



EDS Legacy

PLANO, TEXAS

SITE SIZE: 321.5 acres

- PROJECT TYPE: Multiuse community
- LAND USES: Commercial, hotel, residential, retail
- PARTNER/CLIENT: EDS (Real Estate Department)
- PROJECT LAUNCHED: 1994
- LAST WOODBINE SITE SALE: 2003

LEGACY



PROJECT DESCRIPTION

Woodbine's relationship with EDS was launched with a feasibility study for a hotel to be located on EDS's 2,665-acre corporate campus. That effort grew to a strategic development and marketing agreement on a portion of the campus, culminating in multiple site sales that triggered a boom in development around the property.

The development is enhanced by rolling hills, large native trees and creekside views. Legacy is home to corporate headquarters for EDS, JCPenney, Frito-Lay, PepsiCo, Dr Pepper Snapple Group Inc. and Ericsson.

LOCATION / ACCESSIBILITY

Legacy is accessed via North Dallas Tollway and State Highway 121

- Convenient to U.S. 75 (Central Expressway), Preston Road and State Highway 190
- 30 minutes to Dallas Love Field
- 30 minutes to Dallas/Fort Worth International Airport

PROJECT HIGHLIGHTS

- 1994 Woodbine engaged to coordinate a feasibility analysis and develop a master plan for a portion of Legacy.
- 1995 Woodbine presents its concept plan for the site: a business park with multifamily residential units.
- 1996 EDS and Woodbine close the first site sale within the parcel: 24 acres for a luxury 380-unit apartment complex, The Creekside Homes in Legacy. In less than six months, more than 86 acres are sold for multifamily development.
- 2003 Woodbine's agreement with EDS expires. Today, the bulk of the land has been sold.

LAND USES

	<i>Original plan</i>	<i>Acres remaining</i>
<i>Multifamily</i>	70.9 acres	0 acres
<i>Commercial</i>	150.6 acres	11.5 acres
<i>R.O.W./Other</i>	100.0 acres	0 acres
<i>Total</i>	<u>321.5 acres</u>	<u>11.5 acres</u>

PLANNING TEAM

CONSULTING ENGINEER	Halff Associates, Inc.	<i>Dallas</i>
CONSULTING PLANNER	Sasaki Associates, Inc.	<i>Watertown, Massachusetts</i>
DEVELOPER/PROJECT MANAGER	Woodbine Development Corporation	<i>Dallas</i>
MASTER DEVELOPER	Electronic Data Systems	<i>Plano, Texas</i>

MUNICIPALITY / TAXING JURISDICTIONS

City of Plano, Collin County, Plano Independent School District, Collin County Community College District

ZONING

Commercial Employment (CE)

UTILITIES

WATER	City of Plano
SEWER	City of Plano
ELECTRICITY	TXU Energy
NATURAL GAS	TXU Gas Company
TELEPHONE	Verizon

PROJECT OWNERSHIP / SPONSORSHIP

EDS of Plano in association with Woodbine Development Corporation