



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

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

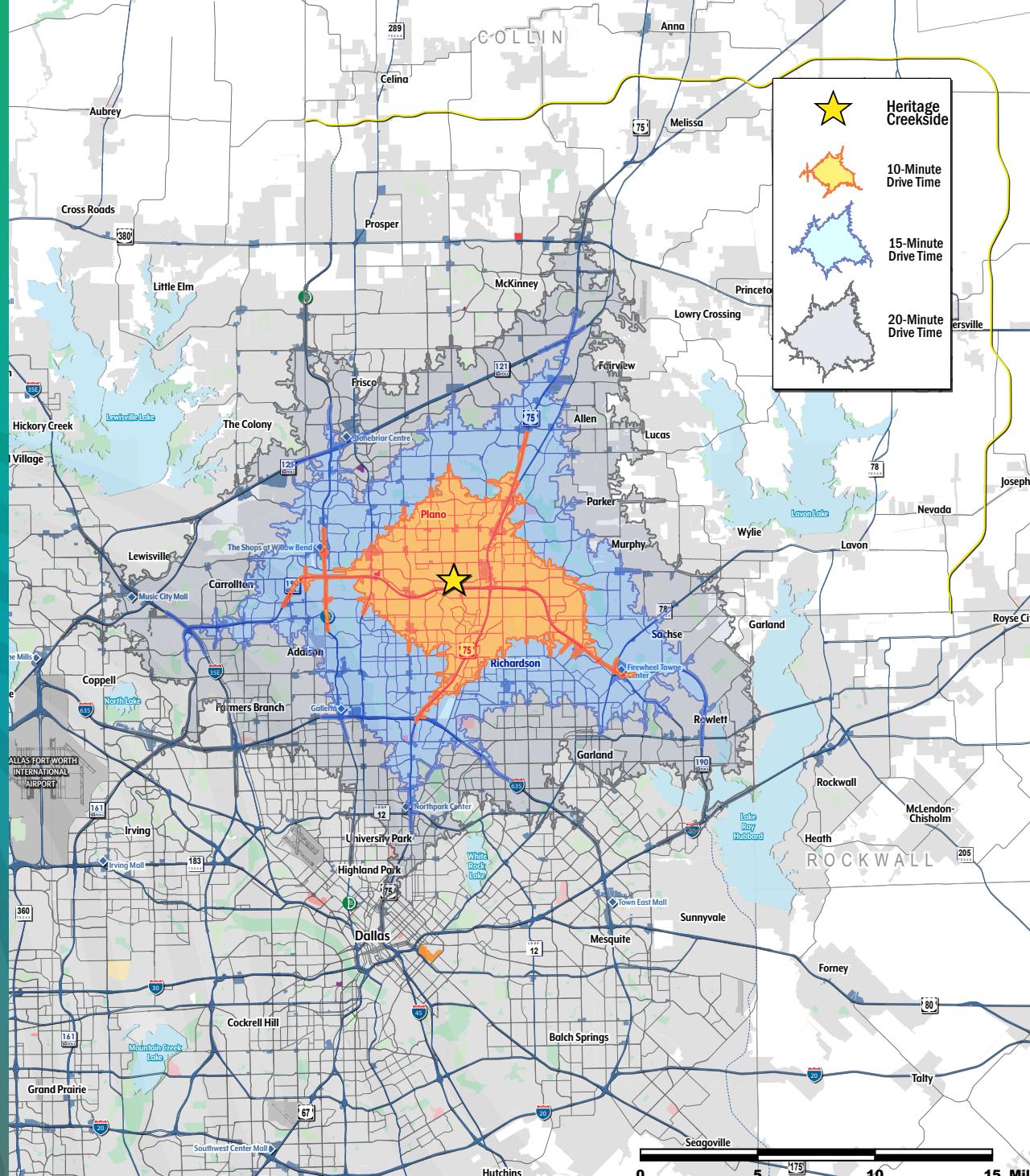
2024 Population: 1,713,921

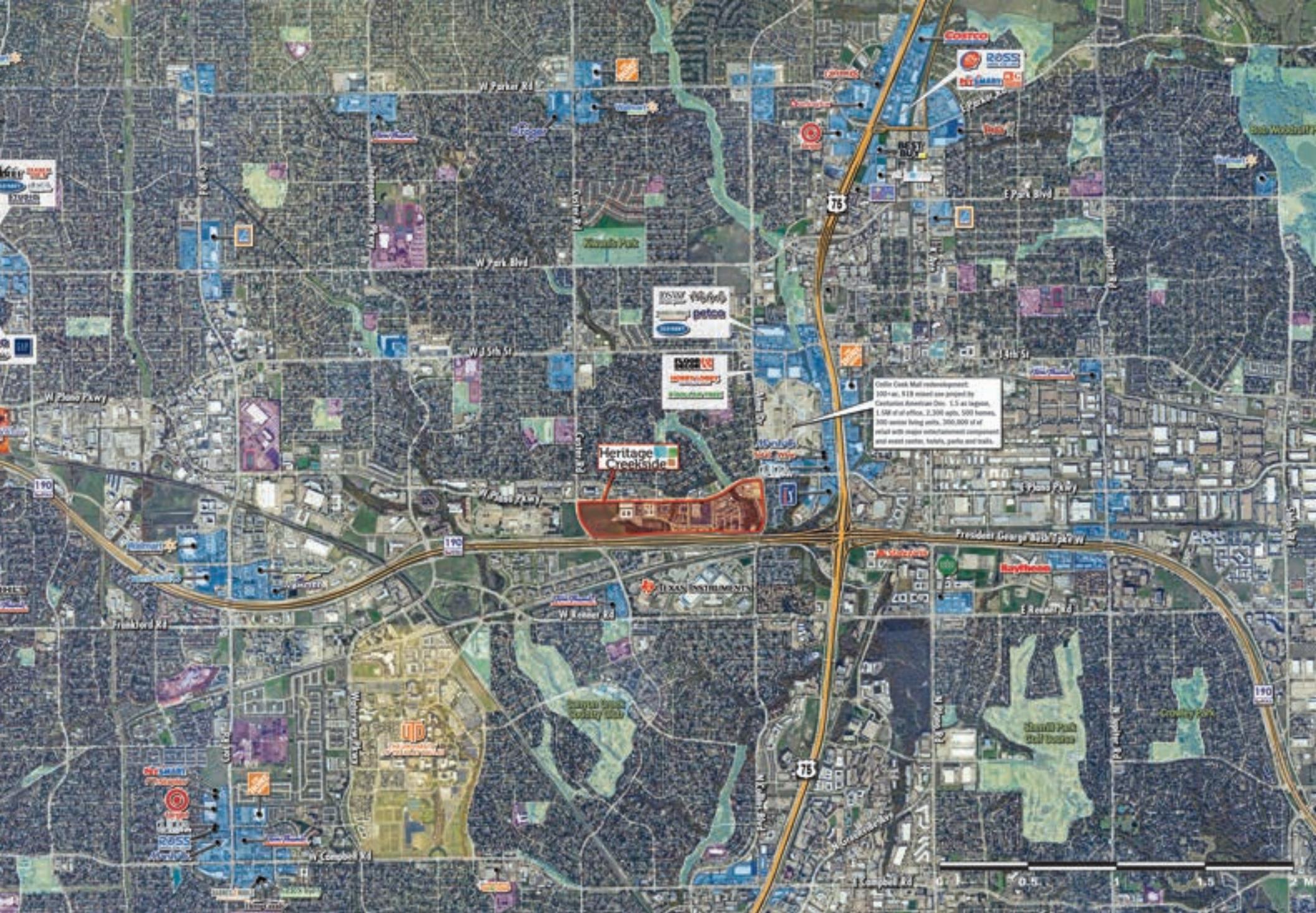
2024 Daytime Population: 2,001,104

2024 Total Households: 682,243

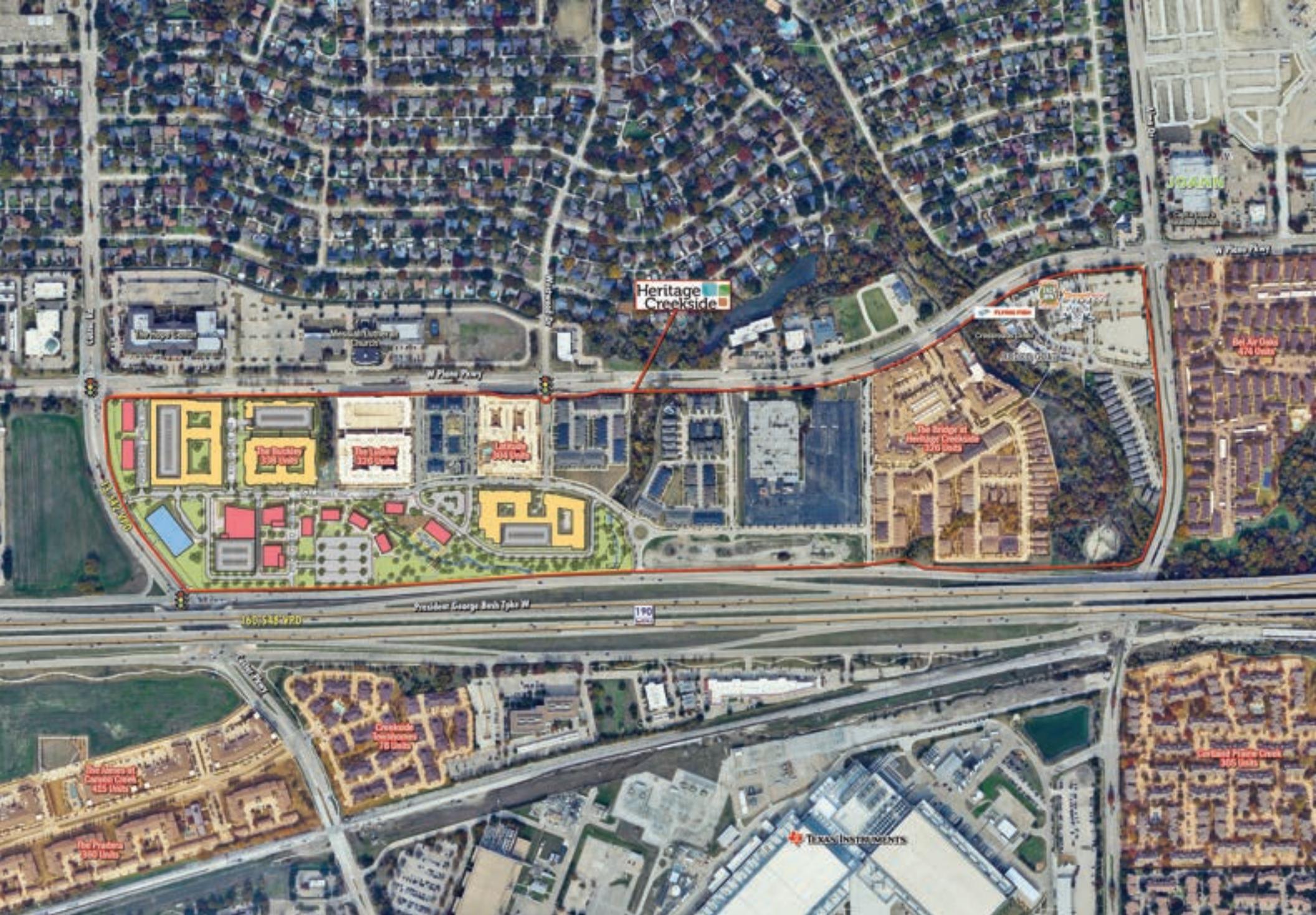
Median Age: 36.7

2024 Average HHI: \$136,841



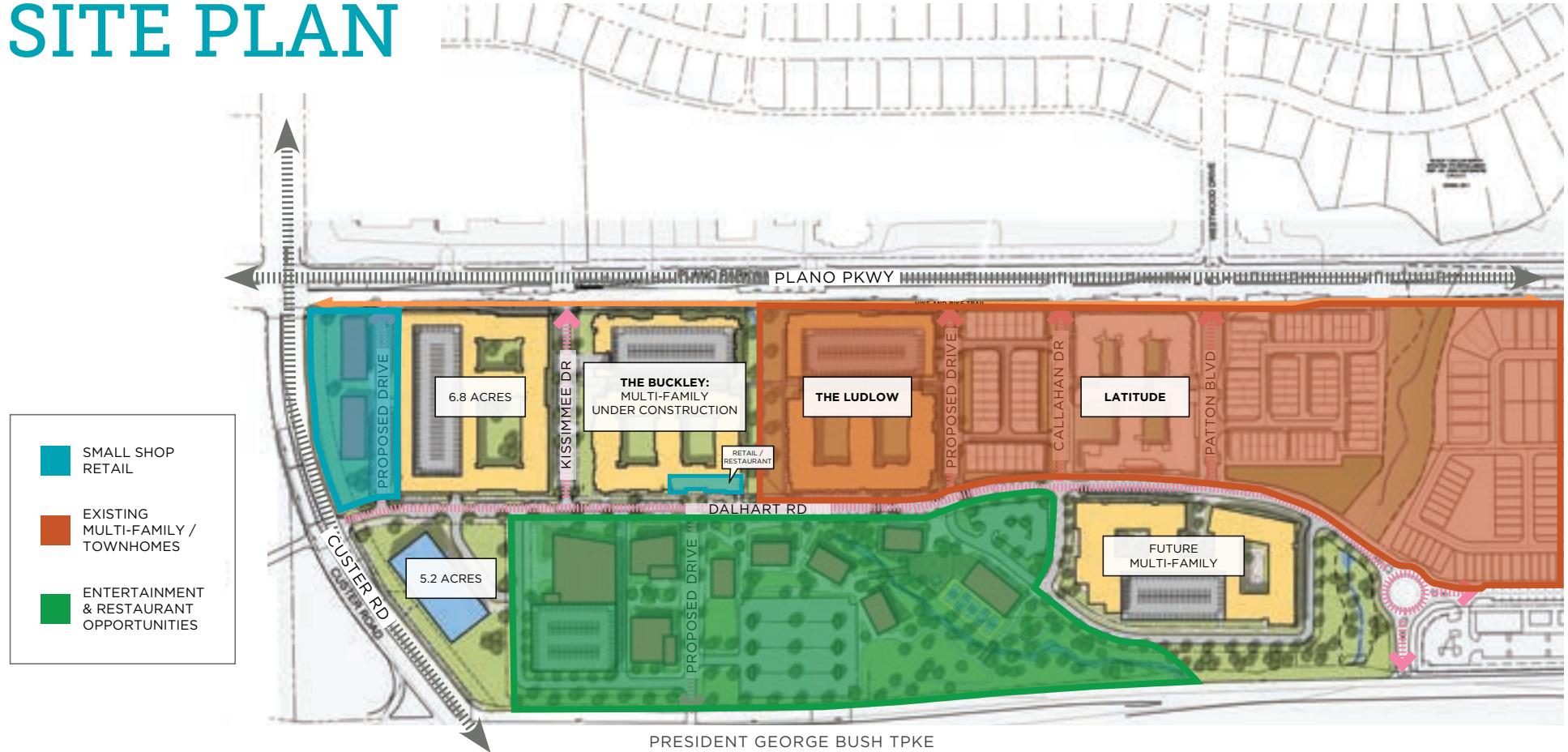








SITE PLAN



TOTAL ACRES:
156 ACRES

RETAIL & RESTAURANTS:
125,000 SF

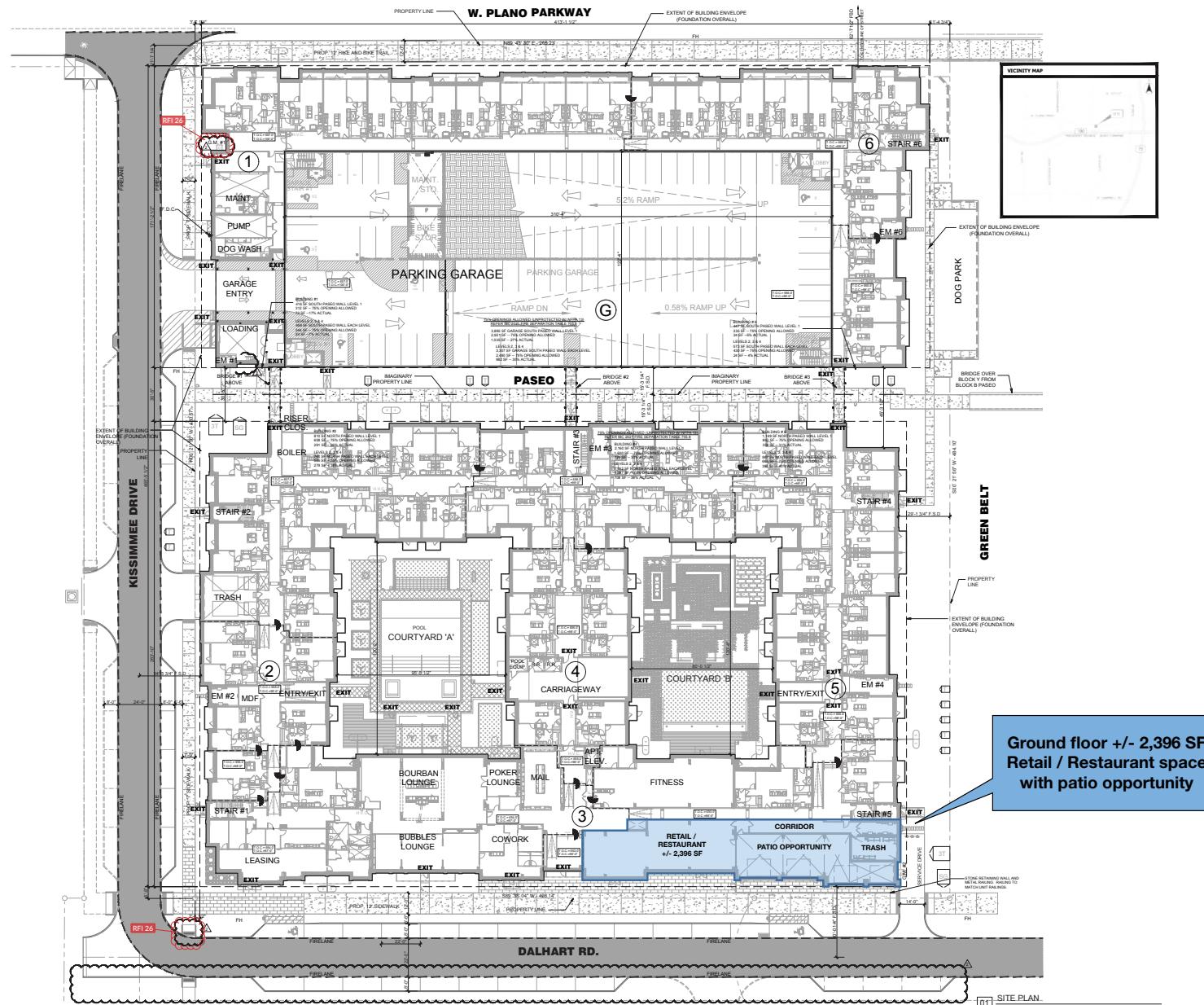
EXISTING MULTI-FAMILY:
1,300 units

EXISTING SINGLE-FAMILY:
291 residences

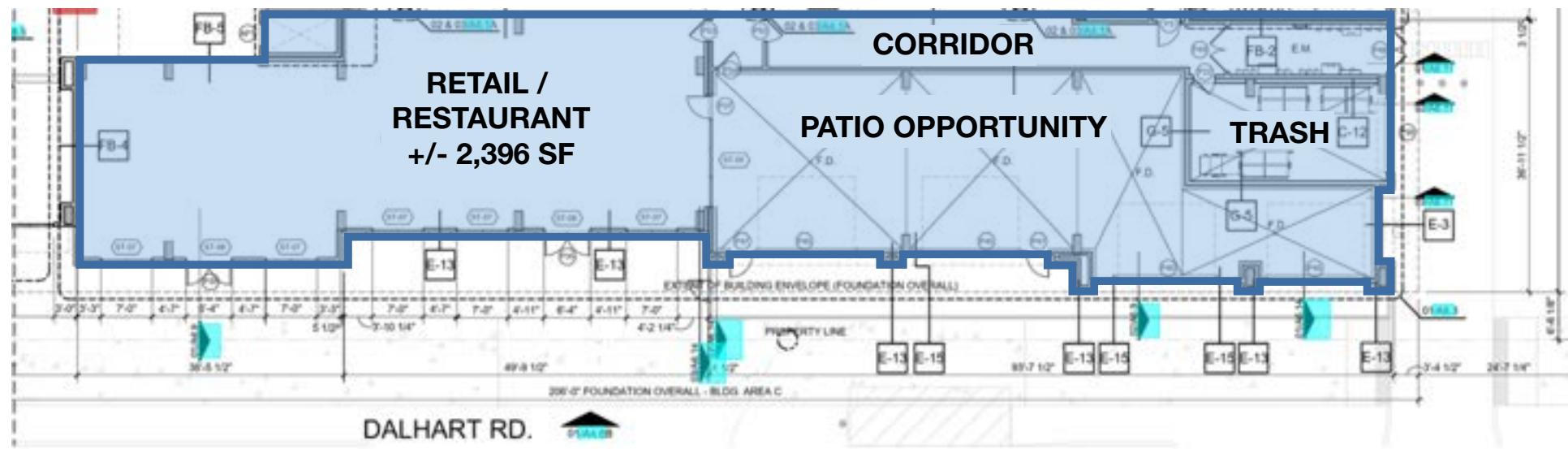
NEWLY PROPOSED MULTI-FAMILY:
700 apartments & 51 townhomes

RESIDENTIAL AT FULL BUILD-OUT:
2,342 units

THE BUCKLEY RETAIL



THE BUCKLEY RETAIL





EXISTING RETAIL

RODEO
GOAT



Pax & Beneficia





Heritage Creekside



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