

Heritage Creekside

THE **retail** CONNECTION



ROSEWOOD
PROPERTY COMPANY

Heritage Creekside is a mixed-use community in Plano, designed to blend vibrant **hospitality, retail, and entertainment** spaces with natural elements that offer a refreshing escape from the everyday. At Heritage Creekside, **life flows naturally** - a community of **over 2,000 homes**, walkable streets, and unique gathering places that invite people to people to slow down and connect.

Thanks to its **central location** at the crossroads of **Plano, North Dallas, and the Collin County suburbs**, Heritage Creekside's draws people from all directions - whether it's a brunch with friends, a morning workout, or al fresco dinners overlooking the fully restored Pittman Creek.

Heritage Creekside is where the best parts of life comes together - **where connection feels natural, and everything flows like it should.**

PROJECT SIZE

156-acre mixed development

LOCATION

NEQ George Bush Turnpike and Custer Road

AVAILABILITY

- Retail Pads from 1.2 – 5 Acres [Flexible & Divisible]
- Small shop retail | service | restaurant space at Custer & Plano Pkwy Corner
- Freestanding Entertainment | Retail | Restaurant opportunities fronting 190 and along the creek
- 2,396 SF Retail | Restaurant Opportunity at The Buckley

FOR LEASE OR FOR SALE

Please call for info



Perfectly positioned freeway access connects Heritage Creekside with **1.7 million shoppers** within a 20-minute drive.

10 MINUTE DRIVE

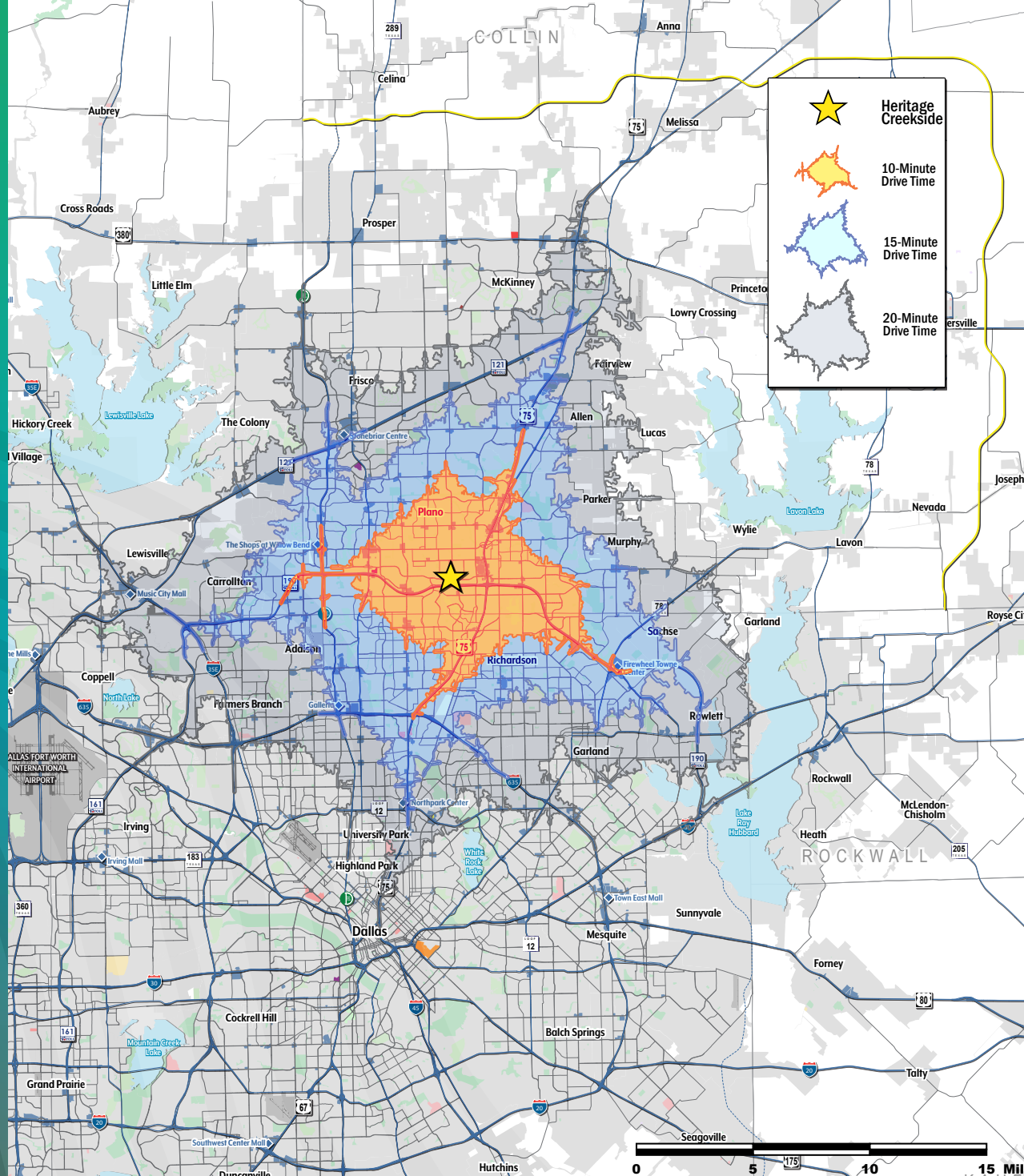
2024 Population: 249,755
2024 Daytime Population: 345,521
2024 Total Households: 103,866
Median Age: 36.2
2024 Average HHI: \$127,965

15 MINUTE DRIVE

2024 Population: 855,778
2024 Daytime Population: 1,087,415
2024 Total Households: 352,342
Median Age: 37.3
2024 Average HHI: \$131,138

20 MINUTE DRIVE

2024 Population: 1,713,921
2024 Daytime Population: 2,001,104
2024 Total Households: 682,243
Median Age: 36.7
2024 Average HHI: \$136,841











LATITUDE
304 Units

THE LUDLOW
326 Units

The Buckley
338 Units

Future
Multifamily

Available
Retail | Restaurant
at The Buckley

Future
Entertainment/Restaurant

Future
Multifamily
6.8 AC

Future
Office
6.8 AC

Future
Small Shop Retail | Service/Restaurant

W Plano Pkwy

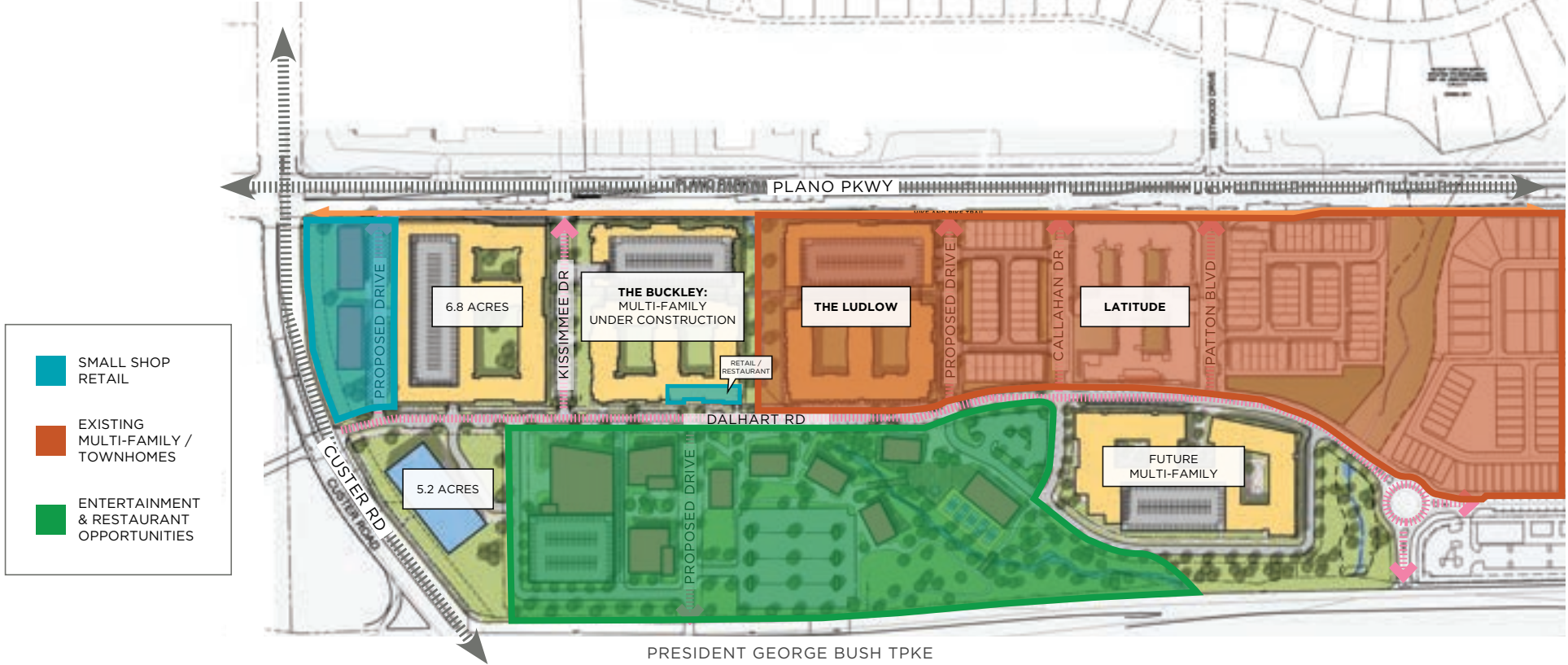
24,593 VPD

President George Bush Turnpike
160,548 VPD

30,788 VPD

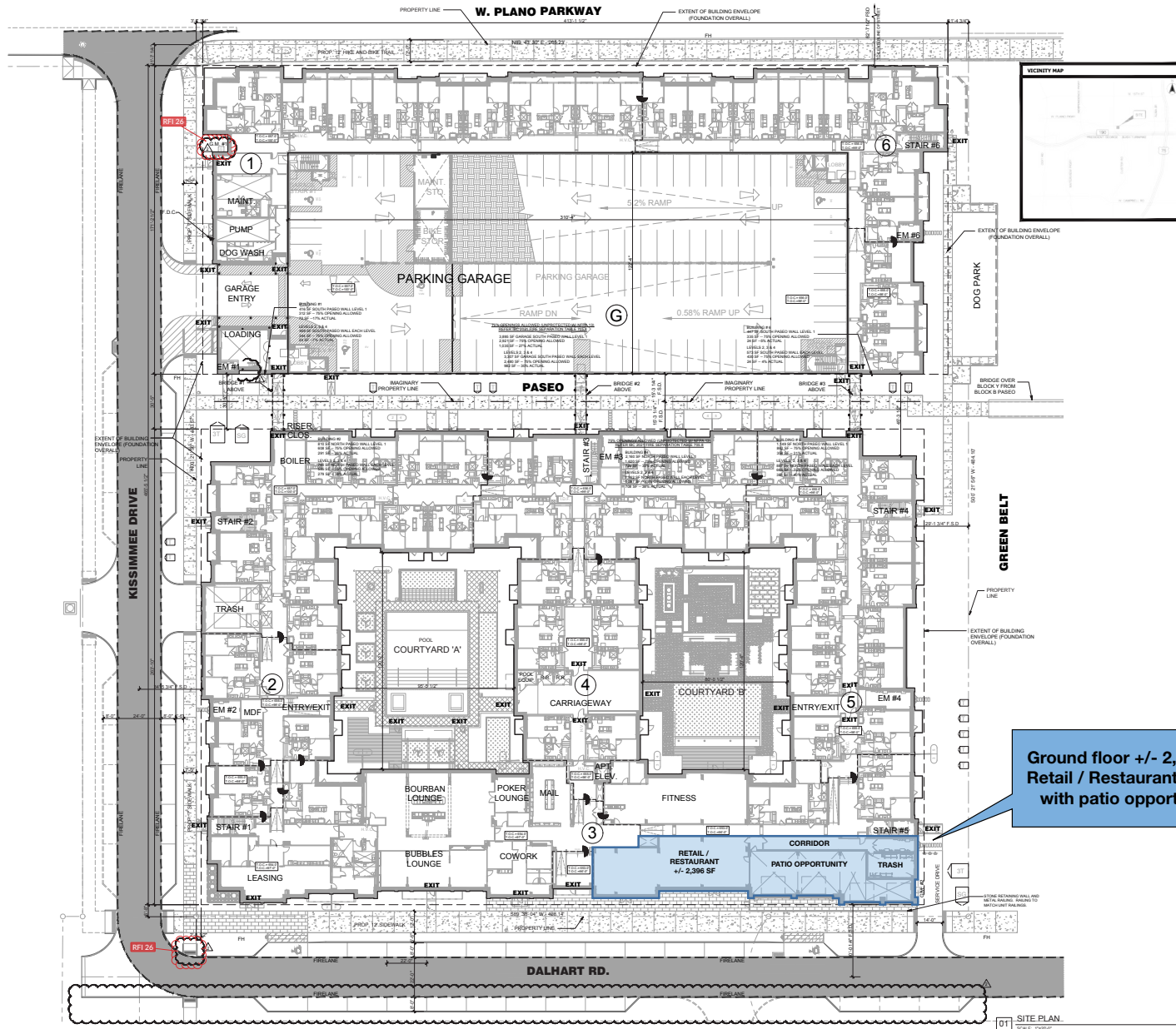
Custer Rd

SITE PLAN

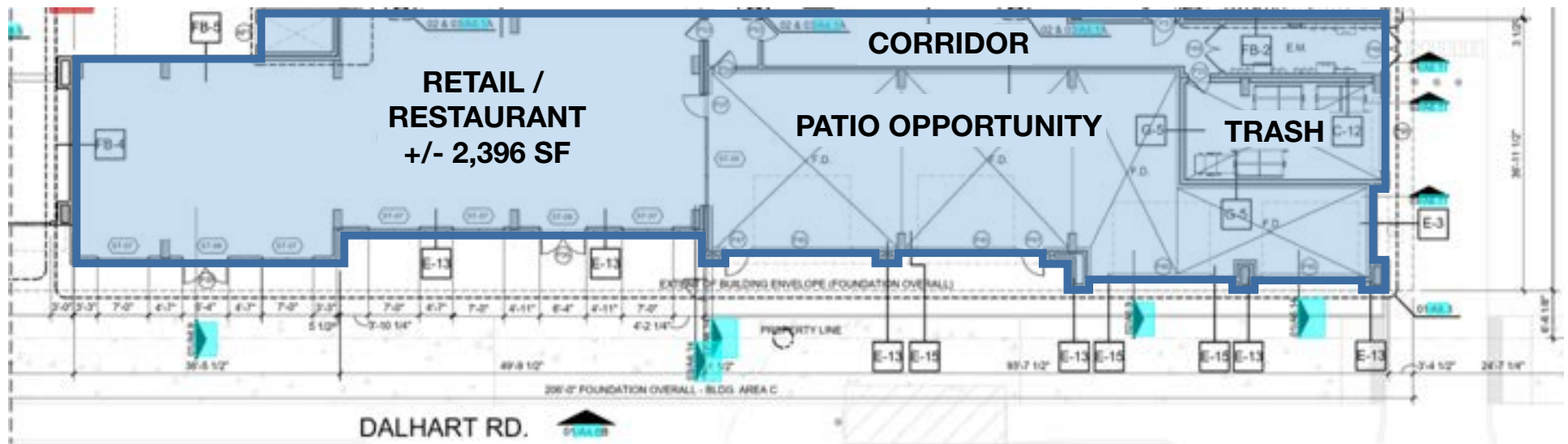


TOTAL ACRES: 156 ACRES	RETAIL & RESTAURANTS: 125,000 SF	EXISTING MULTI-FAMILY: 1,300 units	EXISTING SINGLE-FAMILY: 291 residences	NEWLY PROPOSED MULTI-FAMILY: 700 apartments & 51 townhomes	RESIDENTIAL AT FULL BUILD-OUT: 2,342 units
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THE BUCKLEY RETAIL



THE BUCKLEY RETAIL





EXISTING RETAIL

RODEO
GOAT



FLYING FISH



Pax & Beneficia



Heritage Creekside

The logo graphic for Heritage Creekside consists of a square divided into four quadrants. The top-left and bottom-right quadrants contain white wavy lines on a dark background, while the top-right and bottom-left quadrants are solid dark squares.

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THE  CONNECTION

The logo for The Retail Connection features a white square with the word "retail" in lowercase green letters.

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