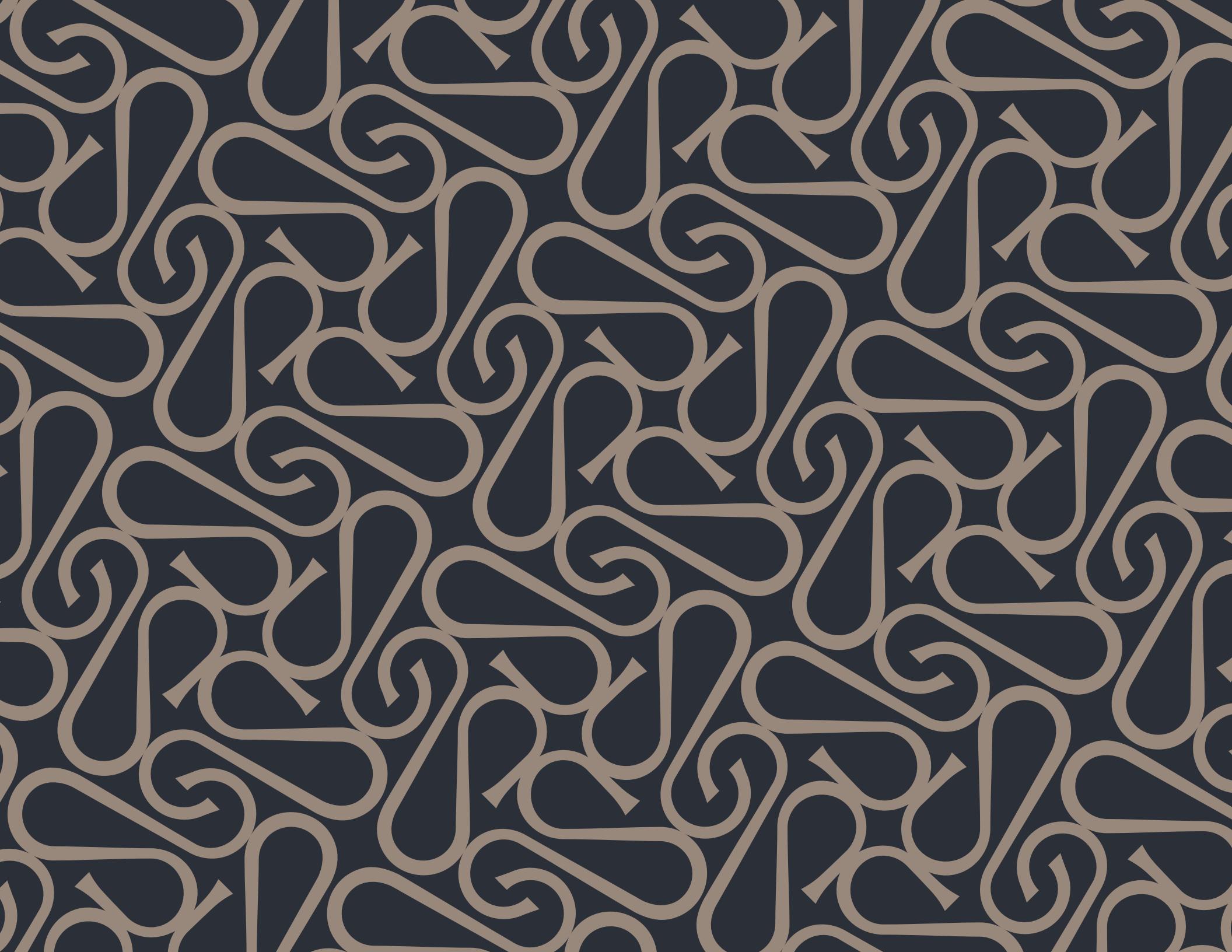




SLOAN CORNERS

ALLEN, TX



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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.





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



SH-121 / SAM RAYBURN TOLLWAY

5,000 VEHICLES PER DAY

Office

D

Diagram showing the SH-121 / SAM RAYBURN TOLLWAY. The road is shown in blue with a diagonal hatching pattern. A green area to the left is labeled "board". A blue square labeled "Office" is located in the top left corner. A red square labeled "D" is located on the road. A green area to the right contains a road sign with "5,000 VEHICLES PER DAY".

21 / SAM
75,000 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

PARK DRIVE

E: 6,600 sf

Restaurant & Retail

F: 7,800 sf

Restaurant & Retail

G-10166 sf

Restaurant & Retail

LEASED Mexican Bar Co.

H: 5.879 sf

Restaurant & Retail

30-Acre Park

2020-2021

City Futsal Soccer Field

4 Pickleball Courts

Walking Trails

Art & Sculpture

30,445 sf Total

SLOAN CORNERS





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



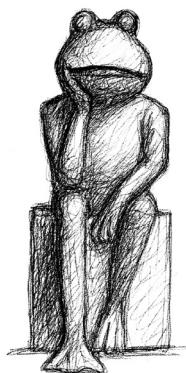
Frog with Pole
SCULPTURE



Saxophone Frog
SCULPTURE



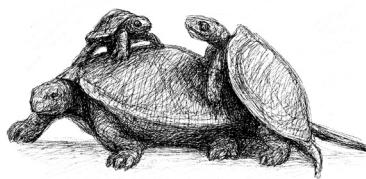
Fiddle Frog
SCULPTURE



Frog Thinking
SCULPTURE

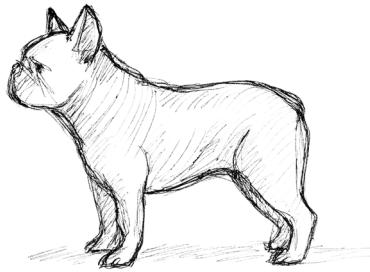


Bear Reading
SCULPTURE

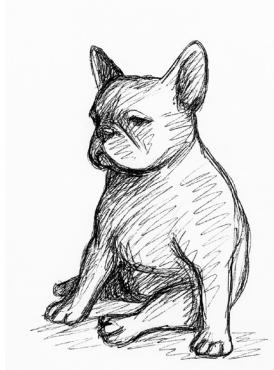


Three Turtles
SCULPTURE

Art Installations in Bravo Park



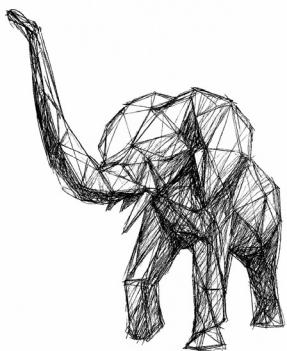
French Bulldog
Sitting
SCULPTURE



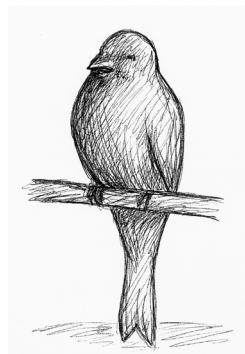
French Bulldog
Relaxing
SCULPTURE



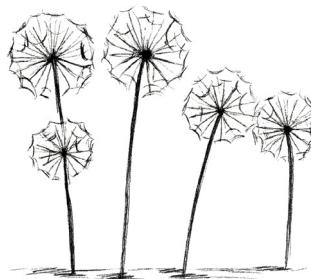
Me and My Dog
SCULPTURE



Geometric Elephant
SCULPTURE



Perched Bird
SCULPTURE



Dandelions
SCULPTURE

City Futsal

1,500 - 2,000 VISITORS PER WEEK



Mexican Bar Company

TEXAS BORN MEXICAN CUISINE



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



Bravo Park Retail

SLOAN CORNERS



Leased Space
Mexican Bar Company
Opens March 2026

TENANT

Bravo Park Retail

SLOAN CORNERS



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

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

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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



Contact

LET'S START THE CONVERSATION

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Partner

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John Giesler

Partner

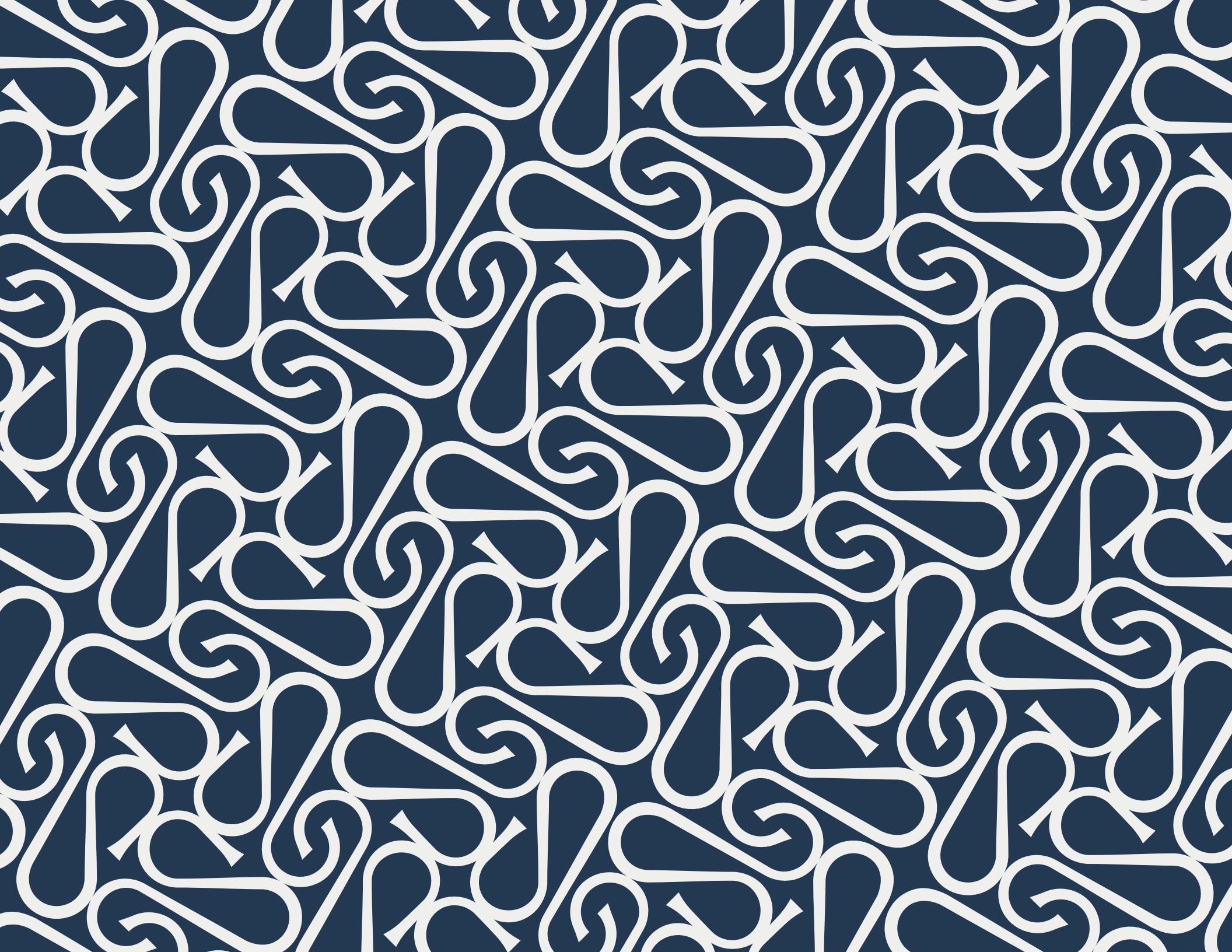
Retail Street Advisor

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BILLINGSLEY
COMPANY

SLOAN  CORNERS





SLOAN CORNERS