



THE SHOPS AT
WILLOW BEND
RESTAURANT DISTRICT

DETAILS

The **transformation** of The Shops at Willow Bend has begun. The re-development will be a curation and design reflective of the sense of discovery, exploration, and authenticity in a vibrant neighborhood, reminiscent of SoHo in Manhattan.

The **magical mix of outdoor and indoor spaces** provides unparalleled opportunity to gain presence in Dallas Fort Worth's thriving retail landscape. The restaurant district at Shops at Willow Bend will be harmoniously intertwined with the mixed use project, bringing artisanal food and beverage offerings that enhance the neighborhood experience.

CENTER SIZE

1.4MM SF

AVAILABILITY

Restaurant Opportunities ranging from +/- 750 SF to +/- 10,000 SF

FOR LEASE

Please Call For Details



WHY DALLAS-FORT WORTH?

BIG PICTURE



7.8m

2022 population

11.3m+

by the year 2045

4th largest

metro in the nation

467 new

residents added daily
[2021]

68.4m

annual visitors to
Dallas-Fort Worth

DFW

region grew faster than
any other major US
metro between 2018
and 2022

Ranked #1

among preferred US markets for
investment, as well as for markets
expected to outperform in 2023

CBRE's US Investor Intentions Survey

RESTAURANT

DIVERSE CULINARY SCENE:

The area is renowned for its diverse culinary landscape, with over 8,000 restaurants. The restaurant sector has seen a growth rate of about 5% annually, reflecting an appetite for new dining experiences.

STRONG DINING COMMUNITY:

The DFW area has a vibrant dining community with over 100 food critics and bloggers, along with a well-established food festival circuit that includes events like the Dallas Food & Wine Festival

COMPETITIVE MARKET:

While there are numerous dining options, the market for fine dining is growing, with a significant increase in new restaurant openings in the past five years. The upscale dining segment has seen a growth rate of about 3% annually in the region.

THE MICHELIN GUIDE:

Michelin stars are coming to DFW, which will illustrate to global travelers the culinary journey that's waiting to be discovered in Texas.



WORKFORCE

4.3m

person workforce
surpassed only by
Chicago, Los Angeles, &
New York

past 3 years

DFW has added more
jobs than the next 2 met-
ros combined [354K]

2

fortune 10 companies -
Ties with San Jose [NYC
& Chicago have none]

#1

top destinations for
relocating [2021]

#1

in the US for job recovery
beyond pre-pandemic
high [4.2M+]

3

global 50 companies only
surpassed by Beijing &
Seattle

8

global 500 companies

24

fortune 500 companies

42

headquarters among
the Fortune 1000

#6

of 500 most innovative
cities in the world

EXCEPTIONAL DEMOGRAPHICS

Willow Bend's trade area reaches Dallas-Fort Worth's robust customer base, compared to the shopper profiles of comparable retail projects.

DEMOGRAPHICS ARE BASED ON
30 MINUTE DRIVE TIME

THE SHOPS AT WILLOW BEND

COMPETITIVE PROPERTIES - LOCAL

COMPETITIVE PROPERTIES - NATIONAL

THE SHOPS AT WILLOW BEND | PLANO, TX



Total Population	3,441,923
Total Daytime Population	3,963,122
Median Age	35.6
Avg. HH Income	\$128,394
Total HH	1,324,011
HH Incomes \$150K+	\$346,685
HH Incomes \$200K+	\$208,685

SOUTHLAKE SQUARE | SOUTHLAKE, TX



Total Population	2,998,509
Total Daytime Population	3,654,536
Median Age	35.0
Avg. HH Income	\$116,600
Total HH	1,143,292
HH Incomes \$150K+	\$345,996
HH Incomes \$200K+	\$144,139

FIELDS WEST | FRISCO, TX



Total Population	1,785,206
Total Daytime Population	1,927,000
Median Age	36.1
Avg. HH Income	\$140,923
Total HH	679,525
HH Incomes \$150K+	\$274,993
HH Incomes \$200K+	\$127,080

CLEAR FORK | FORT WORTH, TX



Total Population	2,145,257
Total Daytime Population	2,130,257
Median Age	35.2
Avg. HH Income	\$99,749
Total HH	778,767
HH Incomes \$150K+	\$193,602
HH Incomes \$200K+	\$64,999

UPTOWN | DALLAS, TX



Total Population	3,841,159
Total Daytime Population	4,400,179
Median Age	34.9
Avg. HH Income	\$106,961
Total HH	1,464,179
HH Incomes \$150K+	\$387,909
HH Incomes \$200K+	\$154,764

THE DOMAIN NORTH | AUSTIN, TX



Total Population	1,786,232
Total Daytime Population	1,901,391
Median Age	34.3
Avg. HH Income	\$127,748
Total HH	711,006
HH Incomes \$150K+	255,939
HH Incomes \$200K+	\$105,826

SCOTTSDALE QUARTER | SCOTTSDALE, AZ



Total Population	2,113,931
Total Daytime Population	2,570,080
Median Age	36.5
Avg. HH Income	\$110,339
Total HH	848,733
HH Incomes \$150K+	\$237,386
HH Incomes \$200K+	\$94,812

MARKET STREET | THE WOODLANDS, TX



Total Population	1,523,751
Total Daytime Population	1,463,186
Median Age	34.6
Avg. HH Income	\$109,244
Total HH	520,178
HH Incomes \$150K+	\$150,052
HH Incomes \$200K+	\$62,679

AVALON | ALPHARETTA, GA



Total Population	1,431,514
Total Daytime Population	1,741,915
Median Age	37.7
Avg. HH Income	\$155,948
Total HH	566,558
HH Incomes \$150K+	\$252,641
HH Incomes \$200K+	\$126,939

NORTH HILLS | RALEIGH, NC



Total Population	1,373,986
Total Daytime Population	1,460,844
Median Age	36.2
Avg. HH Income	\$128,260
Total HH	544,887
HH Incomes \$150K+	\$199,342
HH Incomes \$200K+	\$85,093



THE SHOPS AT WILLOW BEND



DRIVE TIME 15 MIN

2023 Population	644,749
2023 Daytime Population	844,815
2023 Total Households	275,384
2023 Average HH Income	\$133,524
2023 Median HH Income	\$88,645

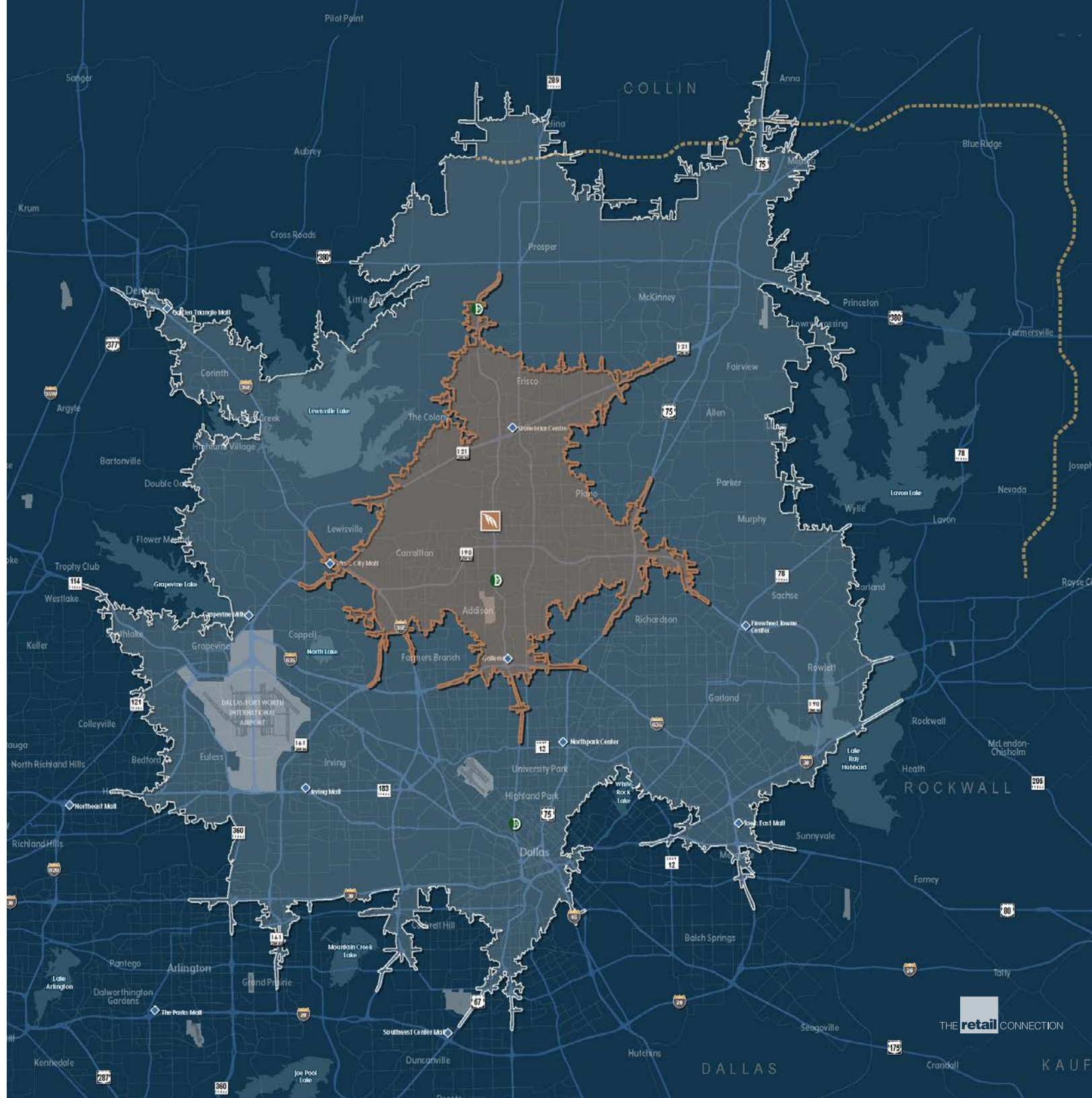


DRIVE TIME 30 MIN

2023 Population	3,441,923
2023 Daytime Population	3,963,122
2023 Total Households	1,324,011
2023 Average HH Income	\$128,394
2023 Median HH Income	\$86,413



The Shops at Willow Bend



LOCATION

PLANO, TX

9th Largest City

In Texas

City of Plano

Ranked #10 for Highest Household Income Cities

In Texas

HomeArea.com

Voted Best Place to Live

In the Western United States

CNN Money

Named Safest City

In the United States

Forbes

DISCOVERY, EXPLORATION & AUTHENTICITY IN

Situated in Plano along the Dallas North Tollway, The Shops at Willow Bend emerges as a premier destination in the flourishing DFW area. Recently revitalized with a significant investment, this two-story center now offers an array of mixed-use spaces. Visitors can enjoy exceptional dining experiences from renowned chefs, top-tier office environments, the Plano Children's Theater, a cutting-edge fitness center, and engaging family entertainment options. With more transformative developments on the horizon, The Shops at Willow Bend continues to captivate guests with its distinctive experiences and innovative plans for the future.



DEMOGRAPHICS

5 MILE RADIUS



354,055

2023 Population



\$135,781

2023 Avg HH Income



Traffic Counts

Dallas North Tollway: 112,000 VPD
W Park Blvd: 27,000 VPD



433,831

2023 Daytime Population



\$88,580

2023 Med HH Income



155,559

2023 Total Households



CURATED RESTAURANTS

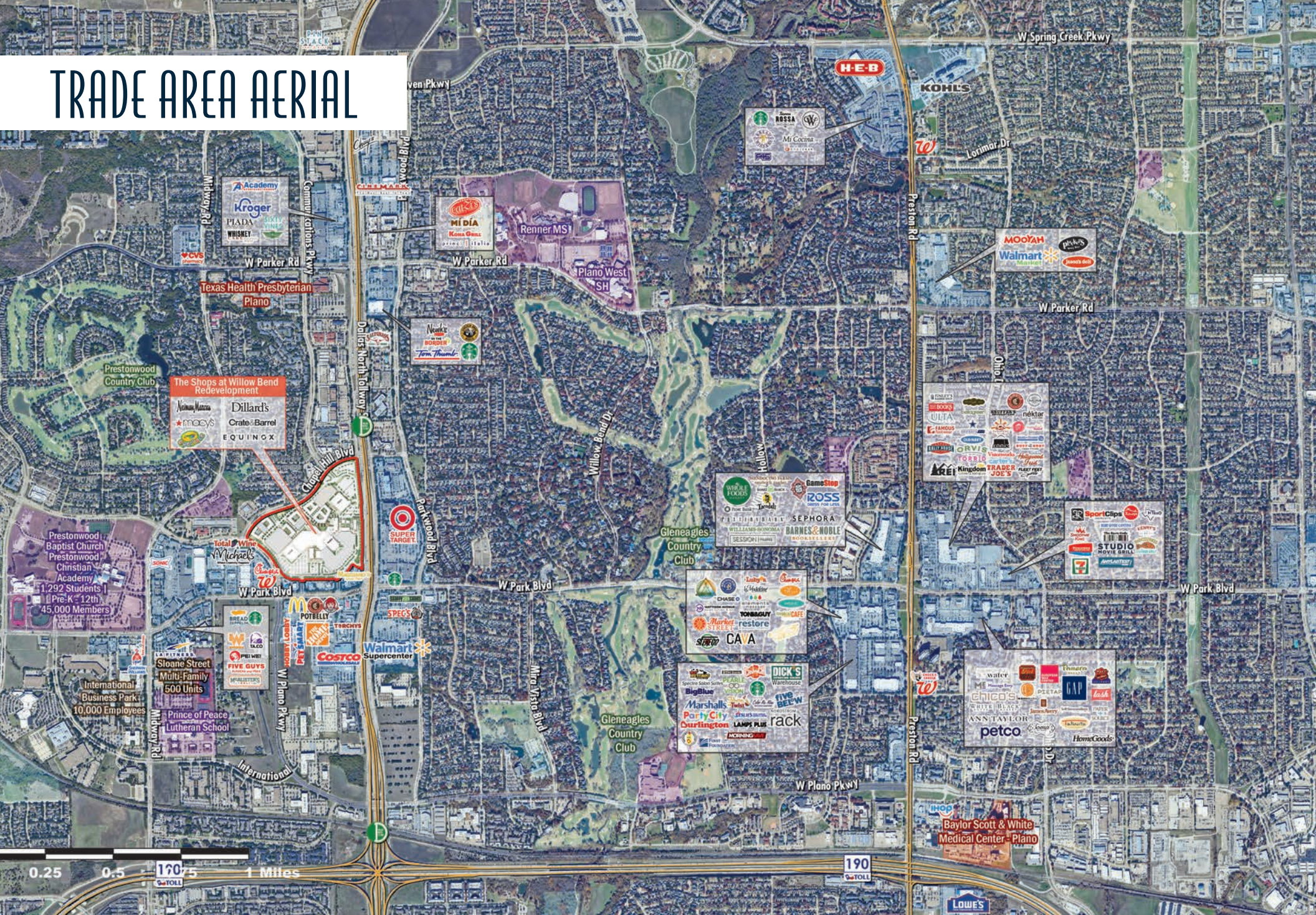
DESIGN

MEMORABLE ATMOSPHERE

CHARMING



TRADE AREA AERIAL



The Shops at Willow Bend Redevelopment

- Neiman Marcus
- Dillard's
- macy's
- Orate + Barrel
- EQUINOX

- Starbucks
- BESSA
- Mi Cocina
- PEB

- GameStop
- ROSS
- SEPHORA
- BARNES & NOBLE

- CHAGE
- Market Street
- restore
- CAVA

- BigBlue
- Party City
- Marshall's
- rack

- REI
- Kingdom
- TRADER JOE'S
- nektar
- GOYA'S
- TRADER JOE'S

- Sport Clips
- STUDIO MOVIE GRILL
- 7-Eleven

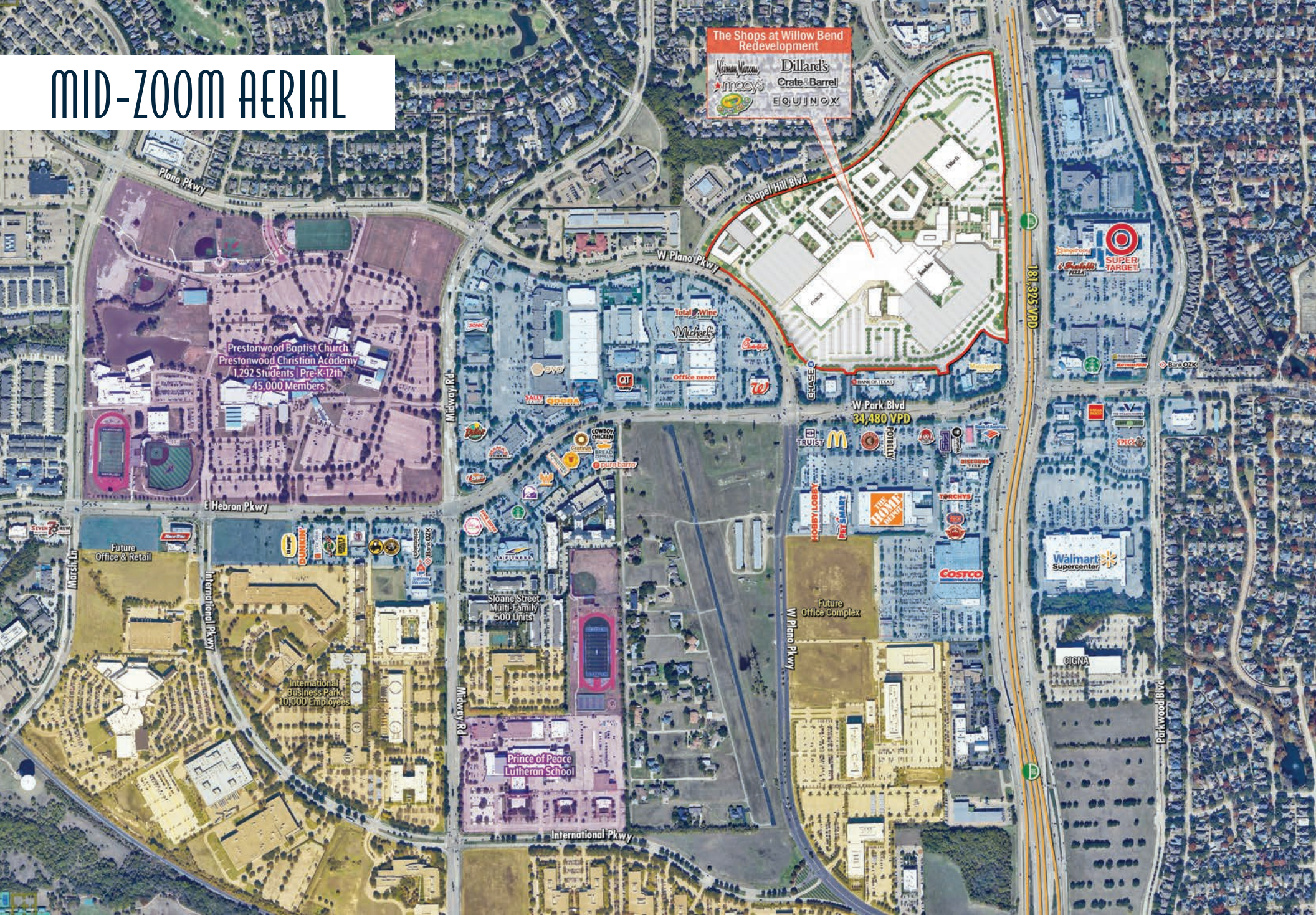
- petco
- HomeGoods
- ANN TAYLOR
- chico's

Baylor Scott & White Medical Center - Plano

0.25 0.5 1 Miles

190 TOLL

MID-ZOOM AERIAL



SITE PLAN



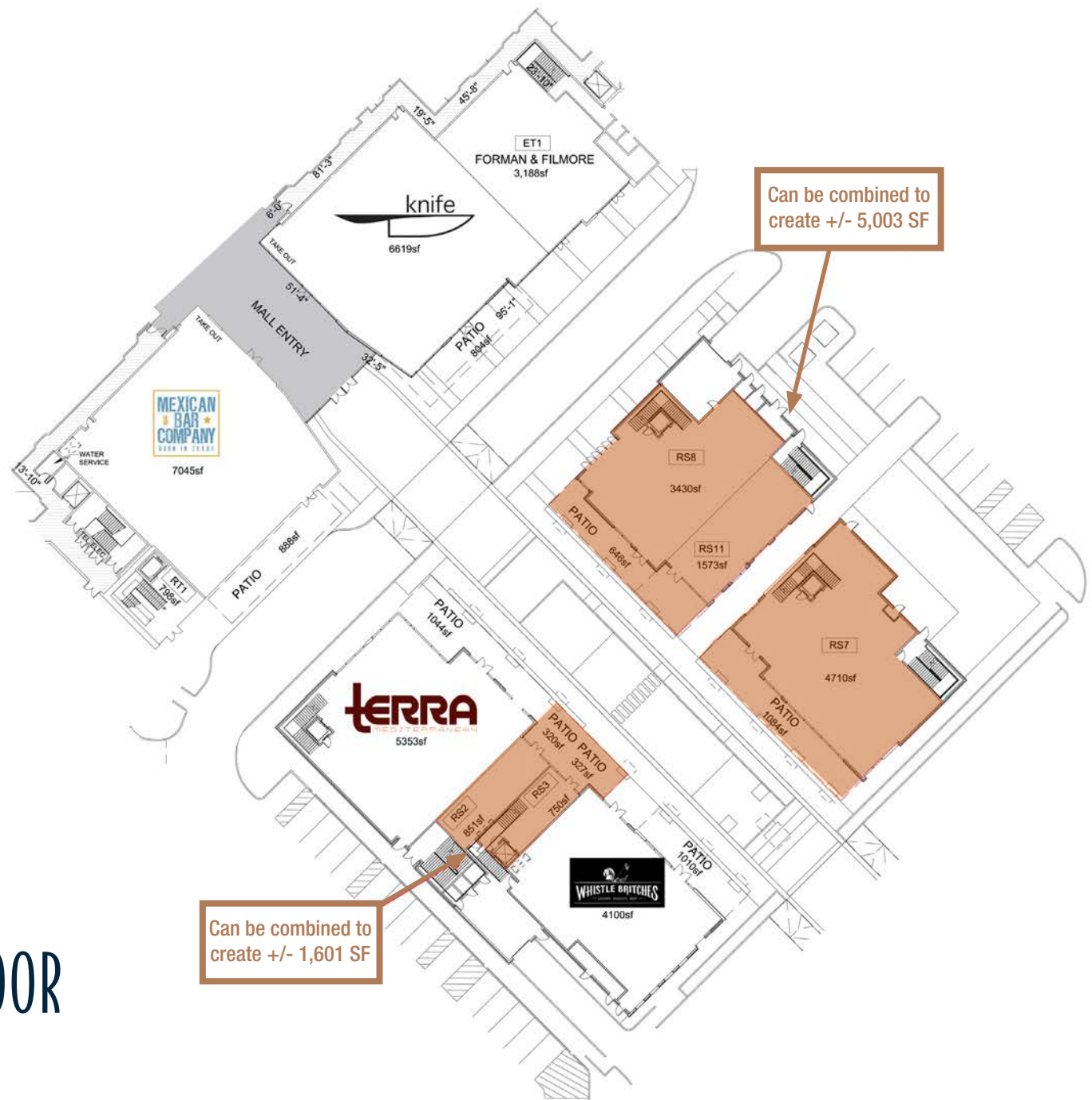
The Restaurant District at The Shops at Willowbend Redevelopment

THE RESTAURANT DISTRICT FACING EAST



THE RESTAURANT DISTRICT FACING WEST





Can be combined to create +/- 5,003 SF

Can be combined to create +/- 1,601 SF

SITE PLAN | FIRST FLOOR

THE RESTAURANT DISTRICT



SITE PLAN | SECOND FLOOR

THE RESTAURANT DISTRICT



THE SHOPS AT
WILLOW BEND
RESTAURANT DISTRICT

FOR RESTAURANT INFORMATION:

SHELLEY TAYLOR
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JAKE BURNS
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Information About Brokerage Services



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the

broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 1. that the owner will accept a price less than the written asking price;
 2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 3. any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Retail Connection, L.P.	9006485	reception@theretailconnection.net	214-572-0777
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date