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Fields West Secures \$425M to Drive Frisco's Rapid Growth

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Retail, residential, and office spaces are coming to life in an ambitious North Texas project.

A major development in North Texas is picking up speed, as **Fields West** in Frisco officially secured a massive **\$425 million construction loan**, marking a major step forward in the project's first phase.

This 160-acre Fields West development is part of the broader 2,500-acre Fields master-planned community, a project valued at over \$10 billion, located north of Dallas in Frisco. Backed by **Bank of America**, **JPMorgan Chase**, and **Prosperity Bank**, the newly secured funds will help bring to life the initial 55-acre phase, which is already under construction.

Plans for the first 55-acre phase include about 350,000 sq ft of retail and restaurant space, 325,000 sq ft of office space, approximately 1,200 multifamily units, and multiple structured parking garages. According to **Fehmi Karahan**, president and CEO of **The Karahan Companies**, the project rollout is expected to begin in fall 2027 and continue into early 2028, with phased openings progressing from the northern end toward the south.

The city of **Frisco** is also playing a key role in supporting the project. In late June, the city approved \$70 million in municipal bonds to support infrastructure costs for Fields West, and up to \$24.5 million in future reimbursements may be provided pending completion milestones.

Despite the development still being in early construction, the leasing momentum has already been strong. About 70% of the retail space in Fields West is pre-leased, according to an NBC DFW report citing the city, indicating strong leasing momentum. Among the retailers committed so far are **Bloomie's** (a smaller-format concept by Bloomingdale's), **Kendra Scott**, **Pottery Barn**, **Sephora**, and **Williams Sonoma**, among others.

"The growth in North Dallas is being recognized," Karahan said. "We haven't even gone vertical yet, and leasing has already been remarkable."

Two hotels are also planned for the site, though they are still in negotiations and fall outside the scope of the current construction financing.

On the office side, Fields West is partnering with **Trammell Crow Company**, a real estate firm under **CBRE Group**, to help attract corporate tenants to roughly **47 acres** designated for office development.

Fields West sits within a broader context of growth in the region. Just nearby, a **Universal Kids Resort** is under construction, and the development is also home to the **PGA of America's** new headquarters. Karahan's previous project, **Legacy West**, also drew national

attention when it was acquired in May for \$785 million by a joint venture including **Kite Realty Group** and **GIC**, a Singapore-based company.

With money secured, tenants committed, and construction underway, Fields West is shaping up to be another transformational piece of Frisco's fast-growing landscape.

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