



THE COLONY, TX

Grandscape

WHERE TEXANS GO TO
play • shop • dine • discover



WELCOME TO

Grandscape

5752 GRANDSCAPE BLVD
THE COLONY, TX



srsre.com/grandscape



Michael Kaplan

VICE PRESIDENT

214.560.6900

MICHAEL.KAPLAN@SRSRE.COM

Karla Smith

EVP & SENIOR MANAGING PRINCIPAL

214.560.3247

KARLA.SMITH@SRSRE.COM



THE BIG PICTURE

WHO'S HERE

SPACES & PARKING

AUDIENCE INSIGHTS

PLACE & PROXIMITY

BEST-IN-CLASS PARALLELS



play•shop•dine•discover



grandscape

Overview



Top
destination for
retailers new
to Texas



discover
Grandscape

10.7M
ANNUAL VISITS
AUG 2024 - JUL 2025

24.5K
DAILY VISITS
AUG 2024 - JUL 2025

3.9M ±
SQUARE FEET
MIXED USE - ATTRACTIONS, DINING & MORE

420
ACRES
MIXED USE CAMPUS

10K +
PARKING SPACES

10.7 MILLION ANNUAL VISITS
Since opening, Grandscape has scaled to 10.7M annual visits with sustained growth, and its 97-minute average dwell and 99th-percentile visitation signal powerful momentum.

RELIABLE DAILY FOOTFALL
An average of 24,500 visits per day delivers dependable exposure for anchors and in-line tenants alike.

DISTRICT-SCALE PROGRAM
A 3.9M± SF program spanning retail, dining, entertainment, residential, and attractions creates a high-energy environment built for cross-shopping and discovery.

ROOM TO GROW
With 420+ acres of mixed-use canvas, there is space to think creatively, design boldly, phase intelligently, and keep evolving.

ARRIVE, PARK, SHOP
7,500+ structured and surface spaces streamline arrival during peaks and events, cutting time-to-shop and keeping guest flow steady.

discover

Grandscape

WHERE TEXANS GO TO
play•shop•dine•discover

Grandscape in The Colony lays out over **420+ acres**, encompassing more than **3 million square feet** of meticulously designed retail, dining, entertainment, residential, office, and outdoor spaces. Thoughtfully crafted with pocket parks, play areas, an outdoor stage, event programming, and a dynamic digital signage network, Grandscape delivers a unique, immersive environment perfectly suited to modern lifestyles.

Every visit to Grandscape is an invitation to discovery. Whether guests are drawn by live concerts on the central courtyard, seasonal festivals, al fresco dining, or simply the promise of something new around every corner, the destination is designed to inspire repeat visits and sustained engagement. With a growing roster of top-tier retail, dining, and entertainment tenants, Grandscape continues to evolve—making it the perfect setting for brands seeking long-term growth and high-impact visibility.

JOIN THESE TENANTS



SCHEELS



25 MIN
north of Dallas

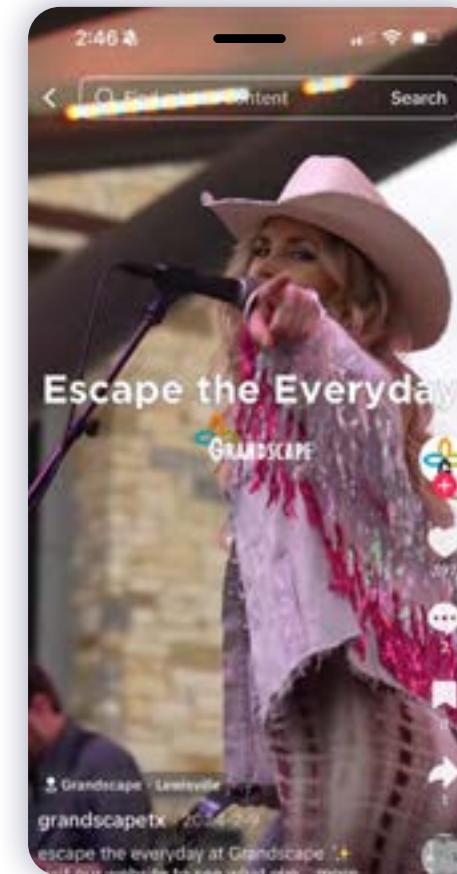
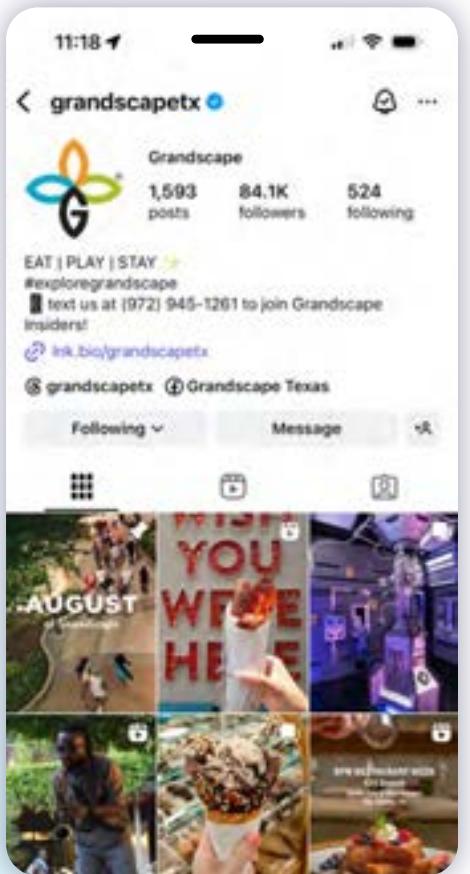
discover

Grandscape

SOCIAL MEDIA

Grandscape's social media brings the energy of the property to life every day. On Facebook, Instagram, and TikTok, followers get a front-row seat to exciting events, new shop and restaurant openings, and all the happenings around Grandscape. From stunning photos and videos to fun giveaways and live entertainment updates, their feeds keep the community connected and engaged. Tenants also have opportunities to partner on marketing campaigns, giving them powerful exposure to a comprehensive and growing audience. With lively content and an expanding reach, Grandscape's platforms extend the experience far beyond the property itself.

[SEE OUR SOCIAL ACCOUNTS HERE](#)



annual social numbers

83M+
impressions

329K+
engagements

132K+
post link
clicks

35K+
net audience
growth

discover

Grandscape

EVENTS

Grandscape is home to a year-round lineup of can't-miss events that bring the community together in unforgettable ways. From cultural celebrations like Lunar New Year, Juneteenth, and Día de los Muertos to live concerts, fitness classes, drink walks, and holiday traditions, there's always something happening to draw a crowd. In 2024 alone, more than 85,000 guests attended events at The Central courtyard, enjoying everything from themed nights and art shows to family-friendly activities and seasonal festivities. Tenants also have opportunities to participate in these events, creating even more ways to connect with guests and showcase their businesses as part of the experience. With each season packed with energy and creativity, Grandscape's events transform the property into a vibrant hub of entertainment, culture, and connection for North Texas.

166

days a year
with events

2024 EVENTS

Concerts at Corona Stage & Lawn
Pilates on the Lawn
Sports Watch Parties at Corona Stage & Lawn
Tacotopia
Lunar New Year
Texas Independence Day
Red White and Blue at Grandscape - 4th of July
Easter Egg Hunt
Fall Fest
Holiday Kickoff
And Many More

RESULTS FROM 4 SURVEYS CONDUCTED BY GRANDSCAPE TEAM IN 2024 >



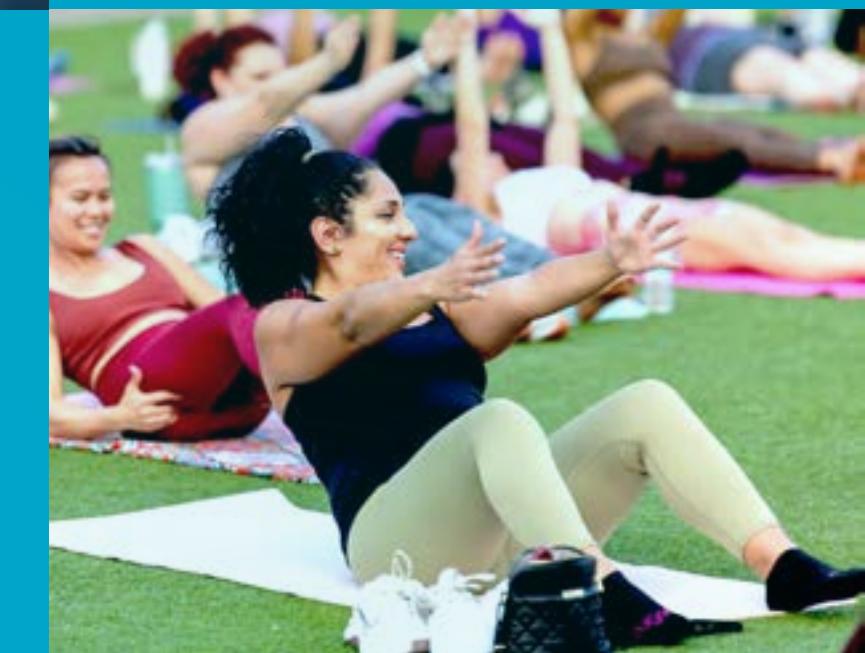
78% of responses

RATED GRANDSCAPE
EVENTS BETTER
THAN OTHER
SHOPPING CENTERS



82% of responses

USUALLY DINE AT
GRANDSCAPE BEFORE
OR AFTER EVENTS



36% of responses

ATTEND GRANDSCAPE
EVENTS ON A
MONTHLY BASIS



play•shop•dine•discover



grandscape

Tenants

discover

Tenants



west
pads



1,800,000
square feet



central
courtyard



331,000
square feet

NFM

NFM (Nebraska Furniture Mart) is a retail destination unlike any other, bringing together furniture, appliances, electronics, flooring, and home décor under one roof. Its expansive showrooms showcase styles from contemporary to classic, offering inspiration for every taste and budget. Customers even travel across state lines—many arrive with trailers, load them with everything they need, and drive days back to their homes. Paired with competitive pricing, flexible financing, and exceptional service, NFM has earned its reputation as a trusted one-stop shop for everything home. More than just a store, it's a landmark destination that continues to draw shoppers from across the country.

SCHEELS

Scheels is more than just a sporting goods store — it's an enormous retail destination that blends shopping, entertainment, and attractions to create a one-of-a-kind customer experience. Featuring gear, apparel, and equipment for nearly every sport and outdoor activity, Scheels appeals to athletes, adventurers, and families alike. What makes it truly unique, however, are its in-store experiences, including a massive Ferris wheel, a large aquarium teeming with aquatic life, and a collection of interactive games and simulators. Visitors can also explore specialty shops within the store, dine at an on-site café, and enjoy an atmosphere designed to inspire exploration. Combining retail with recreation, Scheels transforms a simple shopping trip into an immersive day of discovery and fun.



central
courtyard

65,000
square feet



west
courtyard

112,650
square feet

COSM

Cosm is an immersive entertainment venue designed to completely redefine the way audiences experience content. At the heart of Cosm's innovation are its massive LED domes, which wrap viewers in brilliant, high-resolution visuals that stretch across their entire field of vision. Paired with dynamic, state-of-the-art soundscapes, the result is an environment that feels larger than life and uniquely personal at the same time. From live sports events that put you directly inside the stadium atmosphere, to concerts where every note reverberates around you, to stunning nature documentaries and interactive digital art, Cosm offers a wide spectrum of experiences unlike any traditional screen or stage. By blending technology, creativity, and storytelling, Cosm transforms passive viewing into active, unforgettable participation.

ANDRETTI INDOOR KARTING & GAMES

Andretti is a high-energy entertainment complex designed to thrill guests of all ages with a wide variety of attractions under one roof. Known for its state-of-the-art electric kart racing, the venue offers high-speed excitement on professionally designed tracks that test skill and precision. Beyond racing, guests can enjoy an expansive arcade, immersive laser tag arenas, bowling lanes, virtual reality experiences, and interactive simulators. The destination also features a full-service restaurant and bar, creating a complete entertainment experience that is ideal for families, friends, and corporate groups. Whether celebrating a birthday, hosting a team-building event, or just enjoying a night out, Andretti delivers nonstop fun in a vibrant, action-packed atmosphere.



📍 central
courtyard

➡➡➡➡ 13,000
square feet

POPSTROKE

PopStroke is a one-of-a-kind golf entertainment destination, backed by Tiger Woods, that reimagines the classic mini golf experience with a modern, high-tech twist. Each venue features professionally designed putting courses enhanced by technology that tracks scores and gameplay, making every round engaging and interactive. Beyond the greens, PopStroke offers a vibrant dining and bar experience, complete with craft beers, cocktails, and a chef-inspired menu that encourages guests to linger and socialize. With a stylish outdoor setting, lounge seating, and family-friendly amenities, PopStroke appeals to guests of all ages — from casual players looking for a fun outing to groups celebrating special occasions. By blending sport, technology, and hospitality, PopStroke creates a dynamic social atmosphere where entertainment and connection come together.



WORLDSPRINGS

WorldSprings is a large-scale wellness and entertainment destination that invites guests to relax, recharge, and explore spa-inspired experiences drawn from across the globe. The venue features dozens of themed mineral pools modeled after famous hot springs, allowing visitors to enjoy therapeutic soaking traditions from diverse cultures in one place. In addition to the mineral pools, guests can indulge in spa amenities such as saunas, steam rooms, cold plunges, and private cabanas. With its focus on both health and leisure, WorldSprings offers an oasis where families, couples, and groups can connect in a rejuvenating environment. Whether seeking restorative wellness benefits or simply a tranquil escape, WorldSprings provides a unique blend of global traditions and modern comfort.

📍 grove
pads

➡➡➡➡ 10
acres



FRITZ'S ADVENTURE

Fritz's Adventure is an indoor adventure park offering ropes courses, climbing walls, slides, and zip lines, plus interactive challenges for all ages. Designed to inspire exploration and push limits, it's a dynamic destination where families and friends can stay active, and entertained year-round.



PUTTERY

Putttery redefines mini golf with modern, creatively themed courses in a sleek, adults-only atmosphere. Guests can enjoy handcrafted cocktails, chef-inspired small plates, in a stylish social setting, making it an entertainment venue where playful competition and elevated dining come together.



MAVERICKS DANCE HALL

Mavericks Dance Hall brings high-energy, Texas-style nightlife with a two-story indoor/outdoor dance hall and live entertainment venue where guests can two-step, enjoy concerts, and mingle late into the night.



TOCA SOCIAL

TOCA Social combines interactive soccer games with great food, creative drinks, and an energetic vibe. Opening Spring 2026 at Grandscape, it marks the first U.S. location of the hit UK concept, giving guests a place to eat, drink, play, and celebrate in style.



ROAM COWORKING

Roam redefines coworking with flexible shared spaces, 70 private offices, and 17 luxury meeting rooms. A full coffee bar, high-end tech, and dedicated support create a seamless experience, with month-to-month memberships tailored for teams of any size.



TRUCK YARD

Truck Yard is a laid-back beer garden and grill known for its eclectic lineup of Dallas food trucks, casual vibes, and cold drinks. With picnic-style seating, outdoor games, and live music, it creates a welcoming come-as-you-are space for friends, families, and foodies.





WINDMILLS BREWERY

Windmills Brewery blends live music, craft beer, flavorful food, and a literary vibe with books in a welcoming setting, bringing its globally inspired brewpub energy from Bangalore to Grandscape.



THIRSTY LION

Thirsty Lion is a lively gastropub serving scratch-made dishes, craft cocktails, and local beers in a spirited, family-friendly atmosphere, perfect for meals, brunch and happy hours.



GREAT BIG GAME SHOW

Great Big Game Show puts guests in the spotlight as contestants in a live game show experience, complete with buzzers, flashing lights, energetic hosts, and plenty of competitive fun.



SEVEN DOORS KITCHEN & COCKTAILS

Seven Doors is a modern American grill serving elevated classics—steaks, burgers, salads, and small plates—in a stylish setting accented by antique 19th-century doors and warm hospitality.



WALK-ON'S SPORTS BISTREAUX

Walk-On's brings game-day excitement with Louisiana flair, serving scratch-made Cajun favorites like gumbo, po-boys, and étouffée in a lively, family-friendly sports-bar atmosphere.



IMMERSIVE GAMEBOX

Immersive Gamebox offers family-friendly, interactive adventures where groups step inside projection-mapped rooms to play a variety of digital games for nonstop fun.



LSA BURGER CO.

LSA Burger Co. delivers big Texas flavor with hearty burgers, local beers, and bold branding that honors the state's unsung heroes in a lively, unapologetic atmosphere.



PARRY'S PIZZERIA & TAPHOUSE

Parry's serves New York-style thin-crust pizza and a wide craft-beer lineup in a casual, energetic setting, bringing its Denver-based flavor and signature pies to Grandscape.



CIGARS INTERNATIONAL

Cigars International offers a vast selection of premium hand-rolled cigars and accessories, paired with a welcoming lounge atmosphere ideal for both aficionados and newcomers.



JĀKÖ COCINA Y AGAVE

JĀKÖ Cocina y Agave blends bold Mexican flavors, handcrafted cocktails, and live music, creating a festive, high-energy dining atmosphere perfect for savoring cuisine and celebrating.





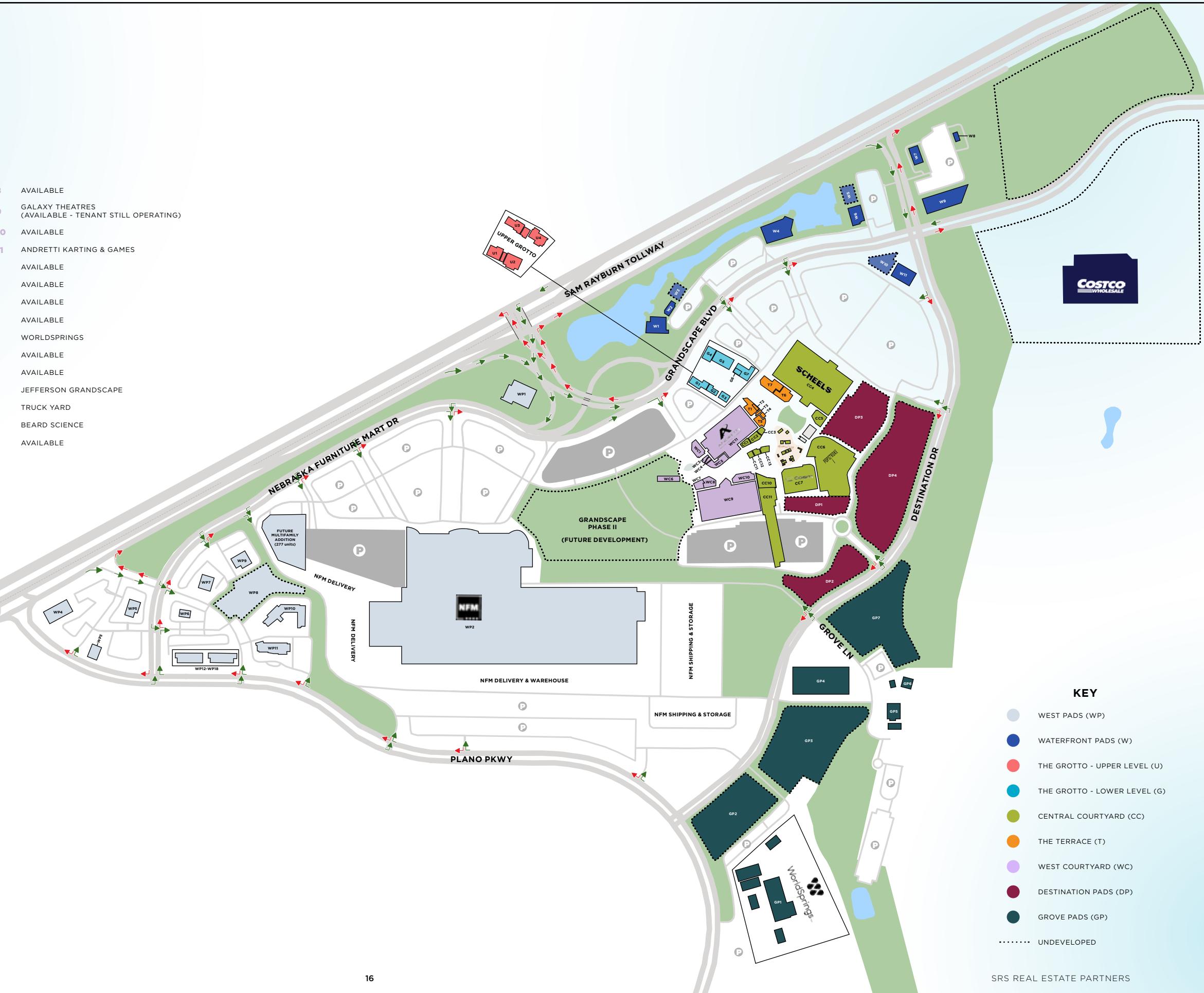
play•shop•dine•discover



discover

Site Plan

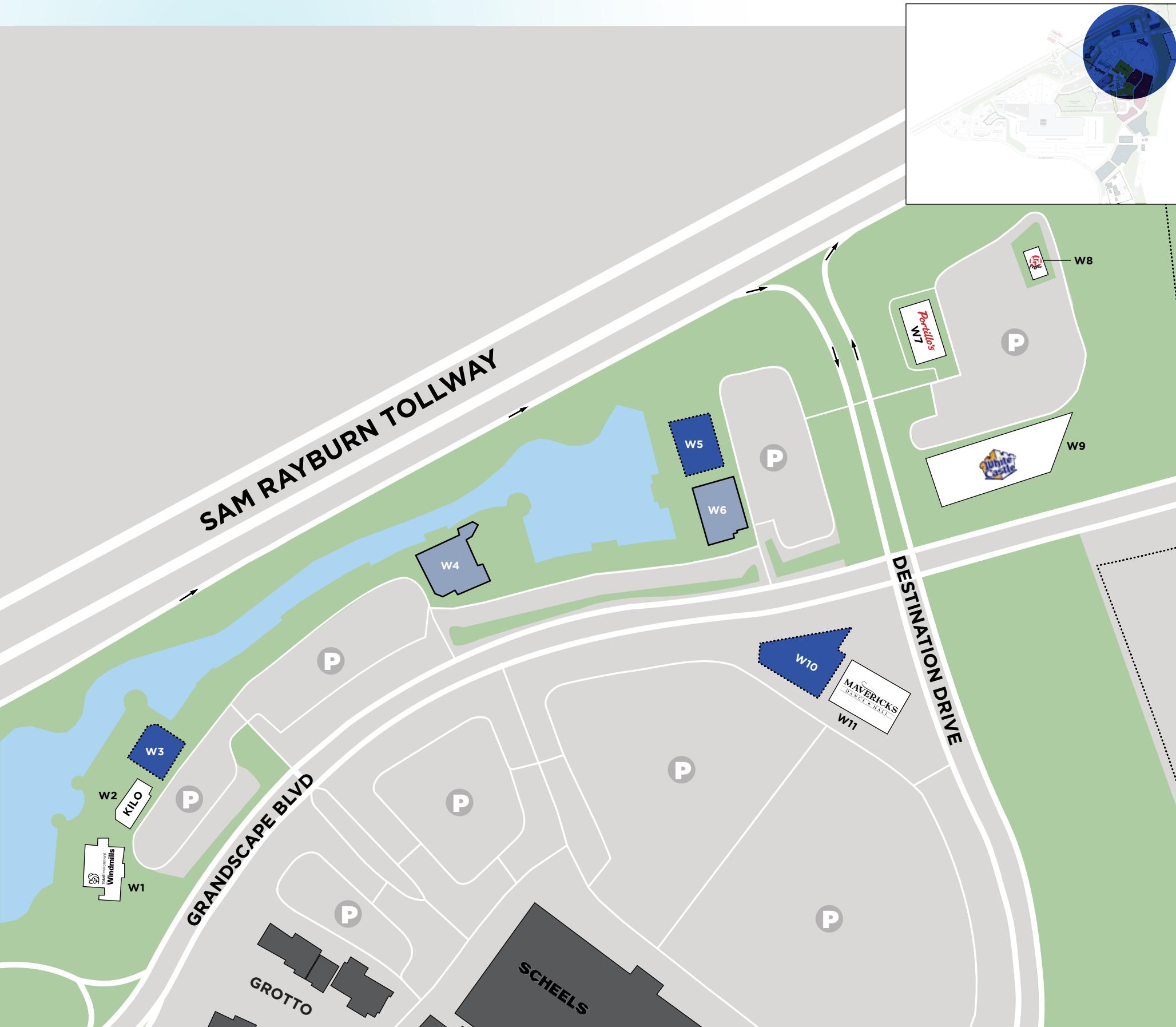
| | | | |
|------|---------------------------|------|----------------------------------------------------|
| WP1 | FRITZ'S ADVENTURE | CC1 | SCISSORS & SCOTCH |
| WP2 | NFM | CC2 | IMMERSIVE GAMEBOX |
| WP3 | CIGARS INTERNATIONAL | CC3 | WILLOW HOUSE |
| WP4 | HARD EIGHT BBQ | CC4 | SCHEELS |
| WP5 | YARD HOUSE | CC5 | FOUNTAIN LIFE |
| WP6 | VELVET TACO | CC6 | POPSROKE |
| WP7 | MI COCINA | CC7 | COSM |
| WP8 | AVAILABLE | CC8 | AVAILABLE |
| WP9 | CHEDDAR'S SCRATCH KITCHEN | CC9 | LIVE GRANDSCAPE |
| WP10 | HOMEWOOD INN & SUITES | CC10 | TOCA SOCIAL |
| WP11 | HAMPTON INN & SUITES | CC11 | KILWINS |
| WP12 | BREAD ZEPPLIN | CC12 | LIBERATION COFFEE |
| WP13 | HUSTLE HOUSE | CC13 | AVAILABLE |
| WP14 | ANOTHER BROKEN EFF CAFE | CC14 | TOI & MOI |
| WP15 | HERITAGE PIZZA | CC15 | SOUL STONZ |
| WP16 | THE SMOOTHBAR | CC16 | ODIN LEATHER GOODS |
| WP17 | SUGARING NYC | CC17 | BULLZERK |
| WP18 | THE GREAT GREEK | CC18 | THE COLONY WINE BAR PATIO |
| W1 | WINDMILLS BREWERY | CC19 | TRIPLE T'S POPCORN |
| W2 | KILO STEAKHOUSE | CC20 | THE COLONY WINE BAR BOTTLE SHOP |
| W3 | AVAILABLE | CC21 | AVAILABLE |
| W4 | PENDING | CC22 | ART SOCIAL (AVAILABLE - TENANT STILL OPERATING) |
| W5 | AVAILABLE | CC23 | DALLAS SILK ART |
| W6 | GAS MONKEY ICE HOUSE | CC24 | CAYLO (AVAILABLE - TENANT STILL OPERATING) |
| W7 | PORTILLO'S | CC25 | ZENDY DESIGNS (AVAILABLE - TENANT STILL OPERATING) |
| W8 | 151 COFFEE | T1 | THE ESCAPE GAME |
| W9 | FUTURE WHITE CASTLE | T2 | GREAT BIG GAME SHOW |
| W10 | AVAILABLE | T3 | ROAM COWORKING |
| W11 | MAVERICKS DANCE HALL | U1 | THIRSTY LION |
| U2 | QUARTINO | U2 | QUARTINO |
| U3 | SEVEN DOORS | U3 | SEVEN DOORS |
| U4 | WALK-ON'S | U4 | WALK-ON'S |
| G1 | JAKO COCINA Y AGAVE | WC1 | P.F. CHANG'S |
| G2 | TANDE THAI | WC2 | GRANDSCAPE GUEST SERVICES |
| G3 | QUARTINO | WC3 | THE BAKED BEAR |
| G4 | AVAILABLE | WC4 | AVAILABLE |
| G5 | AVAILABLE | WC5 | LSA BURGER CO. |
| G6 | AVAILABLE | WC6 | GRANDSCAPE WHEEL |
| G7 | RED PHONE BOOTH | WC7 | AVAILABLE |





discover
West Pads

| UNIT | TENANT | SIZE |
|------|-------------------------------|---------|
| WP1 | Fritz's Adventure | |
| WP2 | NFM (Nebraska Furniture Mart) | |
| WP3 | Cigars International | |
| WP4 | Hard Eight BBQ | |
| WP5 | Yard House | |
| WP6 | Velvet Taco | |
| WP7 | Mi Cocina | |
| WP8 | Available | 1.99 AC |
| WP9 | Cheddar's Scratch Kitchen | |
| WP10 | Homewood Suites | |
| WP11 | Hampton Inn & Suites | |
| WP12 | Bread Zeppelin | |
| WP13 | Hustle House | |
| WP14 | Another Broken Egg Café | |
| WP15 | Heritage Pizza | |
| WP16 | The Smoothbar | |
| WP17 | Sugaring NYC | |
| WP18 | The Great Greek | |



discover

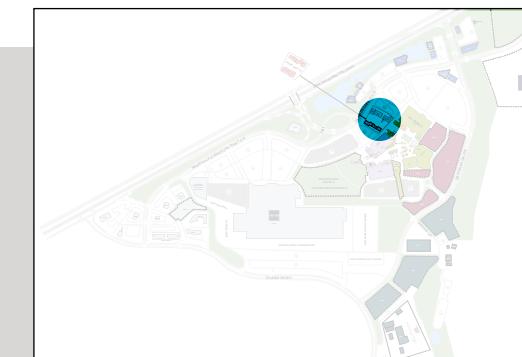
Waterfront Pads

| UNIT | TENANT | SIZE |
|------|----------------------|-----------|
| W1 | Windmills Brewery | 15,000 SF |
| W2 | Kilo Steakhouse | 6,000 SF |
| W3 | Available | 0.15 AC |
| W4 | Pending LOI | 28,000 SF |
| W5 | Available | 0.48 AC |
| W6 | Gas Monkey Ice House | 9,783 SF |
| W7 | Portillo's | 7,900 SF |
| W8 | 151 Coffee | 1,704 SF |
| W9 | Future White Castle | ~1.5 AC |
| W10 | Available | 0.13 AC |
| W11 | Mavericks Dance Hall | 15,000 SF |



The Grotto - Upper Level

| UNIT | TENANT | SIZE |
|------|---------------------------------|---------------------------|
| U1 | Thirsty Lion | 10,545 SF L1: 4,380 SF |
| U2 | Quartino Ristorante & Wine Bar | L2: 12,800 SF |
| U3 | Seven Doors Kitchen & Cocktails | 8,200 SF |
| U4 | Walk-On's Sports Bistreaux | 8,965 SF |



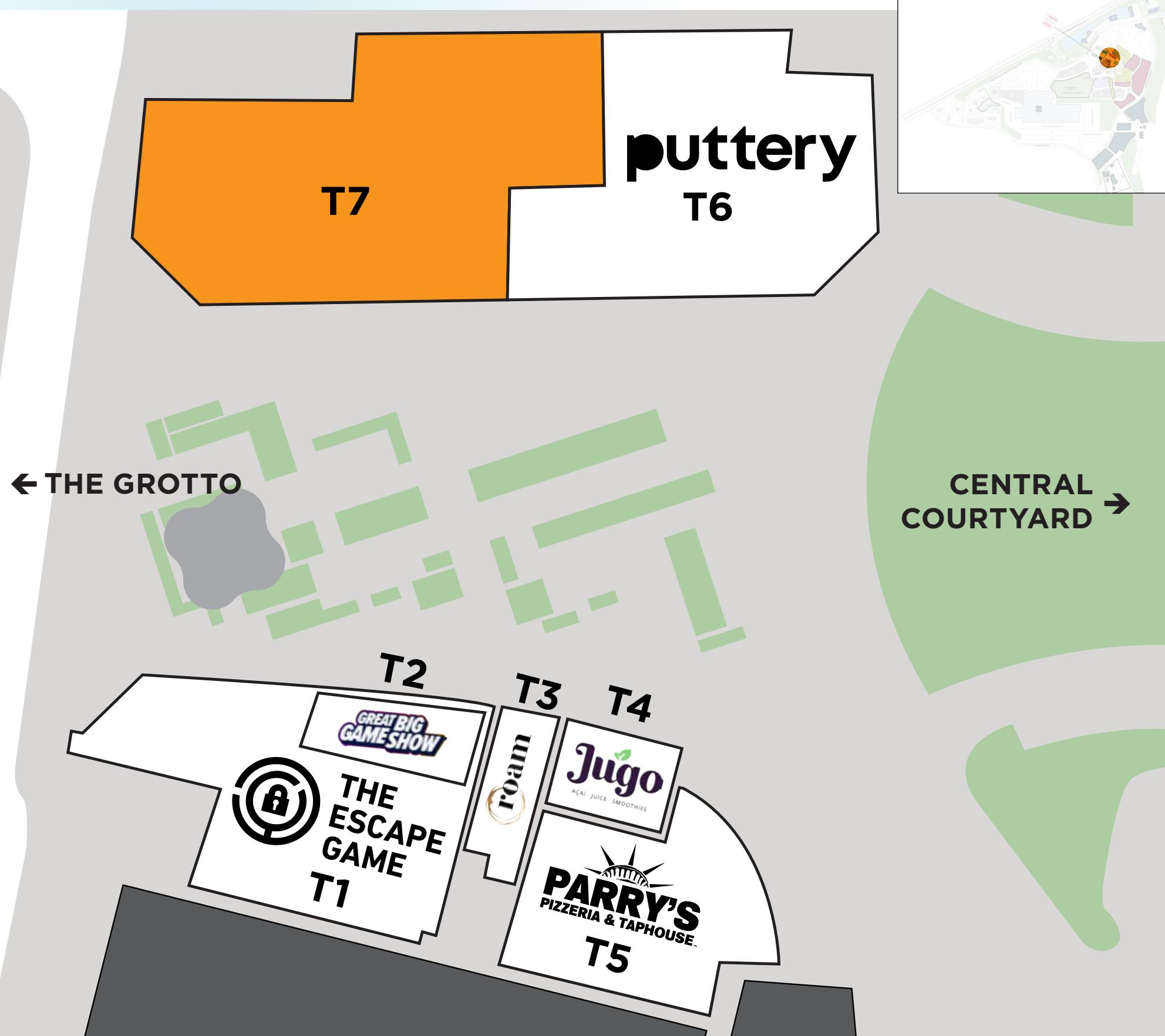
discover

The Grotto - Lower Level

| UNIT | TENANT | SIZE |
|-----------|--------------------------------|----------|
| G1 | Jako Cocina y Agave | 6,000 SF |
| G2 | Tande Thai | 3,150 SF |
| G3 | Quartino Ristorante & Wine Bar | 9,620 SF |
| G4 | Available | 4,150 SF |
| G5 | Available | 3,960 SF |
| G6 | Available | 880 SF |
| G7 | Red Phone Booth | 5,810 SF |

* BOH space located behind G5 may only be absorbed if a single user leases units G4 and G5

MATTERPORT TOURS



discover
The Terrace

| UNIT | TENANT | SIZE |
|------|-----------------------------|------------------------------|
| T1 | The Escape Game | 6,872 SF |
| T2 | Great Big Game Show | L2: 28,628 SF* |
| T3 | Roam Coworking - Level 2 | L1: 1,120 SF |
| T4 | Jugo Juice - Level 1 | 4,480 SF |
| T5 | Parry's Pizzeria & Taphouse | 20,700 SF |
| T6 | Puttery | L1: 9,915 SF L2: 3,085 SF |
| T7 | Available | |

* Majority of Tenant Space is Located above Units T1-T5



discover
**Central
Courtyard**

| UNIT | TENANT | SIZE |
|-------|----------------------------------------------------|------------|
| CC1 | Scissors & Scotch | 3,005 SF |
| CC2 | Immersive Gamebox | 4,165 SF |
| CC3 | Willow House | 2,010 SF |
| CC4 | Scheels | 331,000 SF |
| CC5 | Fountain Life | 13,600 SF |
| CC6 | PopStroke | 29,152 SF |
| CC7 | Cosm | 65,000 SF |
| CC8 | Available (Not Pictured, South of Cosm) | 1,005 SF |
| CC9 | Live Grandscape (Multi-family) | 419,000 SF |
| CC10 | TOCA Social | 27,230 SF |
| CC11 | Kilwins | 2,030 SF |
| CC12 | Liberation Coffee | 2,030 SF |
| CC13 | Available | 2,950 SF |
| CC14* | TOI & MOI | 780 SF |
| CC15* | Soul Stonz (Available - Tenant Still Operating) | 464 SF |
| CC16* | Odin Leather Goods | 515 SF |
| CC17* | Bullzerk | 1,071 SF |
| CC18* | The Colony Wine Bar Patio | |
| CC19* | Triple T's Popcorn | 363 SF |
| CC20* | Available | 547 SF |
| CC21* | Available | 550 SF |
| CC22* | Art Social (Available - Tenant Still Operating) | 250 SF |
| CC23* | Dallas Silk Art | 1,025 SF |
| CC24* | Caylo (Available - Tenant Still Operating) | 410 SF |
| CC25* | Zendy Designs (Available - Tenant Still Operating) | 615 SF |

* Part of Homestead Shops

MATTERPORT TOURS



discover

West Courtyard

| UNIT | TENANT | SIZE |
|------|------------------------------------------------------|-----------------|
| WC1 | P.F. Chang's | 6,623 SF |
| WC2 | Grandscape Guest Services | 1,098 SF |
| WC3 | The Baked Bear | 1,200 SF |
| WC4 | Available | 1,200 SF |
| WC5 | LSA Burger Co. | 7,000 SF |
| WC6 | Grandscape Wheel | |
| WC7 | Available | 1,200-14,525 SF |
| WC8 | Available | 1,200-14,525 SF |
| WC9 | Galaxy Theatres (Available - Tenant Still Operating) | 55,000 SF |
| WC10 | Available | 7,837 SF |
| WC11 | Andretti Indoor Karting & Games | 112,650 SF |

MATTERPORT TOURS



discover

Destination Pads

| UNIT | TENANT | SIZE |
|------|-----------|---------|
| DP1 | Available | 0.6 AC |
| DP2 | Available | 2.00 AC |
| DP3 | Available | 2.43 AC |
| DP4 | Available | 7.14 AC |



discover
Grove Pads

| UNIT | TENANT | SIZE |
|------------|-------------------------------------|---------|
| GP1 | WorldSprings | |
| GP2 | Available | 3.65 AC |
| GP3 | Available | 5.25 AC |
| GP4 | Jefferson Grandscape (Multi-family) | |
| GP5 | Truck Yard | |
| GP6 | Beard Science | |
| GP7 | Available | 5.20 AC |

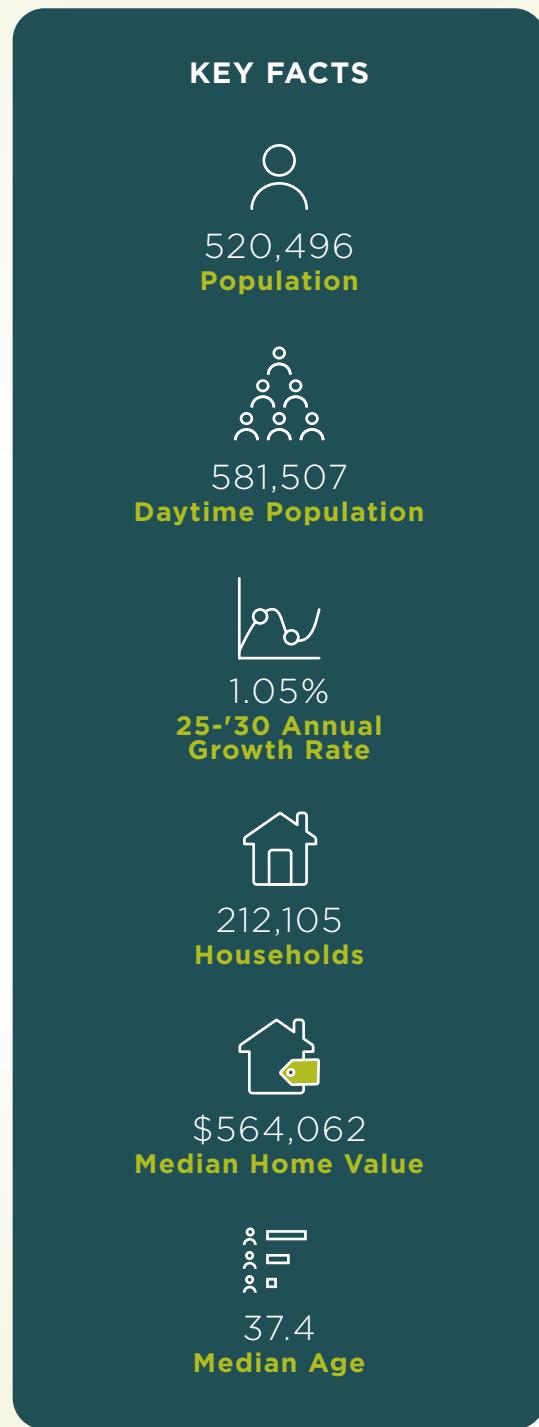
play•shop•dine•discover



discover

Demographics

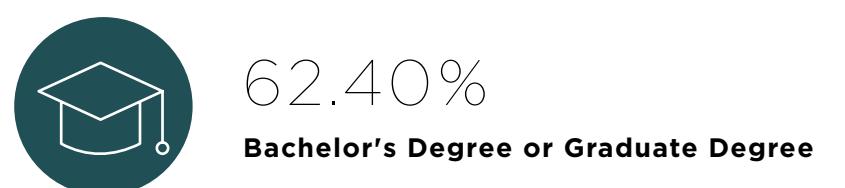
15 MIN DRIVE



INCOME



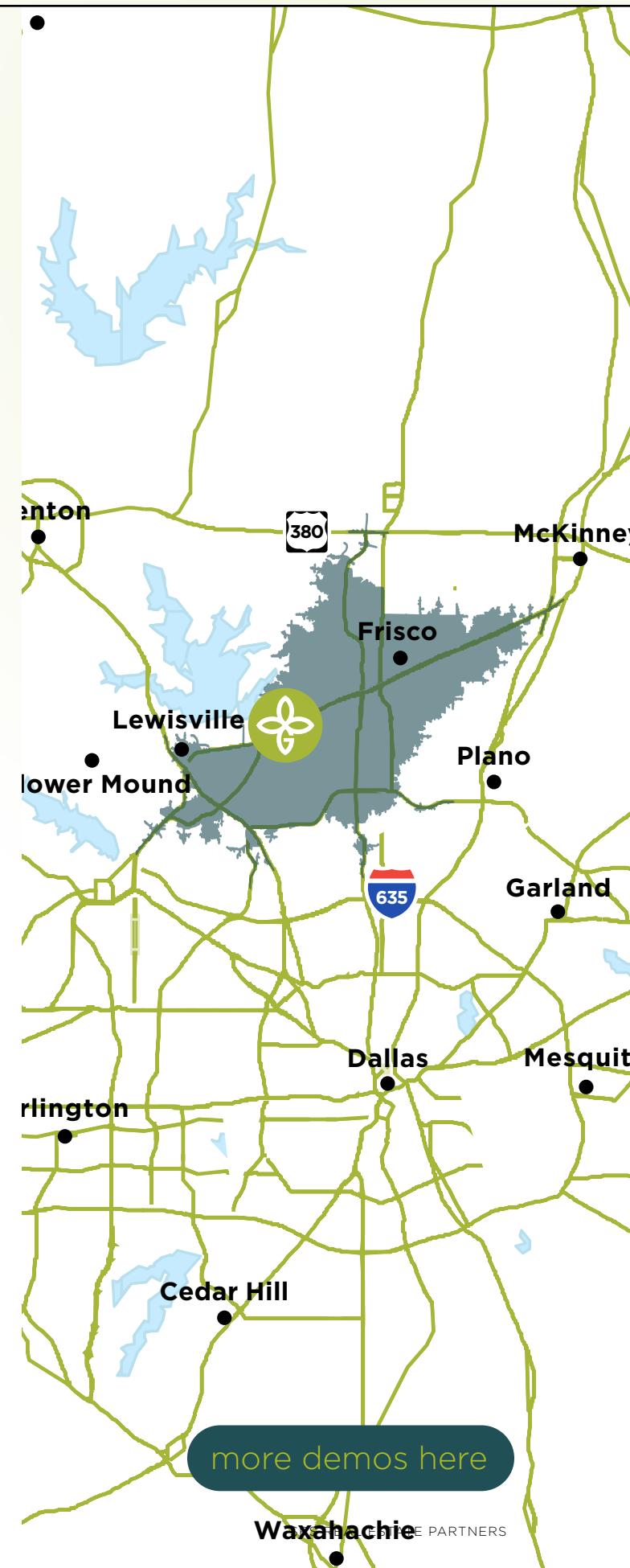
EDUCATION



TAPESTRY



BUSINESS



discover

Data

| | |
|--------------|------------|
| Visits | 10.7M |
| Visits / SF | 5.64 |
| Size - SF | 1.9M (GLA) |
| Visitors | 3.8M |
| Panel Visits | 868.8K |

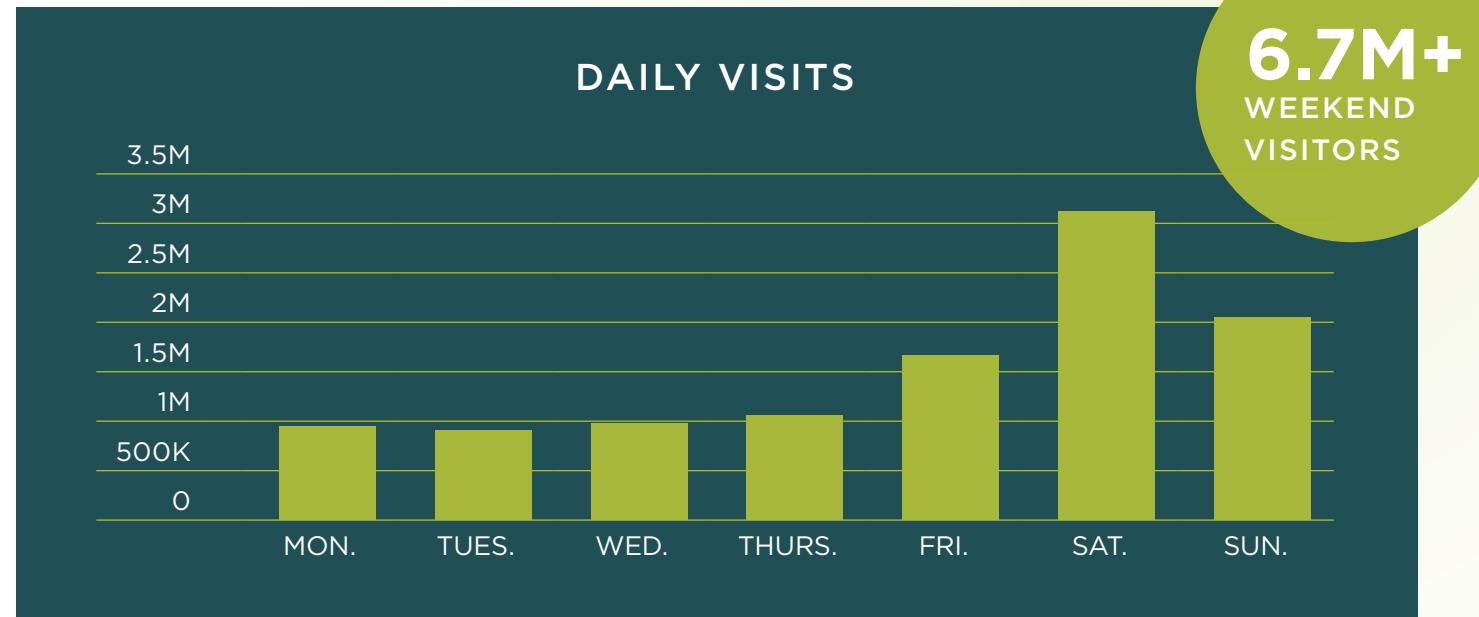
+5.2%

YOY VISIT GROWTH

AUG 2024 - JUL 2025

MOMENTUM YOU CAN MEASURE

Year-over-year growth of 5.2% reflects expanding demand and a healthy pipeline of new and repeat guests.



97 MIN

AVERAGE DWELL TIME

AUG 2024 - JUL 2025

HIGH-ENGAGEMENT DWELL

A curated tenant mix supports cross-shopping that drives an average visit of 97 minutes.

Source: Placer.AI • For more Placer.AI data, contact us!





play•shop•dine•discover



grandscape

Location



discover

The Colony

discover

The DFW Metro

Dallas-Fort Worth (DFW) is a prime location for retail expansion due to its dynamic economic environment, substantial population growth, and vibrant cultural landscape. The DFW metroplex has one of the fastest-growing populations in the United States, currently exceeding 8 million people. This growth is fueled by a combination of domestic migration, economic opportunities, and a lower cost of living compared to other major metros, creating a burgeoning consumer base ideal for retail businesses. Additionally, DFW's diverse demographic makeup supports a variety of retail categories, from luxury brands to essential goods.

17 MIN

drive to DFW

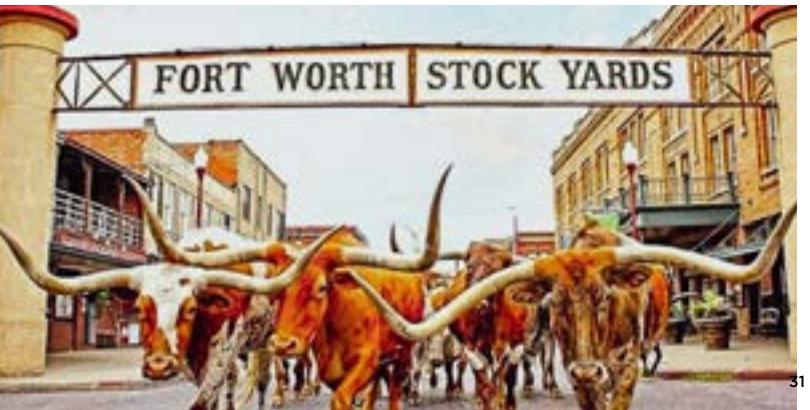
70+ direct international destinations

Furthermore, DFW's strategic location with access to multiple transportation networks, including Dallas/Fort Worth International Airport and extensive highway systems, facilitates efficient supply chain operations, benefiting retail logistics and distribution.

DFW's commitment to mixed-use developments and experiential retail makes it an attractive destination for both retailers and consumers. Popular areas such as Legacy West and The Shops at Clearfork integrate retail, dining, entertainment, and residential components, meeting the demand for walkable, community-oriented spaces.

Nation's **top spot** for real estate investment and development for 2025

Source: PricewaterhouseCoopers and the Urban Land Institute



job growth

#1 Region

100K+ jobs added annually

under construction

4.7M SF

Leading the U.S. in retail construction activity

population growth rate

214% Faster

than the national average between 2022-2024

single-family

20% Increase

In single-family home construction permits in 2024



play•shop•dine•discover



discover

National Comps



DISNEY SPRINGS

| | |
|---------------------------|----------|
| Annual Visits | 17.5 M |
| Average Dwell Time | 128 Mins |

120-acre outdoor shopping/dining/entertainment district at Walt Disney World, organized into Marketplace, The Landing, Town Center, and West Side.

Tenants

World of Disney • UNIQLO • Zara • Sephora
House of Blues • Anthropologie • Cirque Du Sole
Coca-Cola Store • Splitsville • lululemon

| | |
|---------------------------|---------|
| Annual Visits | 10.7 M |
| Average Dwell Time | 97 Mins |



AMERICAN DREAM

| | |
|---------------------------|----------|
| Annual Visits | 11.2 M |
| Average Dwell Time | 129 Mins |

Mega indoor retail + attractions destination near NYC; home to Nickelodeon Universe, DreamWorks Water Park, and Big SNOW indoor ski hill.

Tenants

Primark • Zara • Best Buy • Sephora + More Fashion and Specialty Brands



AREA 15

| | |
|---------------------------|----------|
| Annual Visits | 1.7 M |
| Average Dwell Time | 115 Mins |

Experiential, entertainment-led district anchored by immersive attractions (indoor, ticketed), food & beverage, events; currently expanding.



BLVD VEGAS

| | |
|---------------------------|---------|
| Annual Visits | 484 K |
| Average Dwell Time | 54 Mins |

New ~400,000 SF standalone retail/dining/entertainment complex on the Strip with ~700 feet of frontage and a 110,000 SF rooftop dining/events terrace courtyard.



IRVINE SPECTRUM

| | |
|---------------------------|---------|
| Annual Visits | 16.9 M |
| Average Dwell Time | 97 Mins |

Open-air lifestyle center with retail, entertainment and signature Giant Wheel; strong daily-needs + fashion + entertainment mix.



THE GROVE

| | |
|---------------------------|---------|
| Annual Visits | 8.1 M |
| Average Dwell Time | 83 Mins |

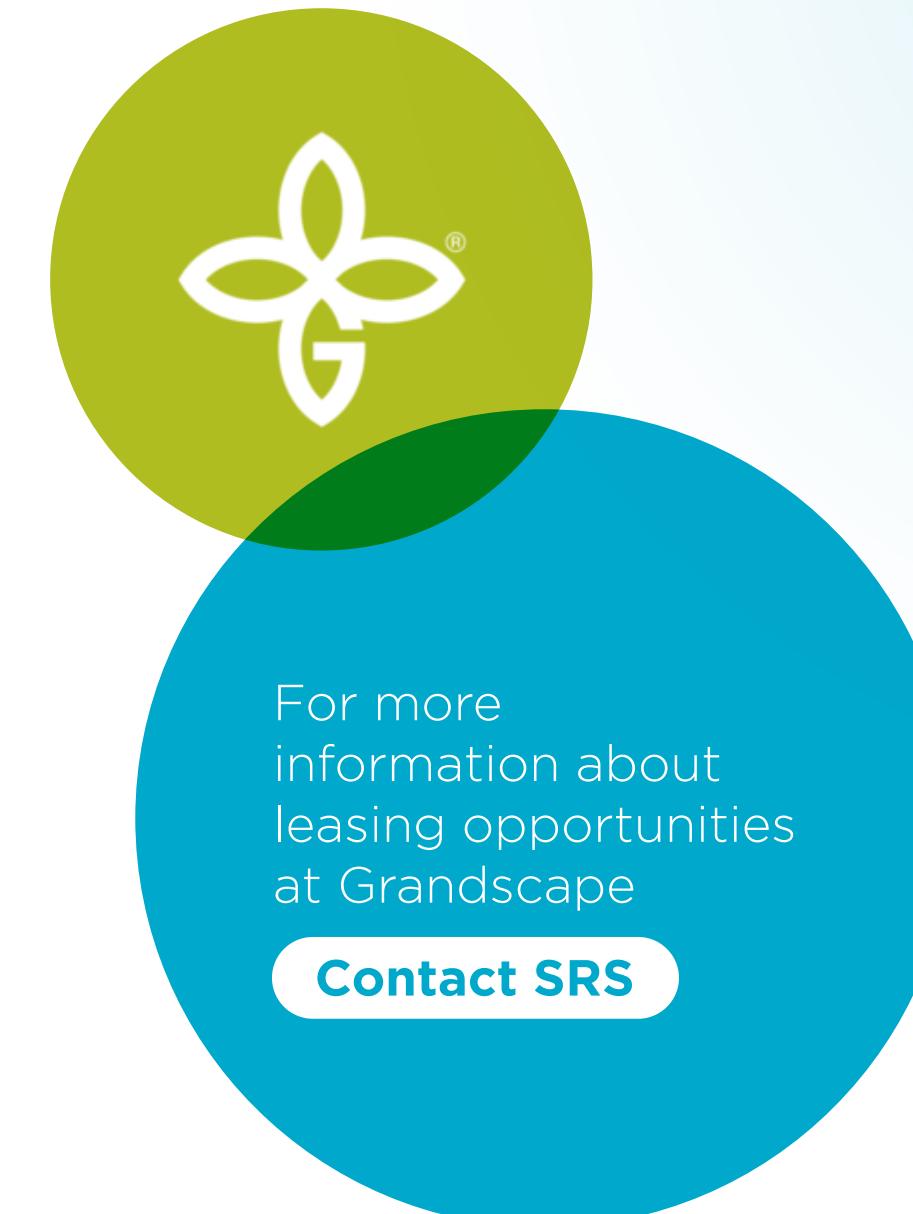
Iconic, upscale open-air lifestyle center by Caruso with a dancing fountain, vintage trolley, and direct connection to the Original Farmers Market.

play•shop•dine•discover



grandscape

Contacts



CONTACT US AT

Michael Kaplan
VICE PRESIDENT
214.560.6900
MICHAEL.KAPLAN@SRSRE.COM

Karla Smith
EVP & SENIOR MANAGING PRINCIPAL
214.560.3247
KARLA.SMITH@SRSRE.COM



WHERE TEXANS GO TO
play•shop•dine•discover



©2025 SRS Real Estate Partners LLC. All Rights Reserved.

The information presented was obtained from sources deemed reliable; however SRS Real Estate Partners does not guarantee its completeness or accuracy.