



SHOPS AT PARKWOOD 121 8448 PARKWOOD BLVD | PLANO, TX 75024







HIGHLIGHTS

High Quality New Construction

Stabilized Center

Easy access to and from Parkwood Blvd and Sam Rayburn Tollway

Strong Traffic Counts, Excellent Highway Visibility – Located on Hwy 121 (105,580 vehicles per day) and Parkwood Blvd (21,738 vehicles per day)

Dense Retail Corridor - Surrounding retailers include two extremely populous malls, The Stonebriar Centre & The Shops at Legacy (Nordstrom, Dillards, Shake Shack, Mesero, True Food Kitchen, The Capital Grille, Lululemon, SEPHORA, Tesla and others), Ashley Furniture, Ethan Allen, Hilton Dallas, The Container Store, IKEA and many more national tenants

Close Proximity to Legacy West - Parkwood 121 is 1.5 Miles away from Legacy West, which includes The Shops at Legacy and several Corporate Offices and Headquarters including Toyota, JCPenney, Pizza Hut, Fedex, JP Morgan, Bank of America, Liberty Mutual Group and more

Forbes Named The Dallas-Plano-Irving Area as the Third Fastest Growing Metropolis in America



TENANTS

BENEDICT'S - AVAILABLE EARLY 2026

BELLAGIO NAIL BAR

TALKIN TACOS

THE HALAL GUYS

PICKLEMAN'S

O'DESI AROMA

OISHII

PROPERTY LOCATION

**PARKWOOD
121**

8448 PARKWOOD BLVD
PLANO, TX



PROPERTY AERIAL

The map displays the Stonebriar Centre area, highlighting the proposed site for Bellagio Nail Bar. Key features include:

- Highways:** I-75 (SRT), SR-289, Warren Pkwy, Legacy Dr, Midway Rd, Spring Creek Pkwy, McDermott Rd, Hedgcoxe Rd.
- Toll Roads:** DNT TOLL, SRT TOLL.
- Road Volumes:** 102,000 VPD 17, 10,339 VPD 17, 15,934 VPD 17.
- Landmarks:** Ford Center at The Star, Haverlys, Headquarters Dr, Heritage Yards.
- Retail Stores:**
 - STONEBRIAR CENTRE:** H&M, AMC, GAP, Dillard's, Macy's, JCPenney, Sears, Nordstrom Loft, Chico's, AT&T, Sephora, Forever 21, Gymboree, Payless, Bank of America, Victoria's Secret, T-Mobile, Barnes & Noble, GNC, Zales, Zumiez, Bath Works, Claire's, Hollister, GameStop, Express, Athleta, Finish Line.
 - Other Retailers:** Target, Best Buy, Ross Dress for Less, TJ-Maxx, Staples, Stein Mart, Big Lots!, Nordstrom, Marshalls, Rack, Tuesday Morning, Ulta, Dollar Tree, Carter's, DSW, Five Below, Kirkland's, Pet Smart, Ashley HomeStore, Mattress Firm, Rooms To Go, Modani Furniture, Ikea, Patil Brothers, DXL Mens Apparel, Sun & Ski, Lowe's, Chase, Academy Sports + Outdoors, 99 Ranch Market, 7-Eleven, Exxon, BuyBuy Baby, Sally Beauty, Bed Bath & Beyond, The Home Depot, Batteries + Bulbs, Walmart, World Market, Sam's Club, HomeGoods, Michaels, Petco, JCPenney, Ericsson, Ashley, Rooms To Go, Modani Furniture, PepsiCo, Lifetime, Legacy Texas, Tacodeli, Tom Thumb, Chase, Firestone, UPS, Sunway, Sunway.
- Proposed Site:** Bellagio Nail Bar, located near the intersection of Legacy Dr and SR-289.

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PROPERTY AERIAL

2 MILES

STONEBRIAR CENTRE

H&M AMC GAP

Dillard's ★ Macy's

JCPenney sears

NORDSTROM LOFT

chico's AT&T SEPHORA

FOREVER 21 GYMBOREE Payless

Bank of America VICTORIA'S SECRET

T-Mobile BARNES & NOBLE GNC

ZALES zumiez THE CHILDREN'S PLACE Bath & Body Works

claire's HOLLISTER GameStop

EXPRESS ATHLETA FINISH LINE

Ford Center at The Star

PATTEL BROTHERS DXL MEN'S APPAREL

Sun & Ski

Warren Pkwy

HAVERTYS

Target BEST BUY ROSS DRESS FOR LESS

TJ-MAXX STAPLES

Stein Mart BIG LOTS!

NORDSTROM

Marshalls rack

Tuesday Morning ULTA

DOLLAR TREE carter's DSW

FIVE BELOW KIRKLAND'S PETSMART

Ashley HOMESTORE

MATTRESS FIRM leMADRINE

ROOMS TO GO modani FURNITURE

IKEA

102,000 VPD 17

10,339 VPD 17

15,934 VPD 17

JCPenney

ERICSSON

Legacy Dr

PEPSICO

Headquarters Dr

289

SITE

Bellagio Nail Bar

和久保田 Tacodeli

LEGACY TEXAS

McDermott Rd

Hedgcoxe Rd

at home

Curves FIVE OUTS

LIFETIME

Heritage Yards

Tom Thumb CHASE Firestone UPS

Academy SPORTS+OUTDOORS

99 99 RANCH MARKET

7-ELEVEN Exxon

buybuy BABY

SALLY BEAUTY BED BATH & BEYOND

THE HOME DEPOT

Batteries + Bulbs

Walmart COST PLUS

WORLD MARKET

Sam's Club

HomeGoods

Michael's petco

362233

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PROPERTY AERIAL

The map displays the Stonebriar Centre area, highlighting the proposed site for Bellagio Nail Bar. The site is located near the intersection of Legacy Dr and Headquarters Dr, adjacent to the SRT toll road. Major highways shown include Warren Pkwy, Spring Creek Pkwy, Midway Rd, Preston Rd, McDermott Rd, and Hedgcoxe Rd. The map also indicates traffic volume data: 102,000 VPD on I-75, 10,339 VPD on SR 289, and 15,934 VPD on Legacy Dr.

Key Retailers and Landmarks:

- Stonebriar Centre:** H&M, AMC, GAP, Dillard's, Macy's, JCPenney, Sears, Nordstrom Loft, Chico's, AT&T Sephora, Forever 21, Gymboree, Payless, Bank of America, Victoria's Secret, T-Mobile, Barnes & Noble, GNC, Zales, Zumiez, Bath Works, Claire's, Hollister, GameStop, Express, Athleta, Finish Line.
- Other Retailers:** Target, Best Buy, Ross Dress for Less, TJ-Maxx, Staples, Stein Mart, Big Lots!, Nordstrom, Marshalls, Rack, Tuesday Morning, Ulta, Dollar Tree, Carter's, DSW, Five Below, Kirkland's, PetSmart, Ashley HomeStore, Mattress Firm, Rooms To Go, Modani Furniture, Ikea, Peepsico, JCPenney, Ericsson, Lifeline, Walmart, World Market, Sam's Club, HomeGoods, Michaels, Petco, Academy Sports + Outdoors, 99 Ranch Market, 7-Eleven, Exxon, BuyBuy Baby, Sally Beauty, Bed Bath & Beyond, The Home Depot, Batteries + Bulbs, NTE, Tom Thumb, Chase, Firestone, UPS, Sun & Ski, Patel Brothers, DXL Mens Apparel, Ford Center at The Star, Havertys, Lowe's, Chase, Academy Sports + Outdoors, 99 Ranch Market, 7-Eleven, Exxon, BuyBuy Baby, Sally Beauty, Bed Bath & Beyond, The Home Depot, Batteries + Bulbs, NTE, Tom Thumb, Chase, Firestone, UPS, Sun & Ski, Patel Brothers, DXL Mens Apparel, Ford Center at The Star.
- Landmarks:** Heritage Yards, Legacy Texas, Tacodeli, and various local businesses like Cumeria Five Ours and at home.

A red circle highlights a 2-mile radius around the site location.

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PROPERTY AERIAL

The map displays the Stonebriar Centre area, featuring a dense concentration of retail stores and commercial facilities. Key locations include:

- Stonebriar Centre:** H&M, AMC, GAP, Dillard's, Macy's, JCPenney, Sears, Nordstrom Loft, Chico's, AT&T Sephora, Forever 21, Gymboree, Payless, Bank of America, Victoria's Secret, T-Mobile, Barnes & Noble, GNC, Zales, Zumiez, The Children's Place, Bath Works, Claire's, Hollister, GameStop, Express, Athleta, Finish Line.
- Retail Stores:** Target, Best Buy, Ross Dress for Less, TJ-Maxx, Staples, Stein Mart, Big Lots!, Nordstrom, Marshalls, Rack, Tuesday Morning, Ulta, Dollar Tree, Carter's, DSW, Five Below, Kirkland's, PetSmart, Ashley HomeStore, Mattress Firm, Rooms To Go, Modani Furniture, Pepsico, Ericsson, Lifetime, Legacy Texas, Tacodeli, Sun & Ski, DXL Mens Apparel, Patel Brothers, Ford Center at The Star, Lowe's, Chase, Academy Sports + Outdoors, 99 Ranch Market, 7-Eleven, Exxon, BuyBuy Baby, Sally Beauty, Bed Bath & Beyond, The Home Depot, Batteries + Bulbs, Walmart, World Market, Sam's Club, HomeGoods, Michaels, Petco, Heritage Yards.
- Highways and Roads:** Warren Pkwy, Preston Rd, McDermott Rd, Hedgcoxe Rd, Headquarters Dr, Legacy Dr, Midway Rd, Spring Creek Pkwy.
- Toll Roads:** SRT Toll, DNT Toll.
- Landmarks:** HAVERLYS, IKEA, Ashley HomeStore, Mattress Firm, Rooms To Go, Modani Furniture, Pepsico, Ericsson, Lifetime, Legacy Texas, Tacodeli.
- Other Features:** Tom Thumb, Chase, Firestone, UPS, 24 Hour Fitness, Sun & Ski, DXL Mens Apparel, Patel Brothers, Ford Center at The Star, Lowe's, Chase, Academy Sports + Outdoors, 99 Ranch Market, 7-Eleven, Exxon, BuyBuy Baby, Sally Beauty, Bed Bath & Beyond, The Home Depot, Batteries + Bulbs, Walmart, World Market, Sam's Club, HomeGoods, Michaels, Petco, Heritage Yards.

A red circle indicates a 2-mile radius around the site. A green box highlights the "SITE Bellagio Nail Bar".

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PROPERTY AERIAL

2 MILES

STONEBRIAR CENTRE

H&M **amc** **GAP**

Dillard's **★ macy's**

JCPenney **sears**

NORDSTROM **LOFT**

chico's **AT&T** **SEPHORA**

FOREVER 21 **GYMBOREE** **Payless**

Bank of America **VICTORIA'S SECRET**

T-Mobile **BARNES & NOBLE** **GNC**

ZALES **zumiez** **THE CHILDREN'S PLACE** **Bath & Body Works**

claire's **HOLLISTER** **GameStop**

EXPRESS **ATHLETA** **FINISH LINE**

Target **BEST BUY** **ROSS**

TJ-MAXX **STAPLES**

Stein Mart **BIG LOTS!**

NORDSTROM

Marshalls **rack**

Tuesday Morning **ULTA**

DOLLAR TREE **carter's** **DSW**

FIVE BELOW **KIRKLAND'S** **PETSMART**

ASHLEY **ROOMS TO GO** **MODANI**

IKEA

PATTEL BROTHERS **DXL** **Sun & Ski**

Ford Center at The Star

LOWE'S **CHASE**

Academy Sports & Outdoors **99 RANCH MARKET**

7-ELEVEN **Exxon**

buybuy BABY **SALLY BEAUTY** **WELLS FARGO**

THE HOME DEPOT **Batteries & Bulbs** **NTE**

Walmart **COST PLUS** **WORLD MARKET**

Sam's Club

HomeGoods **Michael's** **petco**

Heritage Yards

LIFETIME

LEGACY TEXAS

PEPSICO

ERICSSON

JCPenney

Headquarters Dr **289**

Legacy Dr

Midway Rd

Spring Creek Pkwy

McDermott Rd

Hedgcoxe Rd

102,000 VPD 17

10,339 VPD 17

15,934 VPD 17

SITE

Bellagio Nail Bar

Tacodeli

362233

[illegible]

PROPERTY AERIAL

Dillard's
sears

ETHAN ALLEN

0.5 MILES

LA Z BOY

Jacobs deli

Best Buy

Future MATTRESS COMPANY

BEARDEN'S

102,000 VPD 17

Preston Rd

McDermott Rd

DNT TOLL

IKEA

The Container Store®

SRT TOLL

Sleep Experts
FedEx

at home

Sam Rayburn Hwy

Ashley HOMESTORE
MATTRESS FIRM
ROOMS TO GO modani FURNITURE

10,339 VPD 17

Lazy DOG

pie five PIZZA CO.
Costa Vida

AT&T
TAZIKIS

Starbucks
grub

PRINT HOUSE
McALISTER'S

enterprise
PANCAKE HOUSE

SITE
Bellagio Nail Bar
Tacobeli

RAC

85,000 VPD 17

Headquarters Dr

15,934 VPD 17

289

PROPERTY AERIAL

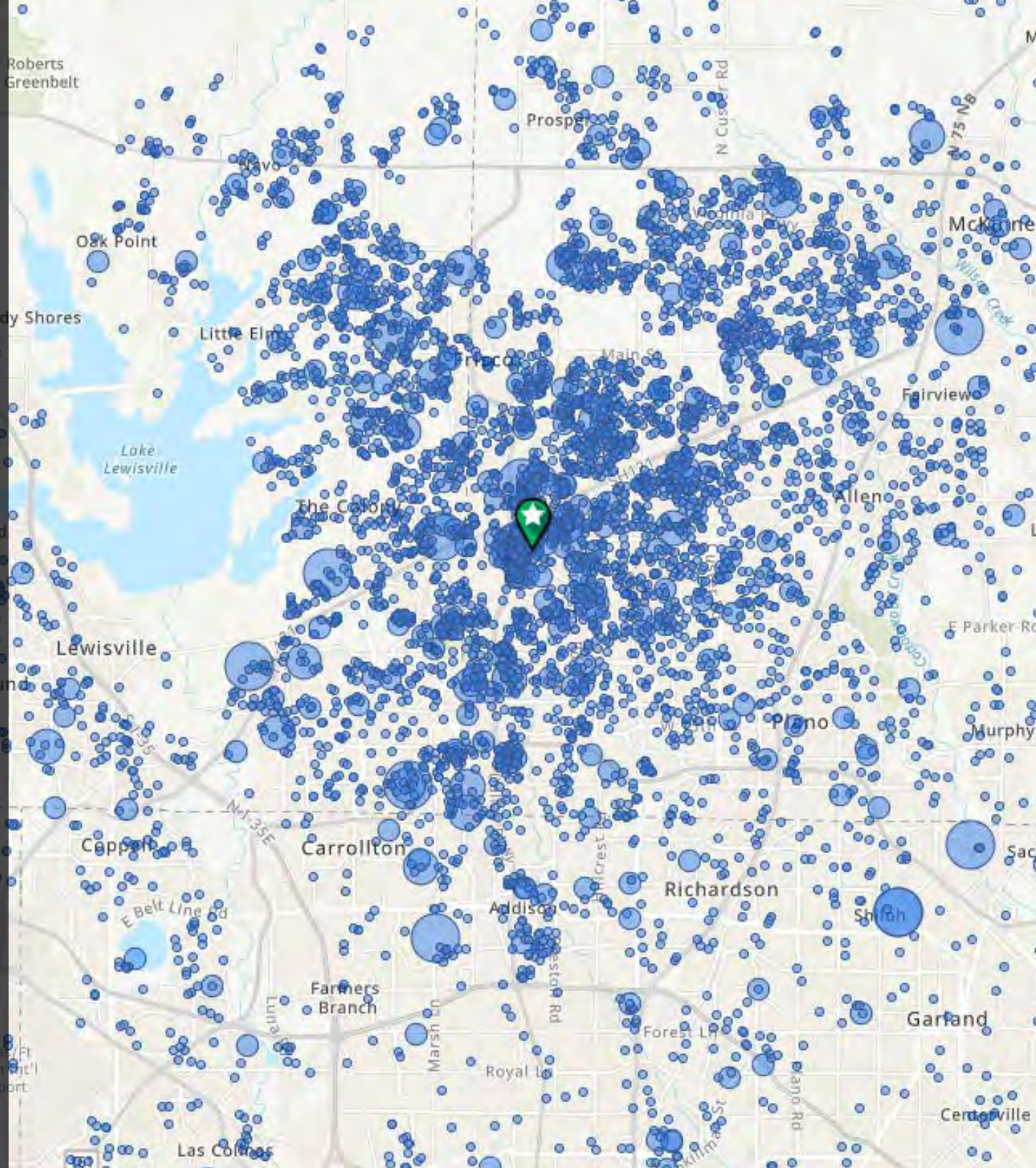


WHERE ARE PARKWOOD 121'S VISITORS COMING FROM?

MASS MOBILE DATA STUDY ON PARKWOOD

Parkwood 121 attracts visitors from all over the DFW Metroplex which increases the true market potential for retailers exponentially. The property is not only appealing to the local customer base in Plano, but also the large amount of people all throughout DFW. To illustrate this, the map uses data sourced from a wide range of mobile apps that shows where visitors of Parkwood 121 are coming from. Therefore, each dot creates an accurate picture of customers that have visited Parkwood 121 in the past 12 months.

This map was created by CBRE's mobile technology platform called Mass Mobile Data (MMD). MMD is anonymous data gathered from the GPS trackers in one's devices. By analyzing the sophisticated mobile data, CBRE is able to paint a picture of any property's customer base.



TENANT OVERVIEW

BENEDICT'S

TYPE:	Restaurant
YEARS IN BUSINESS:	30+
NO. OF LOCATIONS:	3+
HEADQUARTERS:	Addison, TX
WEBSITE:	www.benedicts-restaurant.com
SQ FOOTAGE:	4,128 SF
% OF CENTER	21.65%

Benedict's Restaurant offers a mix of breakfast, lunch and brunch options. Benedict's Restaurant is the perfect place to spend your morning—whether it's a breakfast meeting with the office team or Sunday brunch with family. It's mouth-watering menu of omelettes, pancakes and several varieties of Eggs Benedict, reasonable prices and elegant surroundings, make Benedict's the best reason to get up in the morning. And when lunch rolls around, head to Benedict's for tasty sandwiches, garden-fresh salads and juicy burgers. The restaurant opened its first location in Addison, TX over 30 years ago.



TENANT OVERVIEW

THE HALAL GUYS

TYPE:	Restaurant
YEARS IN BUSINESS:	30+
NO. OF LOCATIONS:	450+
HEADQUARTERS:	New York City, NY
WEBSITE:	www.thehalalguys.com
SQ FOOTAGE:	2,611 SF
% OF CENTER	13.69%

The concept originated with a humble food cart in Manhattan in 1990, and quickly grew into a leading tourist and native New Yorker destination for mouth-watering American Halal fare, including their signature chicken, gyro and falafel platters over rice and their world-famous white sauce. This original food cart is known as NYC's never-ending line! Due to overwhelming consumer demand and constant requests from fans, The Halal Guys is now franchising worldwide. There are over 450 locations in development worldwide.



TENANT OVERVIEW

O'DESI AROMA

TYPE:	Restaurant
YEARS IN BUSINESS:	5+
NO. OF LOCATIONS:	3
HEADQUARTERS:	Plano, TX
WEBSITE:	www.odesiaroma.com
SQ FOOTAGE:	2,075 SF
% OF CENTER	10.88%

O'Desi Aroma is the essence of Indian Cuisine that has a variety of spices available and the aromas generated by their use. A visit to O'Desi Aroma is a culinary voyage of discovery to the exotic tastes and textures of India and the warmth and hospitality. The restaurant truly embraces the spirit of true Indian cuisine.



TENANT OVERVIEW

OISHII

TYPE:	Restaurant
NO. OF LOCATIONS:	6
HEADQUARTERS:	Dallas, TX
WEBSITE:	https://www.oishiirestaurants.com/

Chef Thanh of Oishii is a man of few words. Or so it seems from the other side of the sushi bar as I watch him swiftly yet meticulously craft, roll, torch, slice, shred, and garnish raw fish with an eye for detail. He moves with quickness like most sushi chefs I've admired, but he doesn't miss an opportunity to engage with those around him. People flock to this longstanding neighborhood gem not only for the food, but the people behind it.



TENANT OVERVIEW

BELLAGIO NAIL BAR

TYPE:	Nail Salon
YEARS IN BUSINESS:	5+
NO. OF LOCATIONS:	1
HEADQUARTERS:	Plano, TX
WEBSITE:	www.bellagio-nail-bar.com
SQ FOOTAGE:	2,718 SF
% OF CENTER	14.26%

Bellagio Nail Bar is an upscale nail salon that has the latest services in nail care. The salon features natural nail services and massages. It is the perfect place to relax and rejuvenate. The company wanted to create a natural nail salon in a relaxing environment. With natural beauty treatments for customers' hands, arms, legs and feet, and the opportunity to sip on complimentary drinks, customers will leave the salon feeling like they have had a mini vacation.



DEMOGRAPHICS

POPULATION (2018)

1 MILE	8,554
3 MILES	100,869
5 MILES	296,913
7 MILES	572,286

HOUSEHOLDS (2018)

1 MILE	5,270
3 MILES	40,042
5 MILES	112,709
7 MILES	219,649

AVG HH INCOME (2018)

1 MILE	\$91,359
3 MILES	\$142,731
5 MILES	\$138,374
7 MILES	\$128,881

ANNUAL POPULATION GROWTH RATE (1 MILE)

2010-2018	6.86%
2018-2023	3.47%

TRAFFIC COUNTS (VPD)

PARKWOOD BLVD	21,738
HWY 121	105,580



WHY DALLAS - FORT WORTH?

The Dallas-Fort Worth region is an innovation hub with a wealth of resources that make it an ideal business location. The DFW region's attractive quality of life, strong regional and state economy, low cost of living, skilled labor force, pro-business mindset, and absence of corporate and personal income taxes all contribute to the thriving Dallas-Fort Worth location.

**#6 BEST PLACES FOR BUSINESS
& CAREERS**

- Forbes

**#4 LARGEST METRO IN THE
US**

- Forbes

**#1 BEST CITY IN US FOR JOBS
IS THE DALLAS-PLANO-
IRVING AREA**

- Forbes

**#9 MOST POPULOUS CITY IN
THE US**

- wikipedia.com

**DFW INTERNATIONAL AIRPORT
IS THE FOURTH BUSIEST
AIRPORT IN THE WORLD**

- wikipedia.com

**DFW METROPLEX HAS OVER
10,000 CORPORATE
HEADQUARTERS, INCLUDING
22 FORTUNE 500 COMPANIES**

- wikipedia.com

**DFW ADDED THE MOST
RESIDENTS OUT OF ANY
OTHER US METRO IN 2017**

- Real Capital Markets



SHOPS AT PARKWOOD
121 8448 Parwood Blvd,
Plano TX 75024

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Leasing & Management
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