office (Design)



- Low Density, 3-4 story
- Interaction with Outdoor Space
- Design Consistent with Almanac
- Garage Screening



Phase I – Class A Office (Parking Screen)



- Low Density, 3-4 story
- Interaction with Outdoor Space
- Design Consistent with Almanac
- Garage Screening

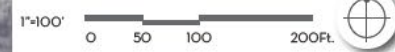


Phase II – Residential



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Phase II – Residential



- High quality, target young professionals
- Max 4 story, structured parking
- Improvements required prior to delivery:
 - 100,000 sf commercial (retail, restaurant, office)
 - Trail connecting to Spring Creek
 - Improved floodplain, creek activation, and water features

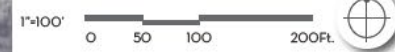


Proposed – Hotel



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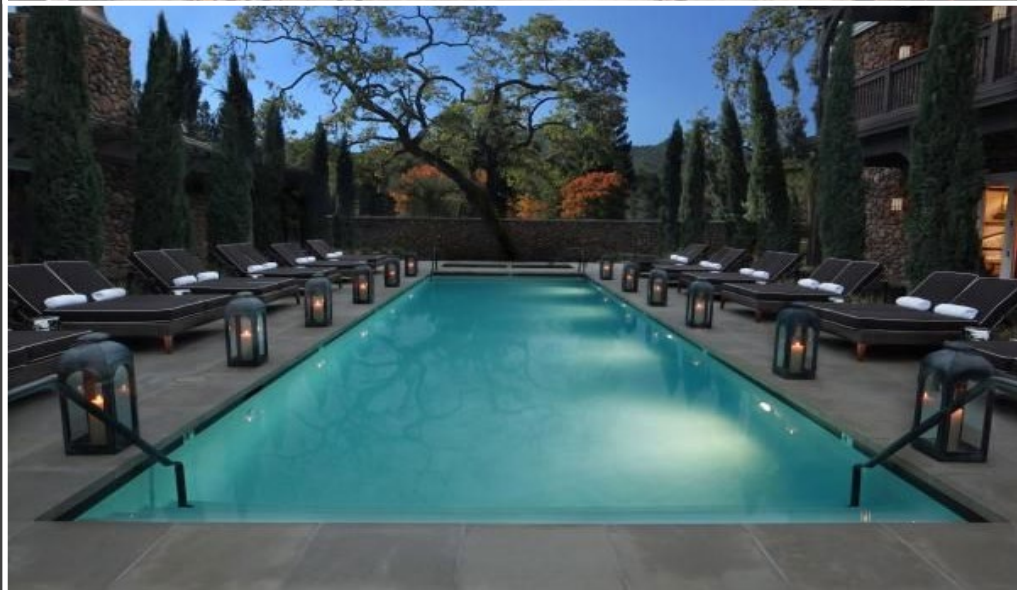
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Proposed – Hotel



- High end boutique hotel with direct connectivity to The Almanac
- Currently evaluating available brands and suitable operating partners

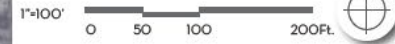


Proposed – Retail Village

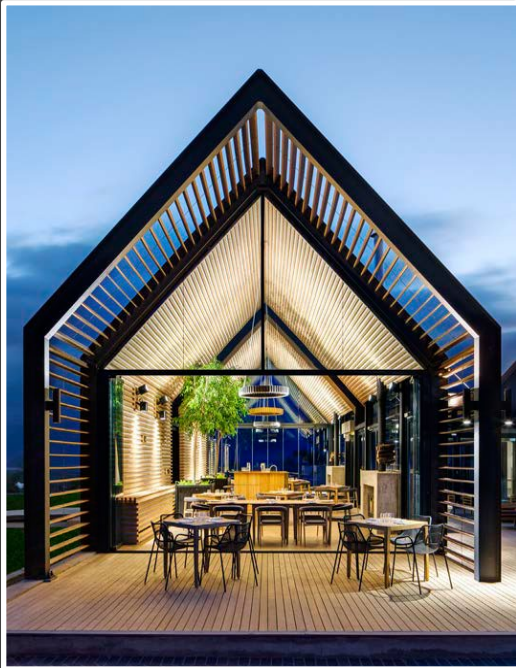


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Proposed – Retail Village



- Series of curated, small scale boutique retailers emersed in greenspace
- Pedestrian connectivity to the mixed-use areas of the project
- Currently evaluating suitable complimentary retailers



Haggard Farms – East Parcels



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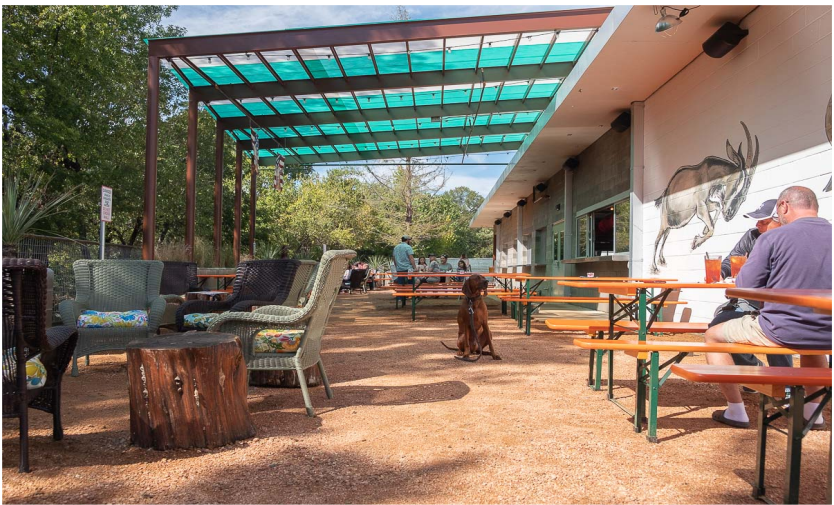
- 01 RESTAURANT / RETAIL
- 02 OFFICE BLDGS (100,000SF)
- 03 OFFICE PARKING (300 STALLS)
- 04 NEIGHBORHOOD PARK (3 AC.)
- 05 MFH (4 LVLS 300-350 UNITS)
- 06 TOWNHOME/BROWNSTONE
- 07 FLOOD PLAIN / LINEAR PARK
- 08 OFFICE/COMMERCIAL
- 09 SENIOR LIVING

NTS 0 125 250 500ft.

Proposed – Neighborhood Park



Proposed – Restaurants



Proposed – Office



Proposed – Single Family



Haggard Farms – Zoning Request

Suburban Standards

- Base zoning for office (O-2) and retail (R)
- No reduced setbacks, urban mixed-use or high-density standards requested
- 4 story height for majority of site, 7 story for outparcels

Greenspace and Amenities

- Minimum 3-acre neighborhood park
- Hike and bike trails along Parkwood, Spring Creek, Pinecrest extension and linear floodplain park
- Pedestrian bridge between The Almanac and neighborhood park
- No reduced lot coverages requested

Residential Standards

- No high-rise multifamily
- Single family homes on individually platted lots (southeast parcel)
- Phase I Multifamily requirements (western parcel – 350 unit max)
 - Trail connecting Pinecrest extension and Spring Creek, including pedestrian bridge
 - 100,000 sf non-residential (i.e., The Almanac + Office Phase 1)
- Phase II Multifamily requirements (northeast parcel – 350 unit max)
 - Dedication of all open spaces in northern tracts
 - Minimum 3-acre neighborhood park
 - Linear park adjacent to creek
 - Linear park adjacent to Pinecrest extension
 - 300,000 sf non-residential (i.e., hotel, office, retail, restaurants)



Haggard Farms – Height Considerations



Haggard Farms – Master Plan

