



THE

LANDING

6201

W. PLANO PKWY.



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Empowering Your Business, Together.





# Let's partner together and reach new heights.

SUCCESS HAS MANY SIDES, AND WE'RE HERE  
TO HELP YOU NAVIGATE THEM ALL.

A prime North Dallas address near where your employees live, and where business is done today. Enjoy immediate access to major highways, restaurants and retail, with the flexibility to grow as your company evolves.

Join a vibrant community of creative business minds with a tech-forward edge, and backed by an award winning property team that is truly invested in your success. It's the ultimate corporate environment, perfected from every angle.





# A Campus Close to Everything.



HUNDREDS OF RESTAURANTS



DESTINATION RETAIL



NUMEROUS BOUTIQUES



EQUINOX & LA FITNESS



40+ HOTELS

Less than a 5 minute drive



# The Workforce Advantage.



LABOR FORCE OF  
**4,000,000**  
IN THE DFW AREA



**73%**  
OF DFW RESIDENTS ARE OF  
**WORKING AGE**



**57%**  
OF WORKERS HAVE A  
**COLLEGE EDUCATION**

\*Nearly **51%** holding a bachelors or another advanced degree. Percentage is based on a **5 mile radius**.

## 10 Mile Radius



**37.1**  
Median Age



**47%**  
Bachelors Degree  
or Higher



**\$87,137**  
Median House  
Hold Income



**1,367,293**  
Population in  
2025

## DFW Metroplex



**34.2**  
Median Age



**34%**  
Bachelors Degree  
or Higher



**\$70,281**  
Median House  
Hold Income



**8,750,000**  
Population in  
2025



# The Landing's Amenity Center

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**LOCATED NEXT DOOR**

6221 W. PLANO PARKWAY

100 Seat Conference Center

The Hangar Cafe - *Coming Soon*  
Breakfast, Lunch, Coffee, Teas, Juices, & More!

Fitness Center with Cardio & Free Weights

Locker Rooms with Showers & Towels

Park with Paved Walking Trail Outside

Art & Sculpture Throughout Community



# Additional Amenities

- Food trucks & lobby food delivery service
- Outdoor areas with grills & wi-fi
- Monthly tenant events & contests
- Unbeatable access to North Dallas and the Tollway
- Top-of-building signage opportunities
- Visible from Dallas North Tollway
- Class AA drive-up appeal
- Walking distance to Shops At Willow Bend and hundreds of restaurants & retail on Park Blvd





## 6201 W. Plano Pkwy.

### 6 Buildings

*Expansion Opportunities*

6111: 181,711 sf (Built 2016)

**6201: 173,458 sf (Built 2020)**

6275: 238,652 sf (Built 2023)

Building 4: 180,900 sf (Future)

Building 5: 172,800 sf (Future)

Building 6: 158,400 sf (Future)

### 6221 W. PLANO PKWY. AMENITY CENTER

4,300 sf Fitness Center

Locker Rooms + Towel Service

100 Seat Conference Center

The Hangar Cafe

*Serving Breakfast, Lunch & Craft Coffee*

Park with Paved Trails, Grills & Outdoor Seating

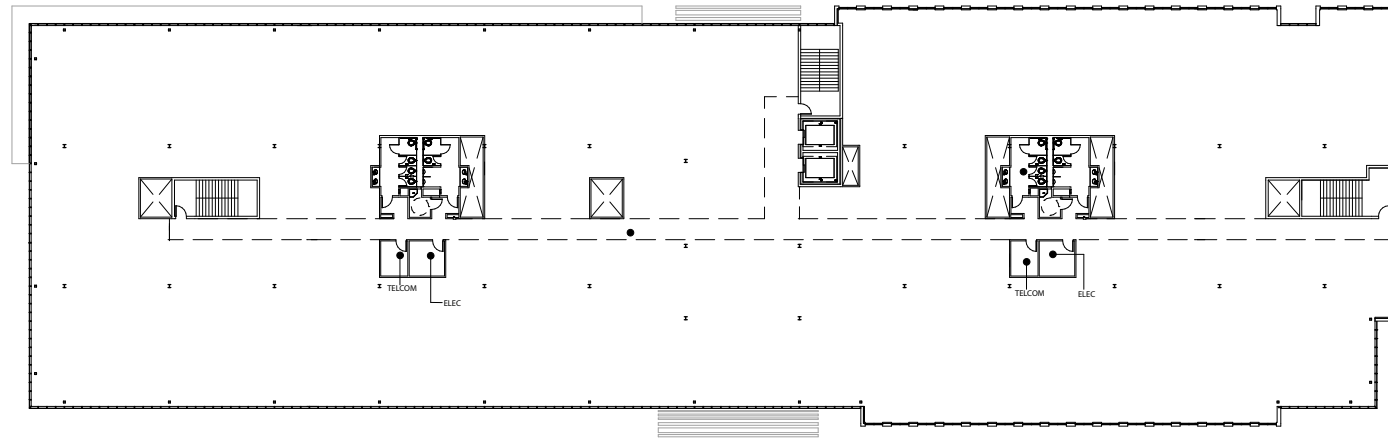


# Typical Floor Plan

48,000 RSF FLOOR PLATES

STRUCTURE BAY: 30' X 40'

15' SLAB TO SLAB



## Working for a Sustainable Future.

Billingsley is committed to green practices and tracks our recycling programs to help tenants earn ESG points.

**10,139** tons of recycled  
**36,395** pounds of e-waste

**4,737** saved trees

**8.4 million** kWh of saved energy

**13.5 million** gallons of water saved

**267,264** pounds of paper saved

All Billingsley office building electricity contracts are **100% renewable energy.**

## A Higher Bar for High Tech

- Two separate substations
- Generator pad sites in all buildings
- High-speed fiber-optic cabling
- Multiple fiber providers: AT&T, XO, Grande and Verizon
- SONET ring fiber-optic infrastructure ensures companies are always online
- Connectivity between buildings
- Underground infrastructure provides uninterrupted service and reliability
- Modular design allows for quick modification



THE  
LANDING

Let's Work Together.

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