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The Shops at the Gate will open next year. (Conduit Architecture + Design)



By Steve Brown

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Developers of Frisco’s \$1 billion Gate mixed-use project are starting work on the next phase of the project.

The 49-acre Gate development is on the Dallas North Tollway just north of the Dallas Cowboys' Star mixed-use project in Frisco.

The Gate is a project of Dubai-based Invest Group Overseas.

The next phase of the development is The Shops at The Gate, a two-building retail center on the west side of the tollway. The new shopping center will have more than 16,000 square feet of restaurant and retail space.

“Despite the unkind economic conditions in the market due to the COVID-19-related challenges, we at Invest Group Overseas believe the situation will get better sooner than anticipated, which has enabled us to adapt to changing market conditions to drive results,” managing partner and CEO Anas Kozbari said in an email. "The economy is recuperating, and Frisco, Texas, is the hub of this economic recovery.

“This is the driving force behind our decision to move forward with the development and construction of The Shops At The Gate, which is a commercial shopping center that shall serve the Gate community as well as the neighboring areas.”





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Conduit Architecture + Design is architect for the project, and MSF Contracting Group LLC is the contractor.

The developer said a luxury Colombian seafood restaurant has already signed a lease for a corner spot in one of the buildings.

Invest Group Overseas announced The Gate in 2014 with plans for more than 2.3 million square feet of construction.

The project is part of what Frisco used to call its \$5 billion mile of developments.

“I want to assure our partners that we are working diligently for the completion of the Gate project,” Kozbari said. “It is not a secret to say that we have new additional construction at The Gate soon and the construction shall be completed by the end of May 2021.”

San Antonio-based developer Embrey Partners and Irving-based apartment builder JPI have developed rental communities in The Gate.

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for a 28-story tower in The Gate that will include 225 luxury hotel rooms and 150 condo units at the corner of Hickman Parkway and the tollway.

The Gate also has sites for office development.


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