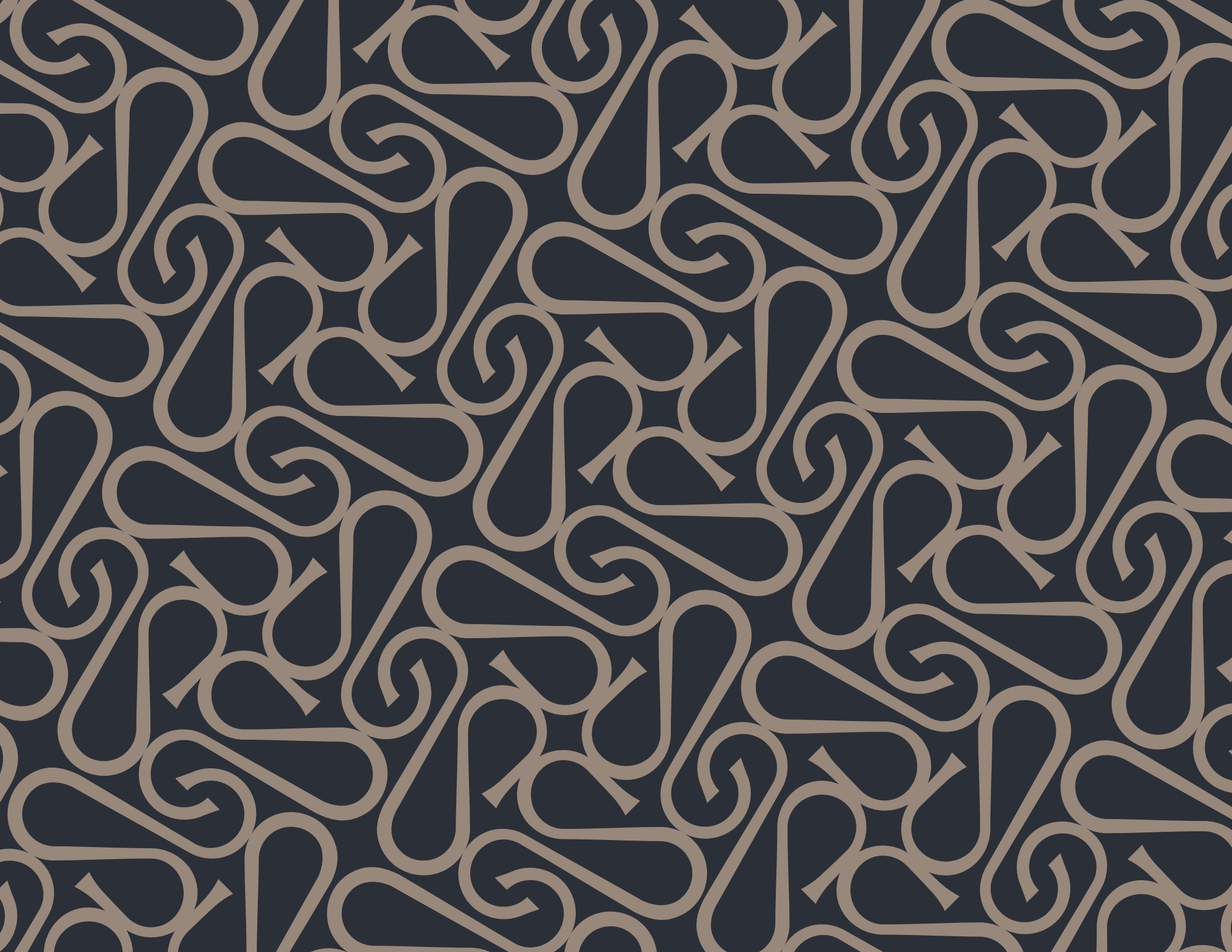




SLOAN CORNERS

ALLEN, TX



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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.

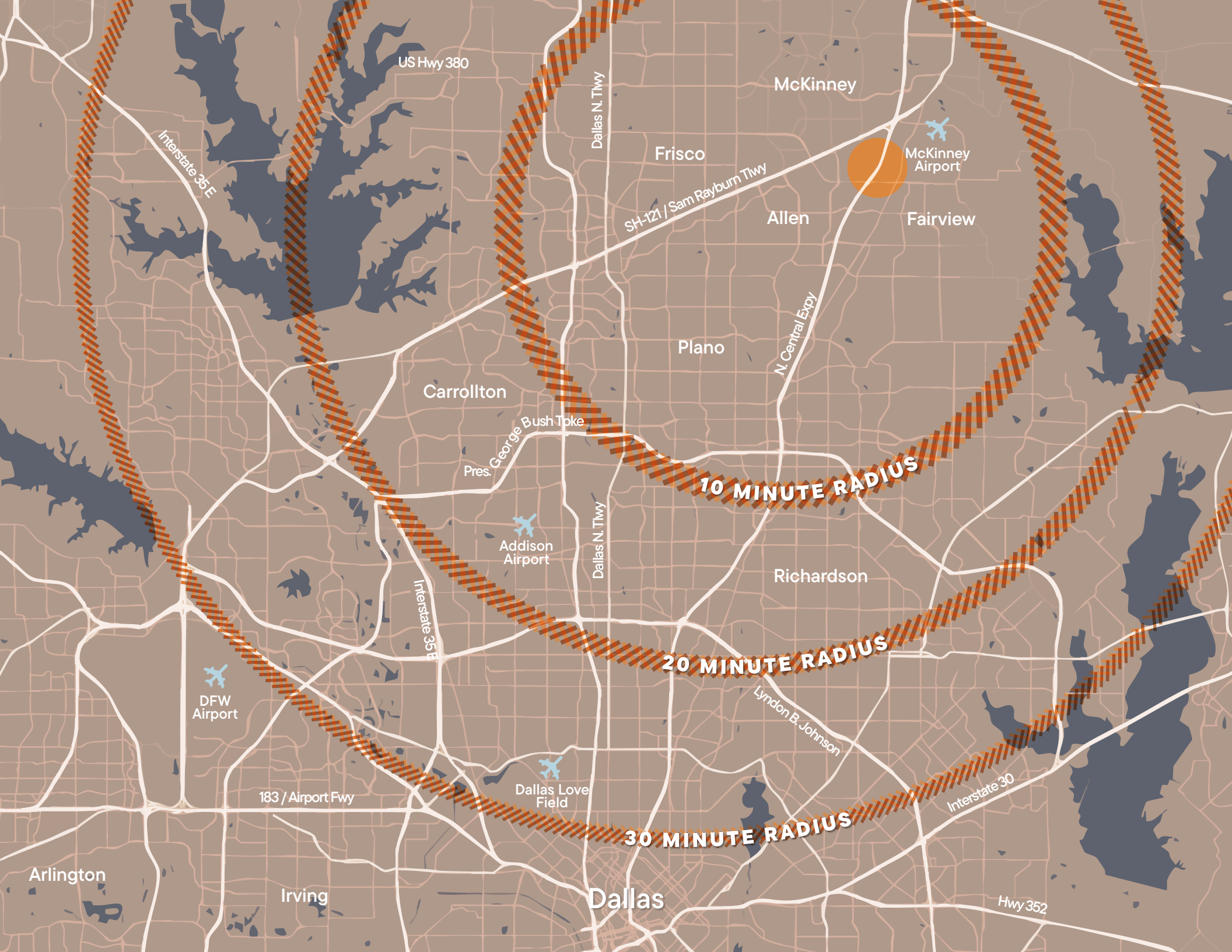
This brochure highlights Phase I and II of Sloan Corners, a vibrant development that will ultimately feature over **180,000+ SF** of **compelling retail** and restaurant brands in a walkable and **engaging environment** surrounded by over **50 acres** of **parks and trails**.

“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

SH-121 / Sam Rayburn Tlwy

Allen

McKinney Airport

Fairview

Interstate 35E

Plano

N. Central Expy

Carrollton

Pres. George Bush Tpk

10 MINUTE RADIUS

Addison Airport

Dallas N. Tlwy

Richardson

20 MINUTE RADIUS

DFW Airport

Interstate 35E

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

- | | | | | | |
|---|-----------|---|-------------------|---|--------|
|  | Hotel |  | Entertainment |  | Office |
|  | Retail |  | Residential | | |
|  | Dog Park |  | Digital Billboard | | |
|  | Sculpture | | | | |



SH-121 / SAM RAYBURN TOLLWAY
75,000 VEHICLES PER DAY

US-75 / N. CENTRAL EXPRESSWAY
180,000 VEHICLES PER DAY

Retail Shell

Complete
Q4 2025

MF Phase I

Oct. 2026

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

Restaurant & Retail

LEASED Mexican Bar Co.

H: 5,879 sf

Restaurant & Retail

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 Relaxing
SCULPTURE



Geometric Elephant
SCULPTURE



Perched Bird
SCULPTURE

Art Installations in Bravo Park



Frog with Pole
SCULPTURE



Saxophone Frog
SCULPTURE



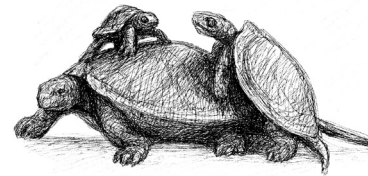
Fiddle Frog
SCULPTURE



Frog Thinking
SCULPTURE

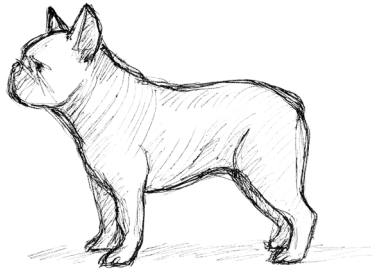


Bear Reading
SCULPTURE



Three Turtles
SCULPTURE

Art Installations in Bravo Park



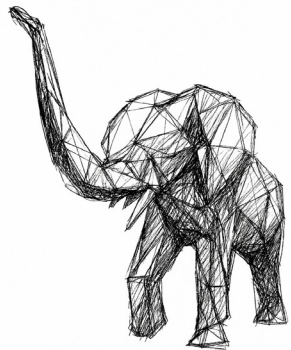
**French Bulldog
Sitting**
SCULPTURE



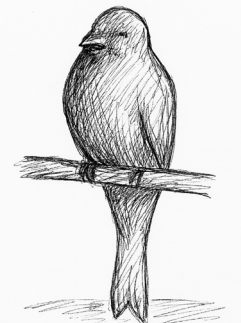
**French Bulldog
Relaxing**
SCULPTURE



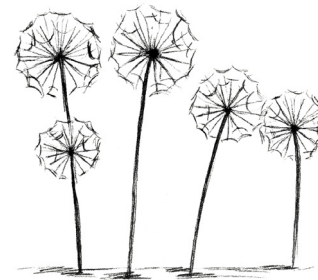
Me and My Dog
SCULPTURE



Geometric Elephant
SCULPTURE



Perched Bird
SCULPTURE



Dandelions
SCULPTURE

City Futsal

1,500 - 2,000 VISITORS PER WEEK



Mexican Bar Company

TEXAS BORN MEXICAN CUISINE



**MEXICAN
BAR
COMPANY**
BORN IN TEXAS

Restaurant Space
5,879 sf | Patio 1,408 sf
Delivers January 2026

TENANT

TENANT

Bravo Park Retail

SLOAN  CORNERS

Leased Space
Mexican Bar Company
Opens March 2026



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

SLOAN  CORNERS



SH 121 Retail

Total Building Area: **168,590 sf**

Freestanding Restaurant: **16,668 sf**

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

Parking Ratio: **5.71/1,000**

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

MULTIFAMILY COMMUNITY

PHASE I - 271 UNITS | PHASE II - 219 UNITS | FULL BUILD OUT - 4,000 UNITS



HARTWOOD
AT SLOAN CORNERS

Contact

LET'S START THE CONVERSATION

Aaron G. Stephenson



Partner

Retail Street Advisor

aaron@retailstreetadvisors.com

214.952.5555

John Giesler



Partner

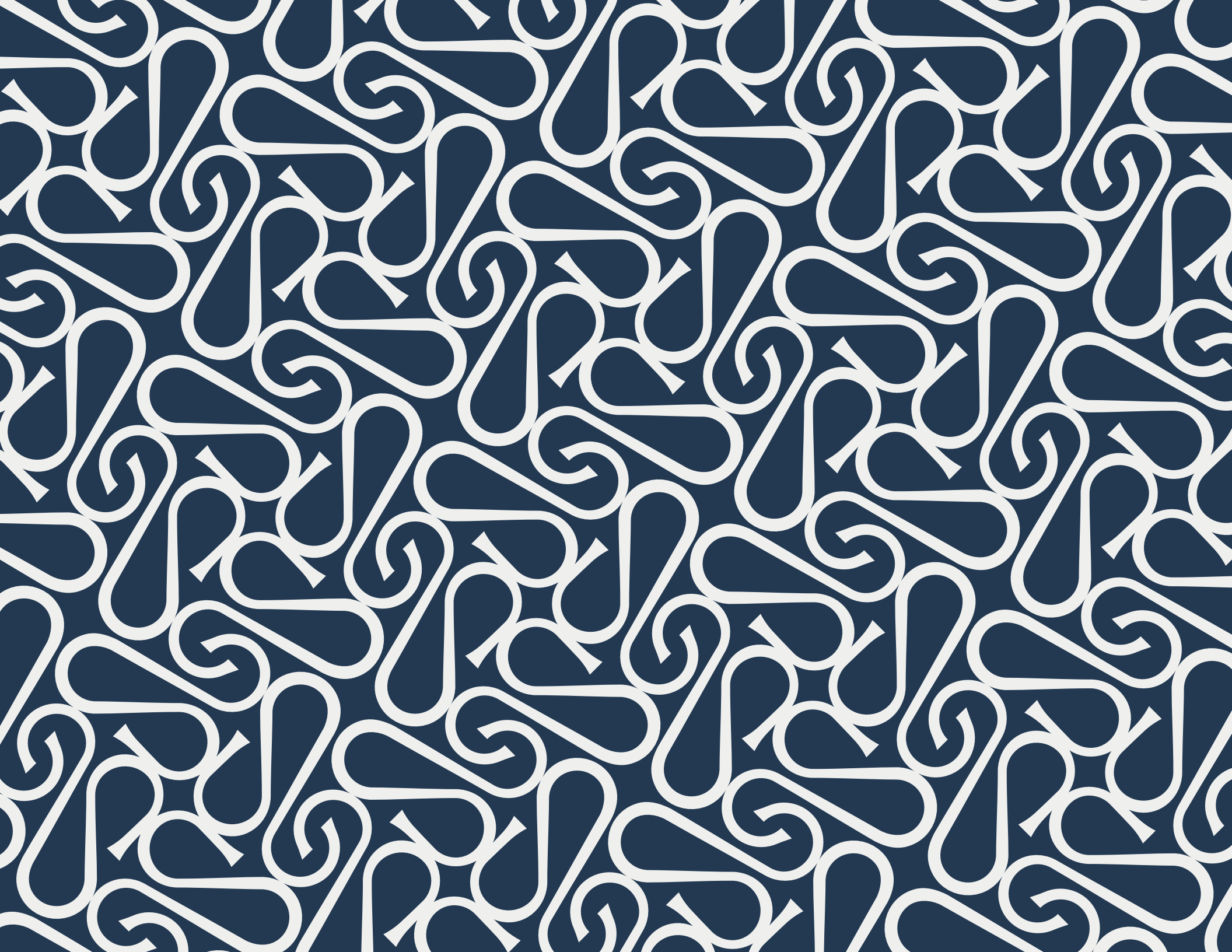
Retail Street Advisor

john@retailstreetadvisors.com

214.514.8022

BILLINGSLEY
COMPANY

SLOAN  CORNERS





SLOAN CORNERS