

# STAR PARK IN LAS COLINAS

IRVING, TX | SEC SH-114 AND GEORGE BUSH TURNPIKE



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- Premier mixed-use destination at SH-114 & President George Bush Turnpike in the heart of Las Colinas
- Positioned to serve one of DFW's strongest daytime populations with over 156,000 employees and visitors within 3 miles
- Surrounded by major corporate campuses including Oracle, McKesson, Gartner, Epsilon, Microsoft, and more
- Built-in customer base from 288 multifamily units and the adjacent Sandman Signature Hotel
- Join Starbucks, Tupelo Honey, Yolk, StretchLab, Salon Lofts, and other leading retail and restaurant operators
- Exceptional regional accessibility with direct connectivity to DFW Airport, Las Colinas, and North Dallas

## DEMOGRAPHICS:

|                         | 1 MILE    | 3 MILE    | 5 MILE    |
|-------------------------|-----------|-----------|-----------|
| 2025 Population         | 12,229    | 101,483   | 225,257   |
| 2025 Total Households   | 5,073     | 42,905    | 91,171    |
| 2025 Daytime Population | 32,118    | 156,067   | 371,446   |
| 2025 Average HH Income  | \$130,579 | \$133,309 | \$123,446 |
| 2025 Median HH Income   | \$100,517 | \$99,566  | \$91,370  |

## TRAFFIC COUNTS:

SH-114: 124,823 VPD  
President George Bush Turnpike:  
109,840 VPD

CENTER SIZE: 40 ACRES

## AVAILABILITY:

- 1,757 SF ENDCAP
- 1,995 SF ENDCAP
- 2,439 SF ENDCAP
- 2,504 SF ENDCAP
- 2,684 SF
- 3,546 SF

## FOR LEASE:

PLEASE CALL FOR DETAILS

## TRAFFIC GENERATORS:



ORACLE



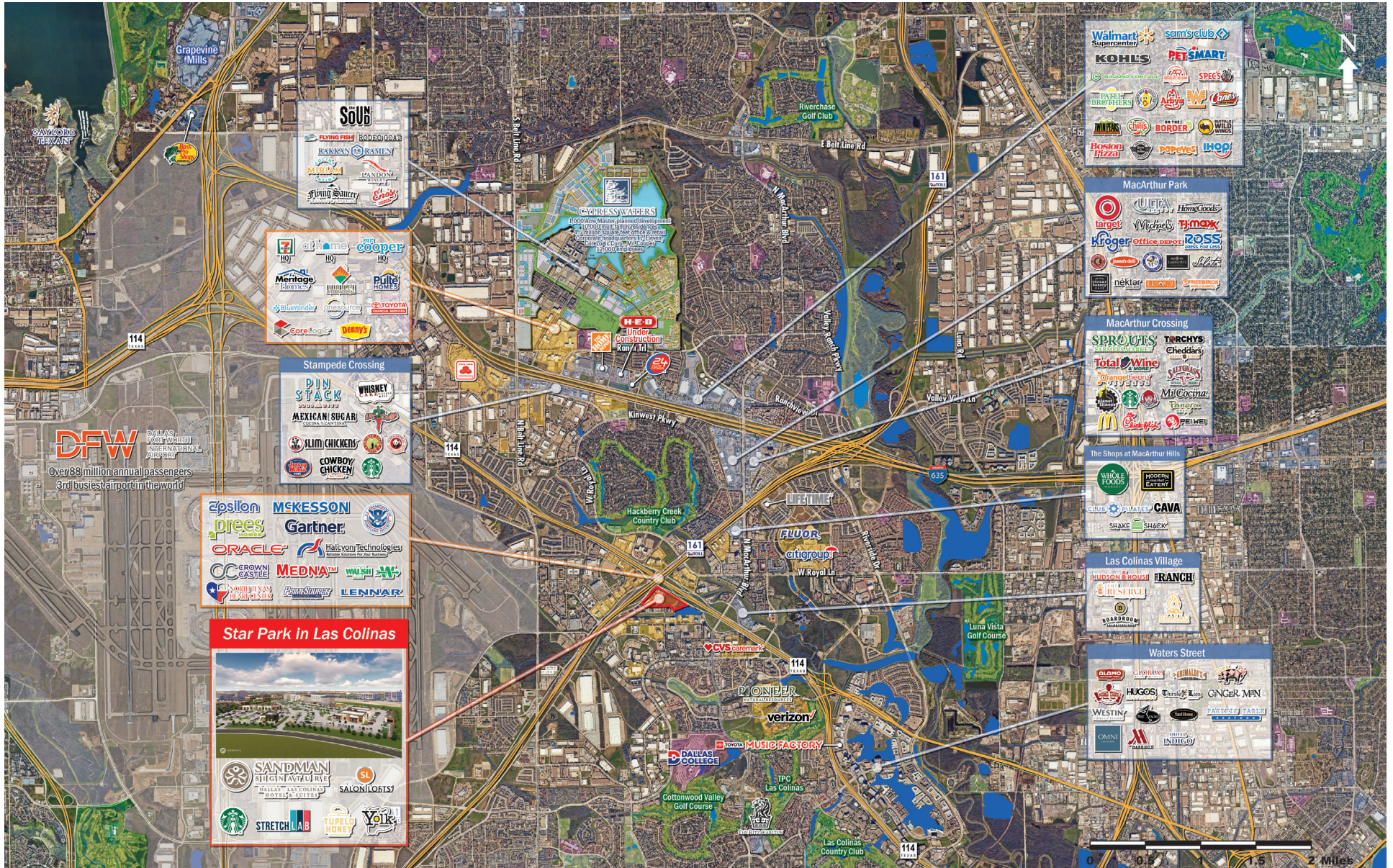
Epsilon®

McKESSON

Gartner®

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Star Park in Las Colinas



THE **retail** CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

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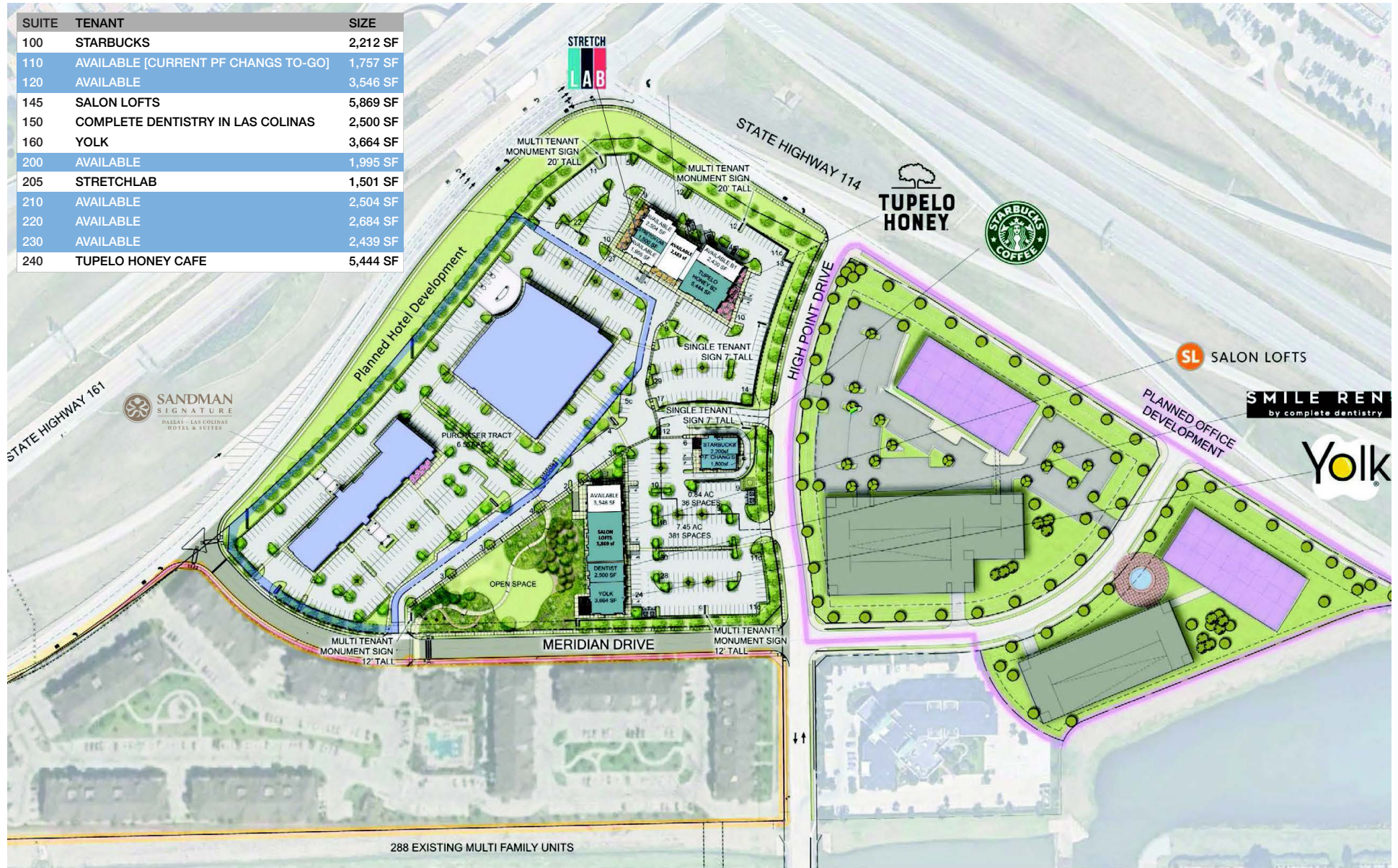
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