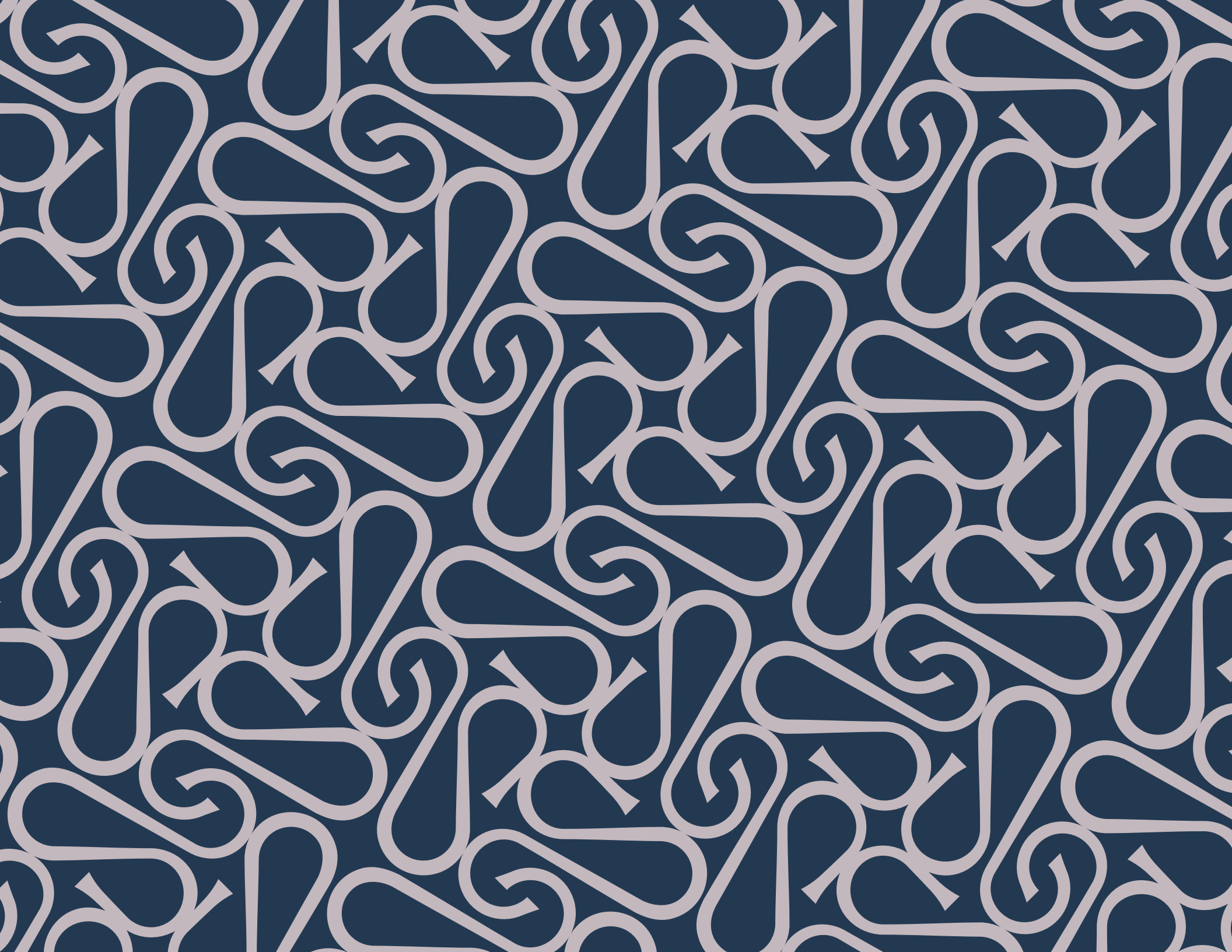




SLOAN CORNERS

ALLEN, TX



Contents

Location

Demographics

Sloan Corners Master Plan

Bravo Park Retail Site Plan

SH-121 Retail Site Plan

Contact

Location

Sloan Corners is a planned **261-acre** mixed-use development located in the city of Allen, at the southwest corner of SH-121 and US-75.

This vibrant intersection carries more than **300,000 vehicles per day**, making it one of the last significant undeveloped sites in the Dallas-Fort Worth metroplex, and the ideal place for something truly special.

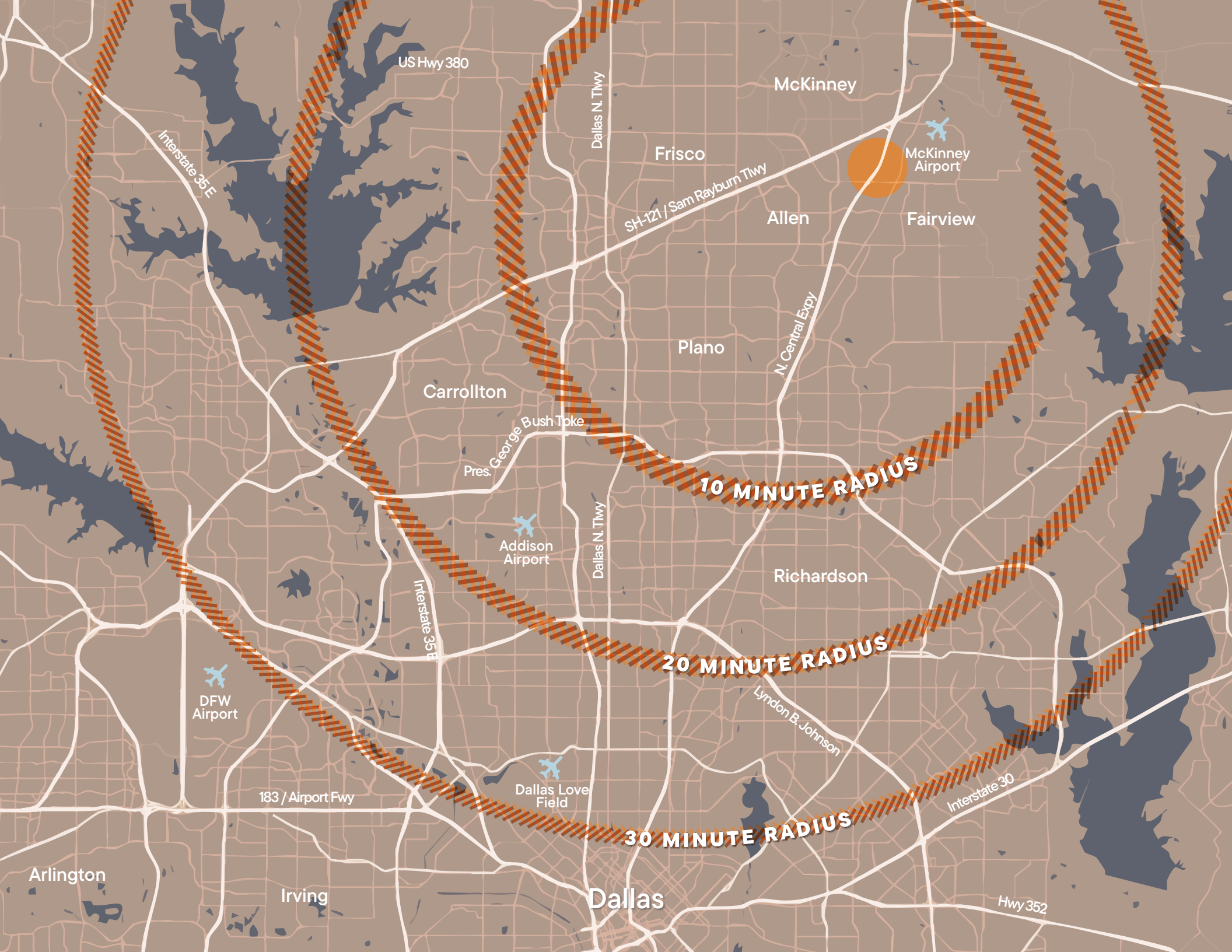
This brochure highlights Phase I and II of Sloan Corners, a vibrant development that will ultimately feature over **180,000+ SF** of **compelling retail** and restaurant brands in a walkable and **engaging environment** surrounded by over **50 acres** of **parks and trails**.

“There is some real **rich natural beauty** to the site.

There is an abundance and variety of trees, and there is a creek. **These are amenities you can’t go out and buy.”**

—Sumner Billingsley

Partner, Billingsley Co.



US Hwy 380

Dallas N. Tlwy

McKinney

Frisco

McKinney Airport

SH-121 / Sam Rayburn Tlwy

Allen

Fairview

Interstate 35E

Plano

N. Central Expy

Carrollton

Pres. George Bush Tlwy

10 MINUTE RADIUS

Addison Airport

Dallas N. Tlwy

Richardson

20 MINUTE RADIUS

DFW Airport

Interstate 35 E

Lyndon B. Johnson

183 / Airport Fwy

Dallas Love Field

30 MINUTE RADIUS

Interstate 30

Arlington

Irving

Dallas

Hwy 352

Demographics

At the heart of one of the fastest-growing regions in the country, Sloan Corners is surrounded by an educated, affluent, and upwardly mobile population.

With a built-in audience of residents, professionals, and visitors, the community draws from a thriving customer base that's eager for experiences, connection, and convenience. These are the people who make places like Sloan Corners come to life.

Allen, Texas Demographics

POPULATION: 401,026



39%

Growth Rate
2010-2025



\$163,640

Income
Per Household



88,817

Households
With Income \$100k+



65%

College Educated
as of 2025



\$589,189

Home Price
Average



60.6%

Households
With Income \$100k+

Source: ESRI | Demographic Data Within A 15 Minute Drive Time.

Legend

- Office
- Entertainment
- Hotel
- Retail
- Residential
- D Digital Billboard
- S Sculpture
- 🐾 Dog Park



Retail Phase II
 In for Permit
 Shell Delivery
 Q2 2027

Retail Shell
 Complete

MF Phase I
 479 Units
 Complete

MF Phase II
 524 Units
 First Units
 Turn Q1 2028

DGEVIEW DRIVE

Masterplan

+9 MILLION SF OF MIXED-USE SPACE AT FULL BUILD OUT

Capacity



6,164,000

Square Feet of
Office Space



180,000+

Square Feet of
Retail



261

Total Site
Acreage

Attractions



50+

Total Acreage of
Parks



270

Available
Hotel Lodging



200+

Programmed
Events Annually

Population



24,000

Total
Employees



3,999

Units of
Multifamily



5,600

Total On-Site
Residents

Bravo Park Retail

E: 6,600 sf

Restaurant & Retail

F: 7,800 sf

Restaurant & Retail

G: 10,166 sf

Mexican Bar Co.

LEASED Opens Q2 2026

H: 5,879 sf

Shell Delivery - Q4 2025

FOR LEASE

30 Acre Park *(when complete)*

3 Dog Parks

City Futsal Soccer Field

4 Pickleball Courts

Walking Trails














Art & Sculpture

30,445 sf Total





Art Installations

- 
Frog with Pole
 SCULPTURE
- 
Saxophone Frog
 SCULPTURE
- 
Fiddle Frog
 SCULPTURE
- 
Frog Thinking
 SCULPTURE
- 
Bear Reading
 SCULPTURE
- 
Three Turtles
 SCULPTURE
- 
Me and My Dog
 SCULPTURE
- 
Dandelions
 SCULPTURE
- 
French Bulldog Standing
 SCULPTURE
- 
French Bulldog Sitting
 SCULPTURE
- 
Geometric Elephant
 SCULPTURE
- 
Perched Bird
 SCULPTURE
- 
Moon
 SCULPTURE

Art Installations in Bravo Park



Frog with Pole
SCULPTURE



Saxophone Frog
SCULPTURE



Fiddle Frog
SCULPTURE



Frog Thinking
SCULPTURE



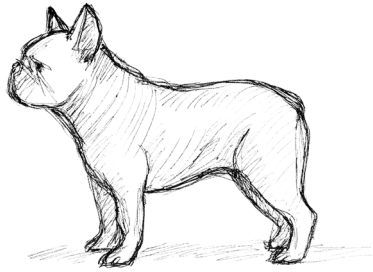
Bear Reading
SCULPTURE



Three Turtles
SCULPTURE



Art Installations in Bravo Park



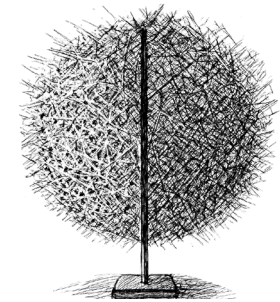
**French Bulldog
Standing**
SCULPTURE



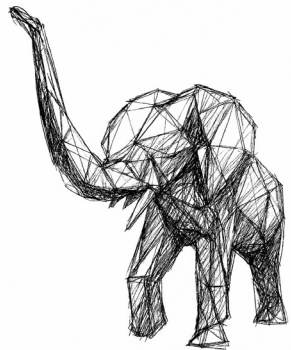
**French Bulldog
Sitting**
SCULPTURE



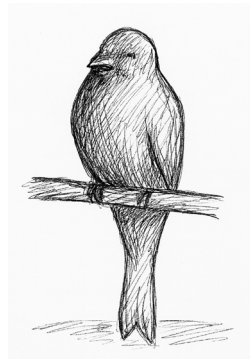
Me and My Dog
SCULPTURE



Moon
SCULPTURE



Geometric Elephant
SCULPTURE



Perched Bird
SCULPTURE



Dandelions
SCULPTURE



City Futsal

FOUNDED IN 2011, FAMILY OWNED SMALL SIDED SOCCER AND FUTSAL (5V5)
1,500 - 2,000 VISITORS PER WEEK | COMMUNITY FOCUSED YOUTH AND ADULT LEAGUES
LOCATIONS IN DALLAS, THE COLONY AND COMING SOON TO GRAPEVINE AND
ALLEN WITH FOUR COVERED FIELDS IN SLOAN CORNERS



Mexican Bar Company

STARTED IN 2018, LOCALLY OWNED TEXAS BORN MEXICAN CUISINE

LOCATIONS - PLANO AND COMING SOON TO SLOAN CORNERS IN ALLEN

AUTHENTIC REGIONAL DISHES, HANDCRAFTED COCKTAILS, BEER AND WINE

GREAT EVENTS - MARIACHIS, BRUNCH, TACO TUESDAYS, WINE DOWN WEDNESDAYS



Restaurant Space
5,879 sf | Patio 1,408 sf
Available Now

TENANT

TENANT

Bravo Park Retail

SLOAN  CORNERS



Leased Space
Mexican Bar Company
Opening Soon 2026

TENANT

Bravo Park Retail

SLOAN  CORNERS

SH-121

SUTTON PLACE

SH 121 Retail

- A: 10,116 sf
Patio: 3,482 sf
- B1: 2,100 sf
- B2: 2,450 sf
- B3: 1,977 sf
- B4: 2,654 sf
- B5: 3,150 sf
- C1: 2,821 sf
- C2: 1,400 sf
- C3: 2,100 sf
- C4: 2,100 sf
- C5: 1,214 sf
- C6: 4,800 sf
- D: 6,572 sf
Patio: 2,771 sf



BRAVO PARK DRIVE



SH 121 Retail

Freestanding Restaurant: **16,668 sf**

Retail/Rest. In-Line: **27,166 sf**

Parking Ratio: **11.56/1,000**

SLOAN CORNERS



SH 121 Retail

SLOAN  CORNERS



SH 121 Retail

SLOAN  CORNERS



SH 121 Retail

SLOAN  CORNERS



SH 121 Retail

SLOAN  CORNERS



SH 121 Retail

SLOAN  CORNERS

Hartwood

PHASE I 479 MULTIFAMILY UNITS | *First Units Lease November 2025*

PHASE II 525 MULTIFAMILY UNITS | *First Units Lease November 2026*

FULL BUILD OUT . . . 4,000 UNITS



HARTWOOD
AT SLOAN CORNERS

Contact

LET'S START THE CONVERSATION

Aaron G. Stephenson



Partner

Retail Street Advisors

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214.952.5555

John Giesler



Partner

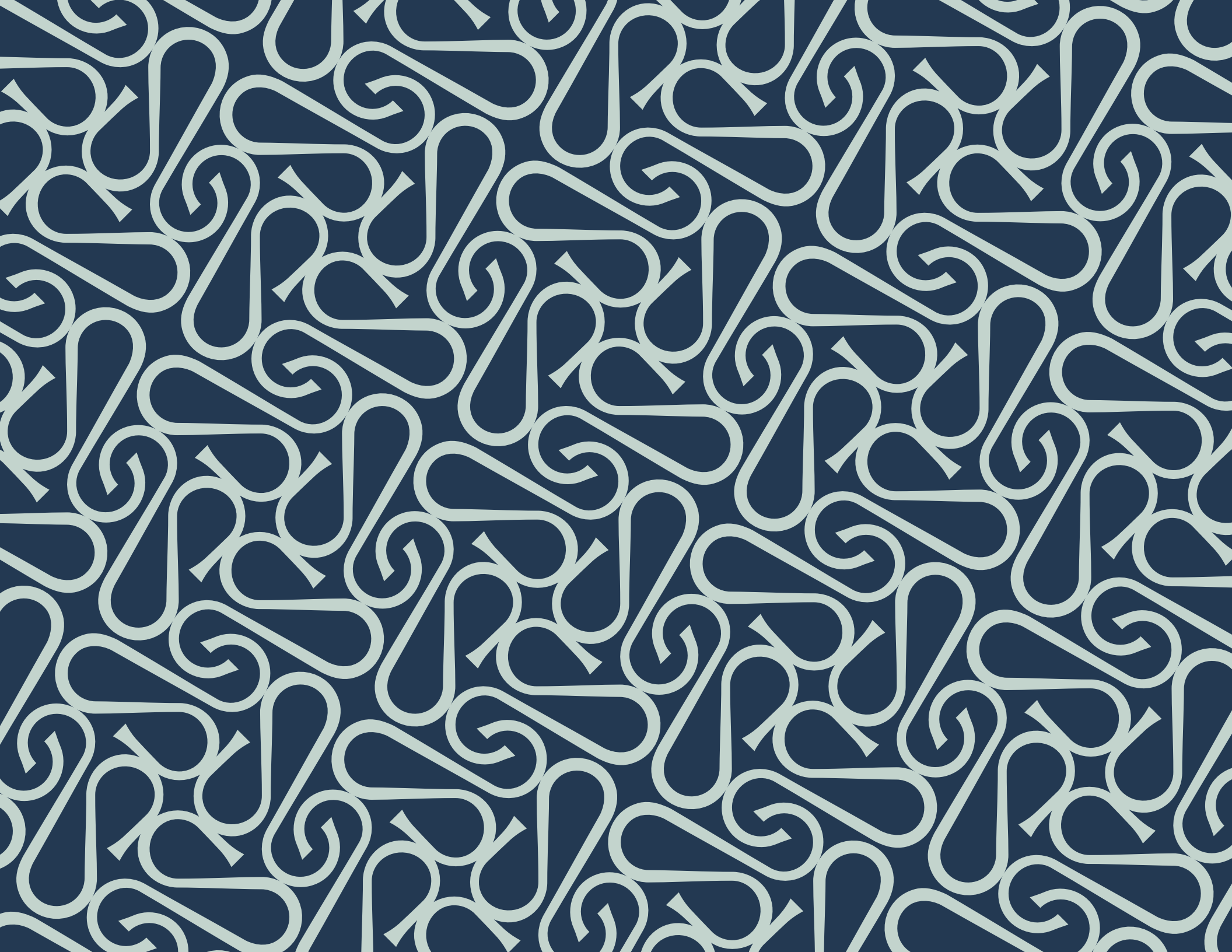
Retail Street Advisors

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214.514.8022

BILLINGSLEY
COMPANY

SLOAN  CORNERS





SLOAN CORNERS