



SLOAN CORNERS

ALLEN, TX

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Built for What's Next

Two of the region's most powerful highways converge at a single corner in Allen. The last significant undeveloped site of its kind in the Dallas-Fort Worth metroplex, sitting at the heart of one of the fastest-growing counties in the region, is ready for something truly special.

At Sloan Corners, 50 acres of parks, trails, and open space aren't an amenity — they're the foundation. This 261-acre mixed-use development is designed around nature first, weaving the outdoors through every corner of a walkable, engaging environment that will ultimately feature over 600,000 SF of office and 180,000+ SF of curated retail and restaurants. Because the best ideas don't always happen at a desk.

"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.



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+

Sloan Corners sits at the center of one of the most educated and rapidly expanding workforces in the country — with Collin County adding residents, and talent, faster than any other county in America.

Source: ESRI | Demographic Data Within A 15 Minute Drive Time.

	Office		Entertainment		Hotel
	Retail		Residential		
	Dog Park		Digital Billboard		
	Sculpture				

SH-121 / SAM F

75,000 VEHICLE



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

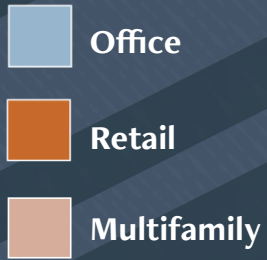
Total On-Site
Residents



Office Campus

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Office Space Phase I



A: 150,000 sf
5 Floors
30,000 SF Floor Plate

B: 120,000 sf
4 Floors
30,000 SF Floor Plate

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30 Acre Park *(when complete)*

3 Dog Parks

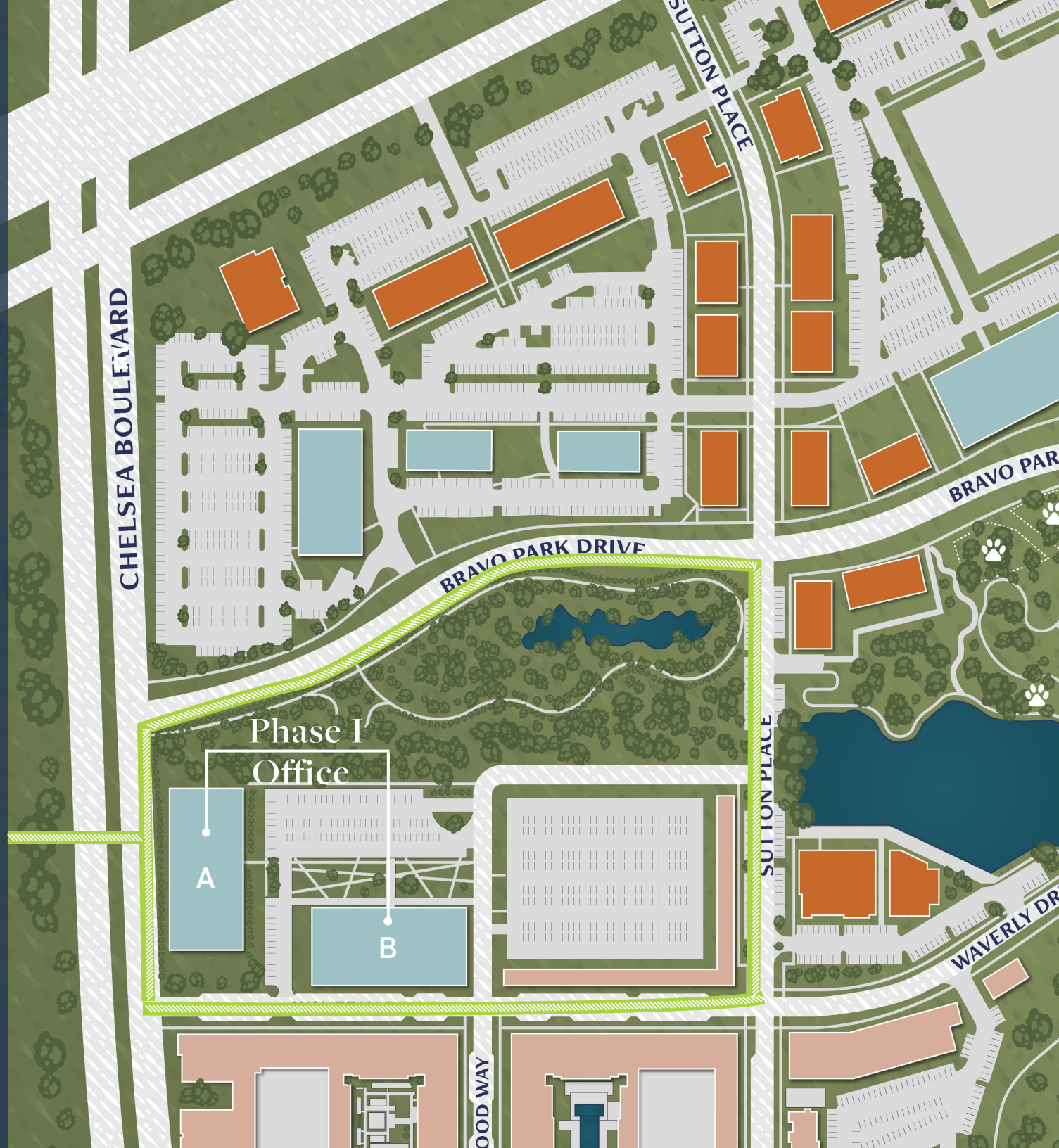
City Futsal Soccer Field

4 Pickleball Courts

Walking Trails

Art & Sculpture

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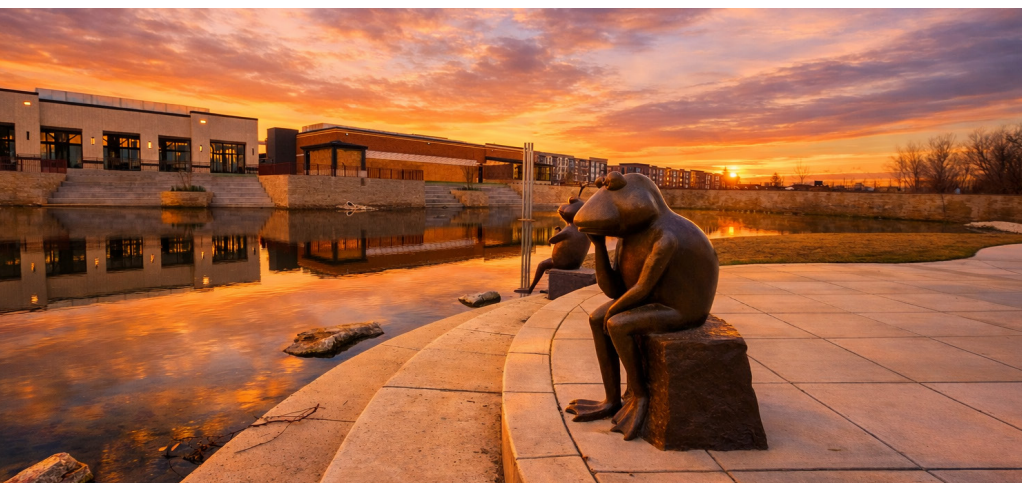
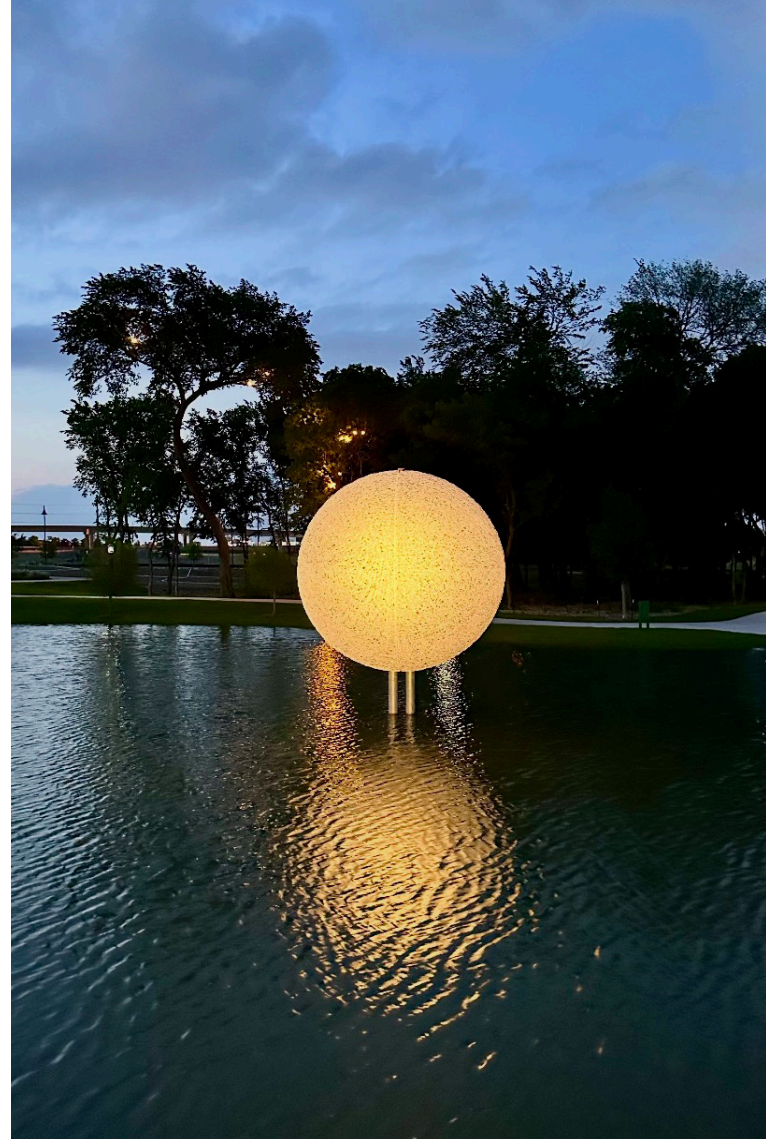
Build to Suit

SLOAN  CORNERS



Bravo Park

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Bravo Park Retail & Amenities

E: 6,600 sf

Restaurant & Retail

F: 7,800 sf

Restaurant & Retail

G: 10,166 sf

Mexican Bar Co.

LEASED Opens Q2 2026

H: 5,879 sf

Coffee Shop - Opens Q1 2027

LEASED

30 Acre Park *(when complete)*

3 Dog Parks

City Futsal Soccer Field

4 Pickleball Courts

Walking Trails

Art & Sculpture

30,445 sf Total

SUTTON PLACE



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



**MEXICAN
BAR
COMPANY**
BORN IN TEXAS

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



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



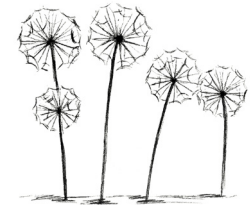
Bear Reading
SCULPTURE



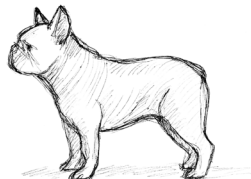
Three Turtles
SCULPTURE



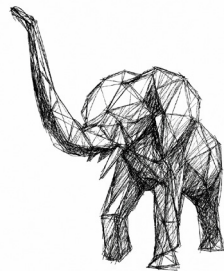
Perched Bird
SCULPTURE



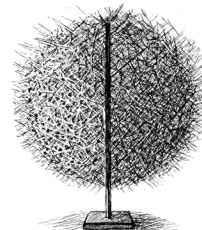
Dandelions
SCULPTURE



French Bulldog
SCULPTURE



Geometric Elephant
SCULPTURE



Moon
SCULPTURE



SH 121 Retail

Freestanding Restaurant: **16,668 sf**

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

Parking Ratio: **5.71/1,000**



Hartwood

PHASE I 479 MULTIFAMILY UNITS | *Available Now*

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

FULL BUILD OUT . . . 4,000 UNITS



HARTWOOD
AT SLOAN CORNERS

Contact

LET'S START THE CONVERSATION

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Marijke Lantz-Flowers



SVP of Investments & Build to Suits

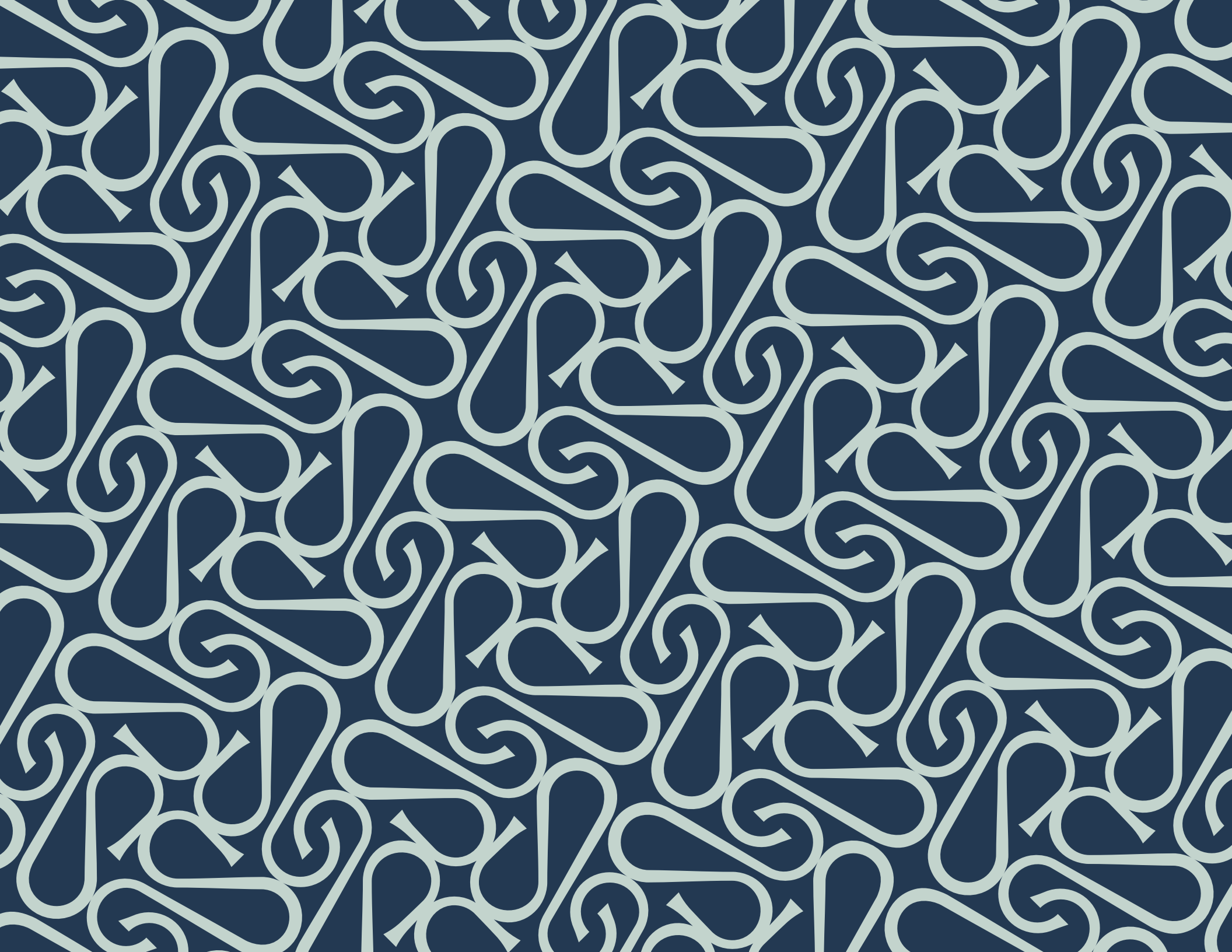
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BILLINGSLEY
COMPANY

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