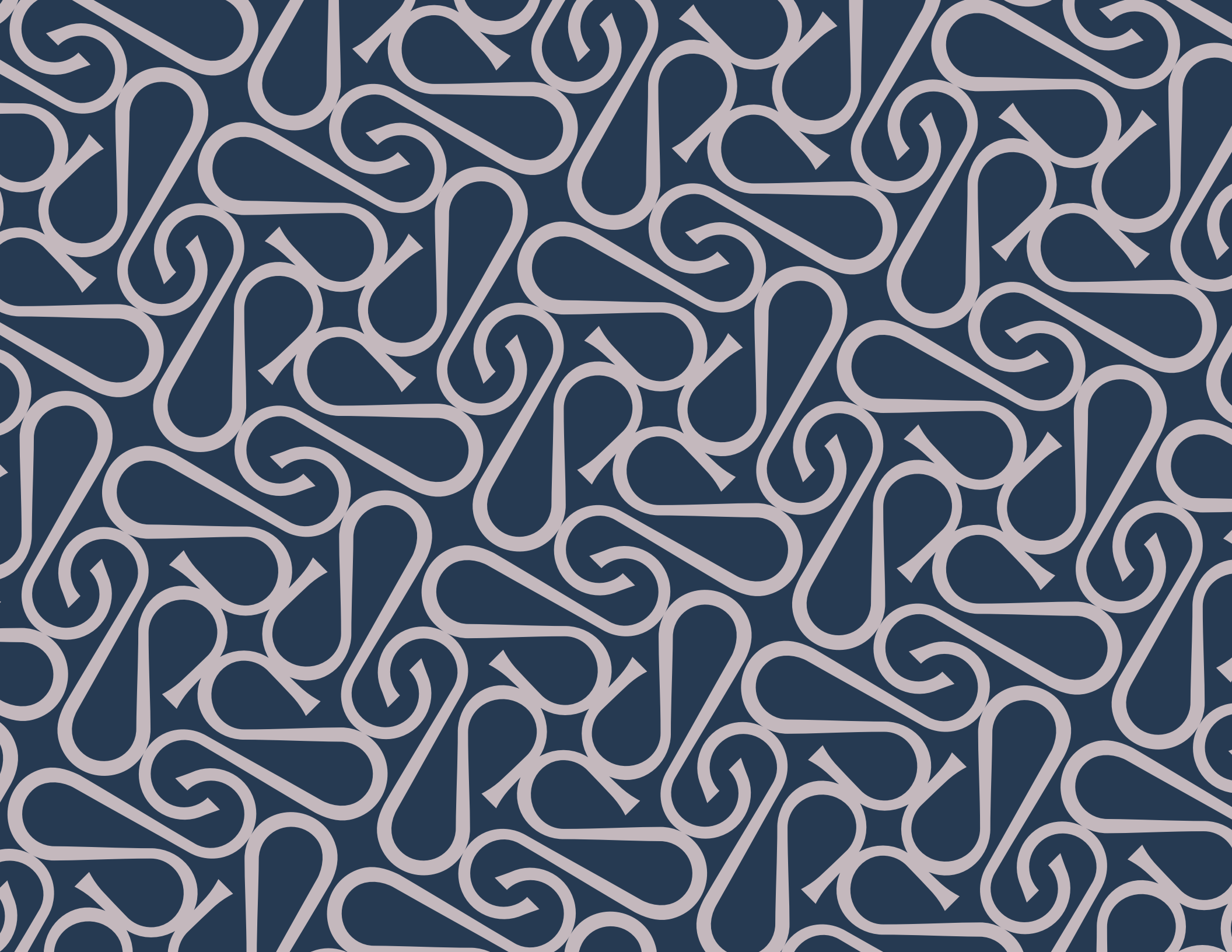

SLOAN CORNERS
ALLEN, TX



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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.

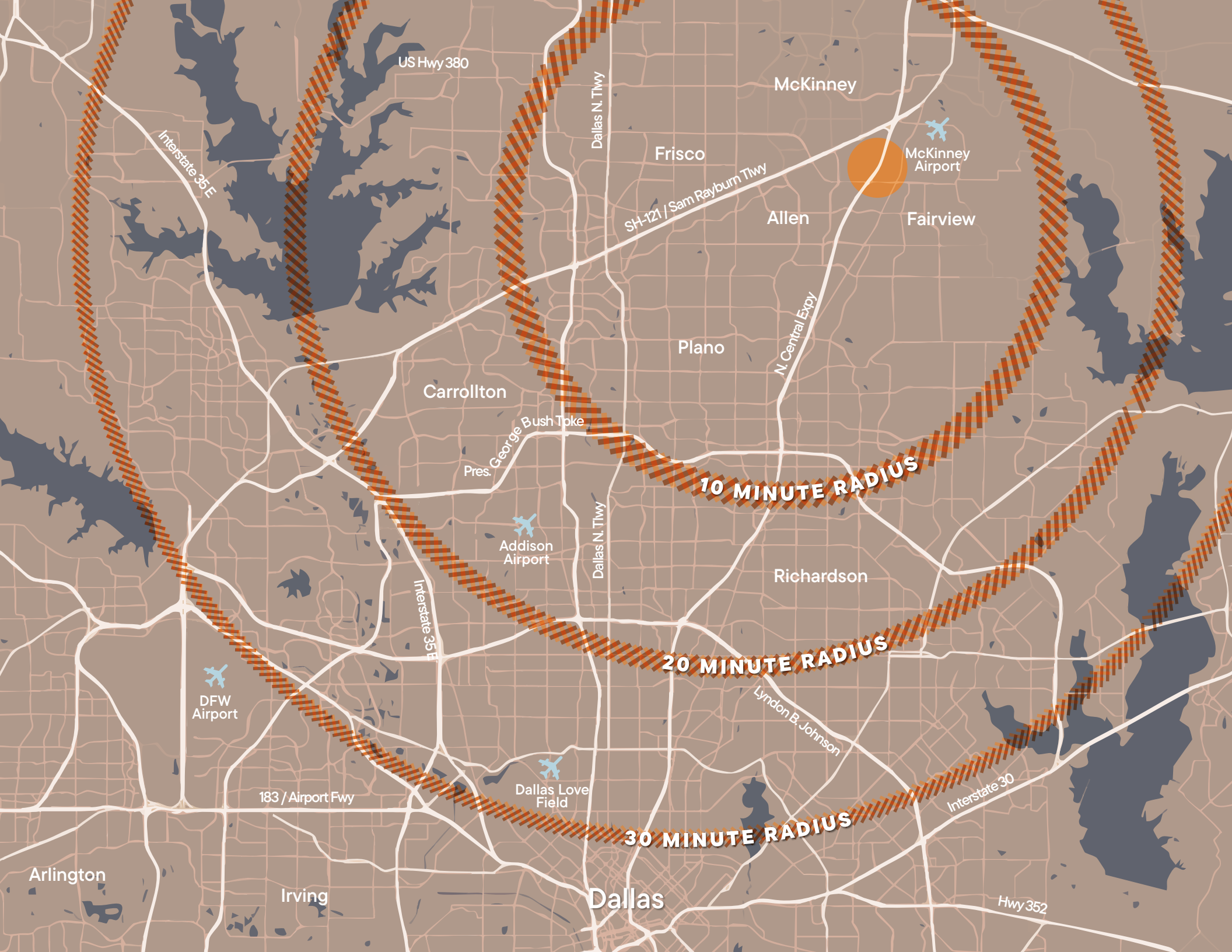
This brochure highlights Phase I and II of Sloan Corners, a vibrant development that will ultimately feature over **180,000+ SF** of **compelling retail and restaurant brands** in a walkable and **engaging environment** surrounded by over **50 acres** of **parks and trails**.

"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
McKinney
Dallas N. Tlwy
Interstate 35 E
Frisco
McKinney Airport
SH-121 / Sam Rayburn Tlwy
Allen
Fairview
N. Central Expy
Plano
Carrollton
Pres. George Bush Toke
10 MINUTE RADIUS
Addison Airport
Dallas N. Tlwy
Richardson
Interstate 35 E
20 MINUTE RADIUS
DFW Airport
Lyndon B. Johnson
Dallas Love Field
183 / Airport Fwy
Interstate 30
30 MINUTE RADIUS
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
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 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
CHELSEA BOULEVARD
BRAVO PARK DRIVE
SUTTON PLACE
WAVERLY DRIVE
BROOKS STREET
SINCLAIR STREET
FOSDALE STREET
LOCKE STREET
HARRIMAN STREET
OLD CROW ROAD
HIGH STREET
OLD SOLDIERS WAY
HAYMARKET ROAD
RIDGEVIEW 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.
Opens Sept 2026

H1: 3,056 sf
AVAILABLE FOR LEASE

H2: 2,823 sf
Flat Grounds Coffee - 2,823 SF

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



French Bulldog Sitting
SCULPTURE



Me and My Dog
SCULPTURE



Frog Thinking
SCULPTURE



Bear Reading
SCULPTURE



Three Turtles
SCULPTURE



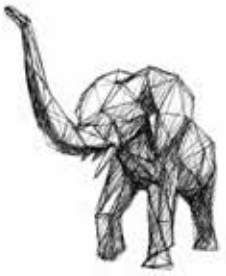
Perched Bird
SCULPTURE



Dandelions
SCULPTURE



French Bulldog
SCULPTURE



Geometric Elephant
SCULPTURE



Moon
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





Bravo Park Retail

SLOAN CORNERS



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: Rodeo Goat
Interior: 6,572 sf
Patio: 2,771 sf

SLOAN CORNERS



SH 121 Retail

Freestanding Restaurant: **16,668 sf**

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

Parking Ratio: **8.59/1,000**



SH 121 Retail

SLOAN CORNERS



SH 121 Retail

SLOAN CORNERS



SH 121 Retail

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SH 121 Retail

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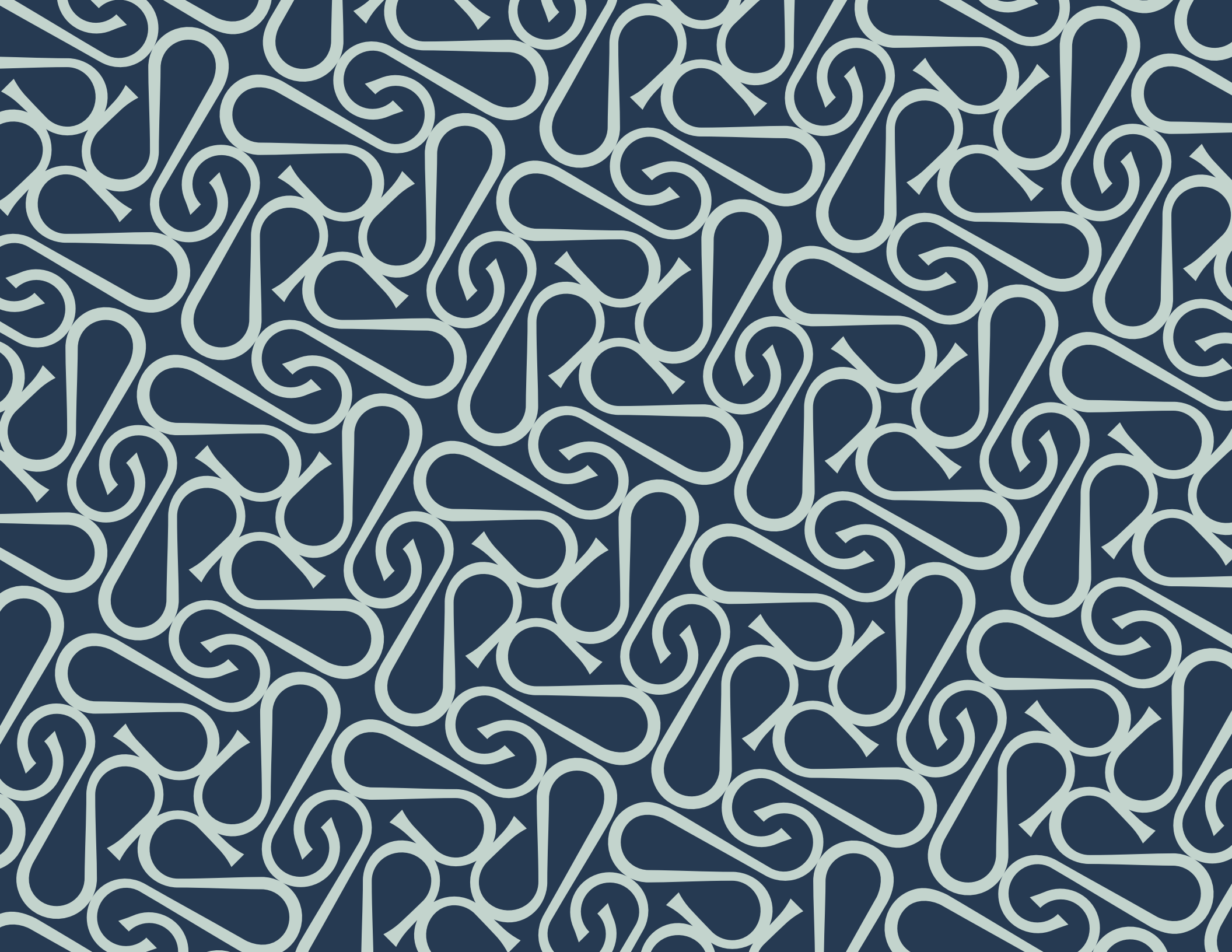
Hartwood

PHASE I ..... 479 MULTIFAMILY UNITS | *First Units Leased November 2025*

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

FULL BUILD OUT ... 4,000 UNITS







Jake Burns
SVP | Brokerage
214.572.8425
jburnstheretailconnection.net

Lana Constantine
AVP | Brokerage
917.741.0603
lconstantine@theretailconnection.net

