



THE COLONY, TX

# Grandscape

WHERE TEXANS GO TO  
play • shop • dine • discover



WELCOME TO  
**Grandscape**

5752 GRANDSCAPE BLVD  
THE COLONY, TX



[srsre.com/grandscape](https://srsre.com/grandscape)



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**THE BIG PICTURE**

**WHO'S HERE**

**SPACES & PARKING**

**AUDIENCE INSIGHTS**

**PLACE & PROXIMITY**

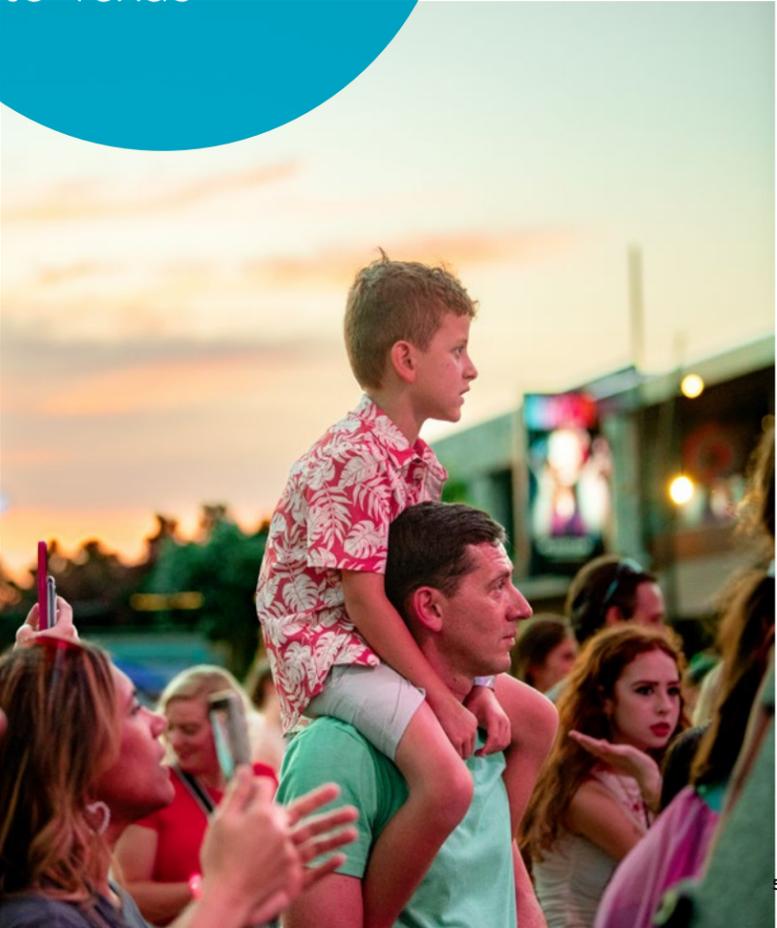
**BEST-IN-CLASS PARALLELS**







**Top**  
 destination for  
 retailers new  
 to Texas



discover

# Grandscape

10.7M  
 ANNUAL VISITS

AUG 2024 - JUL 2025

## 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.

24.5K  
 DAILY VISITS

AUG 2024 - JUL 2025

## RELIABLE DAILY FOOTFALL

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

3.9M±  
 SQUARE FEET

MIXED USE - ATTRACTIONS, DINING & MORE

## 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.

420  
 ACRES

MIXED USE CAMPUS

## ROOM TO GROW

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

10K+  
 PARKING SPACES

## 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**



**CC cosm**



**POPSTROKE**



**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**

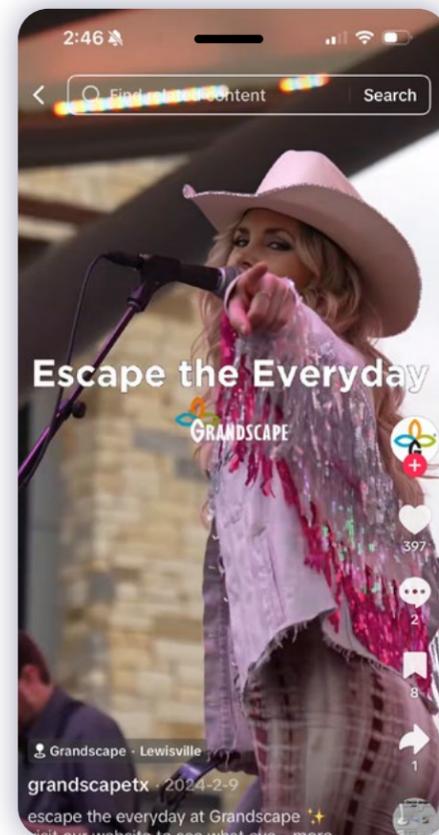
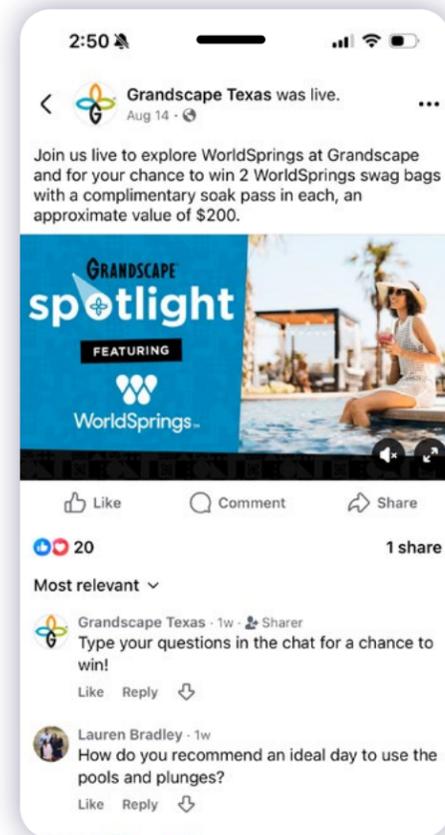
annual social numbers

**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 Central Courtyard
- 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 >



**82%** of responses

**USUALLY DINE AT GRANDSCAPE BEFORE OR AFTER EVENTS**



**78%** of responses

**RATED GRANDSCAPE EVENTS BETTER THAN OTHER SHOPPING CENTERS**



**36%** of responses

**ATTEND GRANDSCAPE EVENTS ON A MONTHLY BASIS**



grandscape

# Tenants

discover the  
**Tenants**



**NFM (NEBRASKA FURNITURE MART)**

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

## 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.



west courtyard

112,650 square feet

## 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.



  
 grove  
 pads

  
 10  
 acres

## 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.



## 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

Puttery 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.



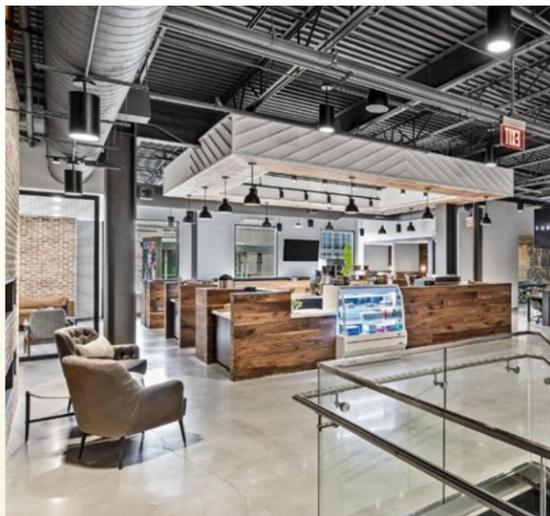
## FIRESIDE SURF

Fireside Surf delivers a thrilling, year-round surfing experience through advanced wave technology that makes the sport safe, accessible, and exciting for all skill levels. Paired with a beach-inspired atmosphere, casual dining, and social spaces, it's the ultimate destination.



## 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.



### 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.



### 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.



### 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.



### 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.



### 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.



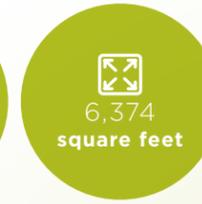
### SEVEN DOORS KITCHEN & COCKTAILS

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.



### 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.



### WALK-ON'S SPORTS BISTREAUX

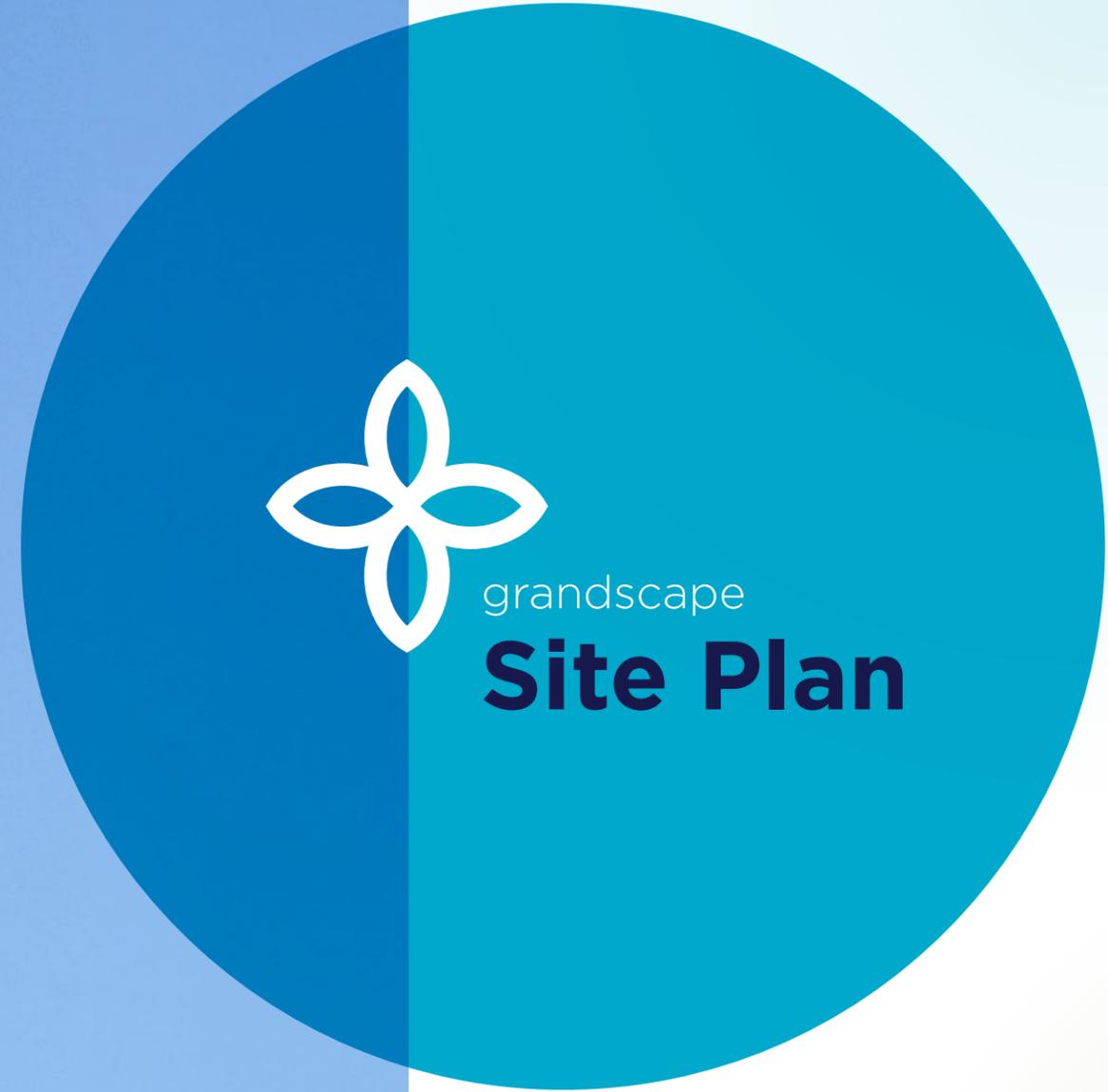
Walk-On's brings game-day excitement with Louisiana flair, serving scratch-made Cajun favorites like gumbo, po-boys, and étouffée in a lively, family-friendly sports-bar atmosphere.



### JÄKÖ COCINA Y AGAVE

JÄKÖ 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.





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# Site Plan

# discover the Site Plan

- |             |                           |             |                                 |            |                      |
|-------------|---------------------------|-------------|---------------------------------|------------|----------------------|
| <b>WP1</b>  | FRITZ'S ADVENTURE         | <b>CC6</b>  | SCHEELS                         | <b>GP1</b> | WORLDSPRINGS         |
| <b>WP2</b>  | NFM                       | <b>CC7</b>  | FOUNTAIN LIFE                   | <b>GP2</b> | AVAILABLE            |
| <b>WP3</b>  | CIGARS INTERNATIONAL      | <b>CC8</b>  | FIRESIDE SURF                   | <b>GP3</b> | AVAILABLE            |
| <b>WP4</b>  | HARD EIGHT BBQ            | <b>CC9</b>  | POPSTROKE                       | <b>GP4</b> | JEFFERSON GRANDSCAPE |
| <b>WP5</b>  | PENDING                   | <b>CC10</b> | COSM                            | <b>GP5</b> | TRUCK YARD           |
| <b>WP6</b>  | VELVET TACO               | <b>CC11</b> | AVAILABLE                       | <b>GP6</b> | BEARD SCIENCE        |
| <b>WP7</b>  | MI COCINA                 | <b>CC12</b> | LIVE GRANDSCAPE                 | <b>GP7</b> | AVAILABLE            |
| <b>WP8</b>  | AVAILABLE                 | <b>CC13</b> | TOCA SOCIAL                     |            |                      |
| <b>WP9</b>  | CHEDDAR'S SCRATCH KITCHEN | <b>CC14</b> | KILWINS                         |            |                      |
| <b>WP10</b> | HOMEWOOD INN & SUITES     | <b>CC15</b> | LIBERATION COFFEE               |            |                      |
| <b>WP11</b> | HAMPTON INN & SUITES      | <b>CC16</b> | AVAILABLE                       |            |                      |
| <b>WP12</b> | BREAD ZEPPLIN             | <b>CC17</b> | TOI & MOI                       |            |                      |
| <b>WP13</b> | HUSTLE HOUSE              | <b>CC18</b> | SOUL STONZ                      |            |                      |
| <b>WP14</b> | ANOTHER BROKEN EFF CAFE   | <b>CC19</b> | ODIN LEATHER GOODS              |            |                      |
| <b>WP15</b> | HERITAGE PIZZA            | <b>CC20</b> | BULLZERK                        |            |                      |
| <b>WP16</b> | THE SMOOTHBAR             | <b>CC21</b> | THE COLONY WINE BAR PATIO       |            |                      |
| <b>WP17</b> | SUGARING NYC              | <b>CC22</b> | TRIPLE T'S POPCORN              |            |                      |
| <b>WP18</b> | THE GREAT GREEK           | <b>CC23</b> | THE COLONY WINE BAR BOTTLE SHOP |            |                      |
| <b>W1</b>   | WINDMILLS BREWERY         | <b>CC24</b> | AVAILABLE                       |            |                      |
| <b>W2</b>   | KILO STEAKHOUSE           | <b>CC25</b> | ART SOCIAL                      |            |                      |
| <b>W3</b>   | AVAILABLE                 | <b>CC26</b> | DALLAS SILK ART                 |            |                      |
| <b>W4</b>   | PENDING                   | <b>CC27</b> | CAYLO                           |            |                      |
| <b>W5</b>   | AVAILABLE                 | <b>CC28</b> | JEELOOK & ZENDY DESIGNS         |            |                      |
| <b>W6</b>   | GAS MONKEY ICE HOUSE      | <b>T1</b>   | THE ESCAPE GAME                 |            |                      |
| <b>W7</b>   | PORTILLO'S                | <b>T2</b>   | GREAT BIG GAME SHOW             |            |                      |
| <b>W8</b>   | 151 COFFEE                | <b>T3</b>   | ROAM COWORKING                  |            |                      |
| <b>W9</b>   | FUTURE WHITE CASTLE       | <b>T4</b>   | JUGO JUICE                      |            |                      |
| <b>W10</b>  | AVAILABLE                 | <b>T5</b>   | PARRY'S PIZZERIA & TAPHOUSE     |            |                      |
| <b>W11</b>  | MAVERICKS DANCE HALL      | <b>T6</b>   | PUTTERY                         |            |                      |
| <b>U1</b>   | THIRSTY LION              | <b>T7</b>   | AVAILABLE                       |            |                      |
| <b>U2</b>   | QUARTINO                  | <b>WC1</b>  | P.F. CHANG'S                    |            |                      |
| <b>U3</b>   | SEVEN DOORS               | <b>WC2</b>  | GRANDSCAPE GUEST SERVICES       |            |                      |
| <b>U4</b>   | WALK-ON'S                 | <b>WC3</b>  | THE BAKED BEAR                  |            |                      |
| <b>G1</b>   | JAKO COCINA Y AGAVE       | <b>WC4</b>  | AVAILABLE                       |            |                      |
| <b>G2</b>   | TANDE THAI                | <b>WC5</b>  | LSA BURGER CO.                  |            |                      |
| <b>G3</b>   | QUARTINO                  | <b>WC6</b>  | GRANDSCAPE WHEEL                |            |                      |
| <b>G4</b>   | AVAILABLE                 | <b>WC7</b>  | AVAILABLE                       |            |                      |
| <b>G5</b>   | AVAILABLE                 | <b>WC8</b>  | AVAILABLE                       |            |                      |
| <b>G6</b>   | AVAILABLE                 | <b>WC9</b>  | GALAXY THEATRES                 |            |                      |
| <b>G7</b>   | RED PHONE BOOTH           | <b>WC10</b> | AVAILABLE                       |            |                      |
| <b>CC1</b>  | SCISSORS & SCOTCH         | <b>WC11</b> | ANDRETTI KARTING & GAMES        |            |                      |
| <b>CC2</b>  | IMMERSIVE GAMEBOX         | <b>DP1</b>  | AVAILABLE                       |            |                      |
| <b>CC3</b>  | WILLOW HOUSE              | <b>DP2</b>  | AVAILABLE                       |            |                      |
| <b>CC4</b>  | RESTROOMS                 | <b>DP3</b>  | AVAILABLE                       |            |                      |
| <b>CC5</b>  | CORONA STAGE & LAWN       | <b>DP4</b>  | AVAILABLE                       |            |                      |



- KEY**
- WEST PADS (WP)
  - WATERFRONT PADS (W)
  - UPPER GROTTO (U)
  - GROTTO (G)
  - CENTRAL COURTYARD (CC)
  - TERRACE (T)
  - WEST COURTYARD (WC)
  - DESTINATION PADS (DP)
  - GROVE PADS (GP)
  - ..... UNDEVELOPED



discover the  
**West Pads**



UNIT	TENANT	SIZE
WP1	Fritz's Adventure	
WP2	NFM (Nebraska Furniture Mart)	
WP3	Cigars International	
WP4	Hard Eight BBQ	
WP5	Pending LOI	
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	



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**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



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**Upper Grotto**

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



discover the  
**Grotto**

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

**MATTERPORT TOURS**

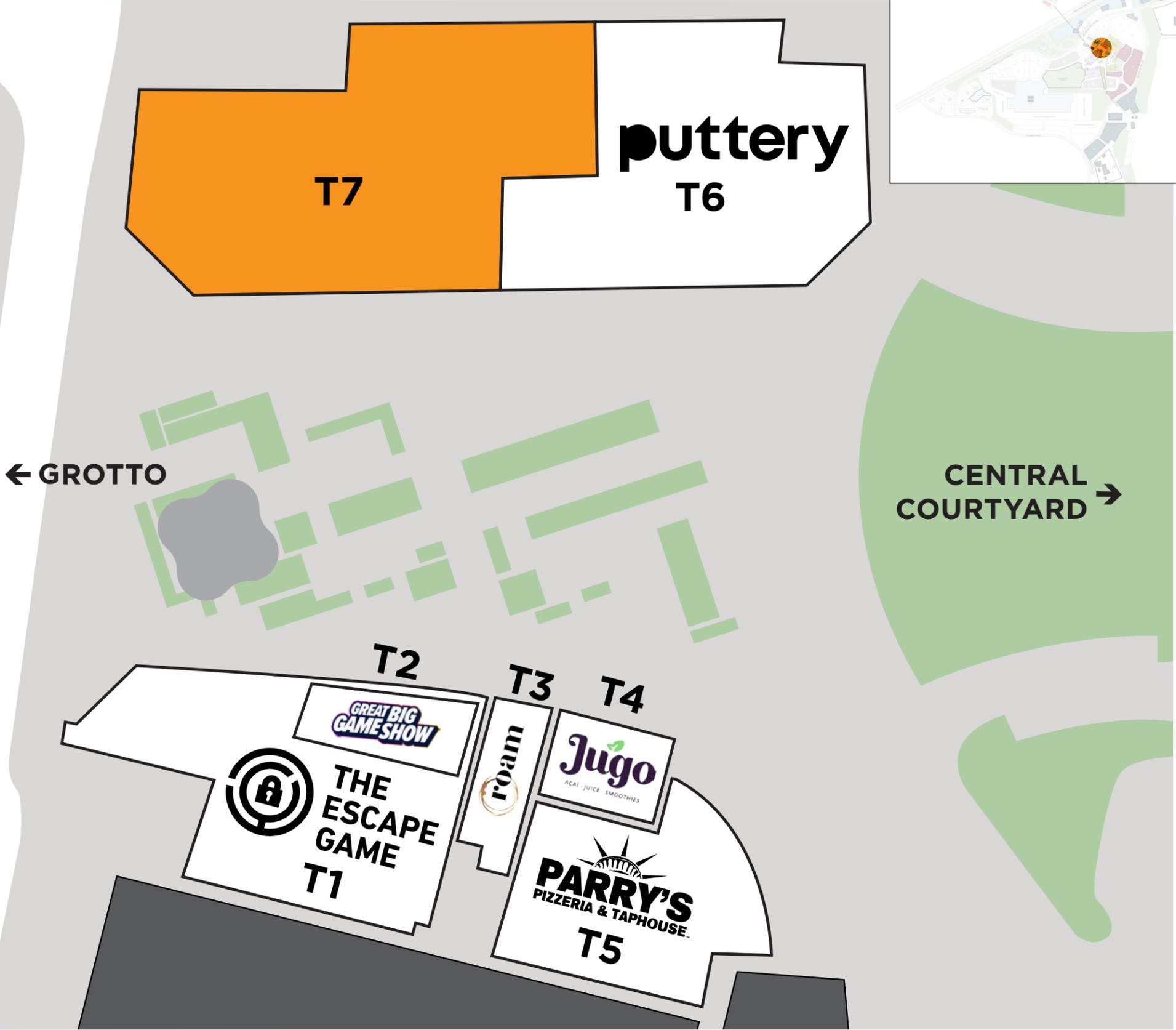




discover the  
**Terrace**

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

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





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**Central Courtyard**

UNIT	TENANT	SIZE
CC1	Scissors & Scotch	3,005 SF
CC2	Immersive Gamebox	4,165 SF
CC3	Willow House	2,010 SF
CC4	Restrooms	
CC5	Corona Stage & Central Courtyard	
CC6	Scheels	331,000 SF
CC7	Fountain Life	13,600 SF
CC8	Fireside Surf	16,152 SF
CC9	PopStroke	13,000 SF
CC10	Cosm	65,000 SF
CC11	Available (Not Pictured, South of Cosm)	1,005 SF
CC12	Live Grandscape (Multi-family)	419,000 SF
CC13	TOCA Social	27,230 SF
CC14	Kilwins	2,030 SF
CC15	Liberation Coffee	2,030 SF
CC16	Available	2,950 SF
CC17*	TOI & MOI	780 SF
CC18*	Soul Stonz	464 SF
CC19*	Odin Leather Goods	515 SF
CC20*	Bullzerk	1,071 SF
CC21*	The Colony Wine Bar Patio	
CC22*	Triple T's Popcorn	363 SF
CC23*	The Colony Wine Bar Bottle Shop	
CC24*	Available	550 SF
CC25*	Art Social	250 SF
CC26*	Dallas Silk Art	440 SF
CC27*	Caylo	410 SF
CC28*	Jeelook & Zesty Designs	615 SF

\* Part of Homestead Shops

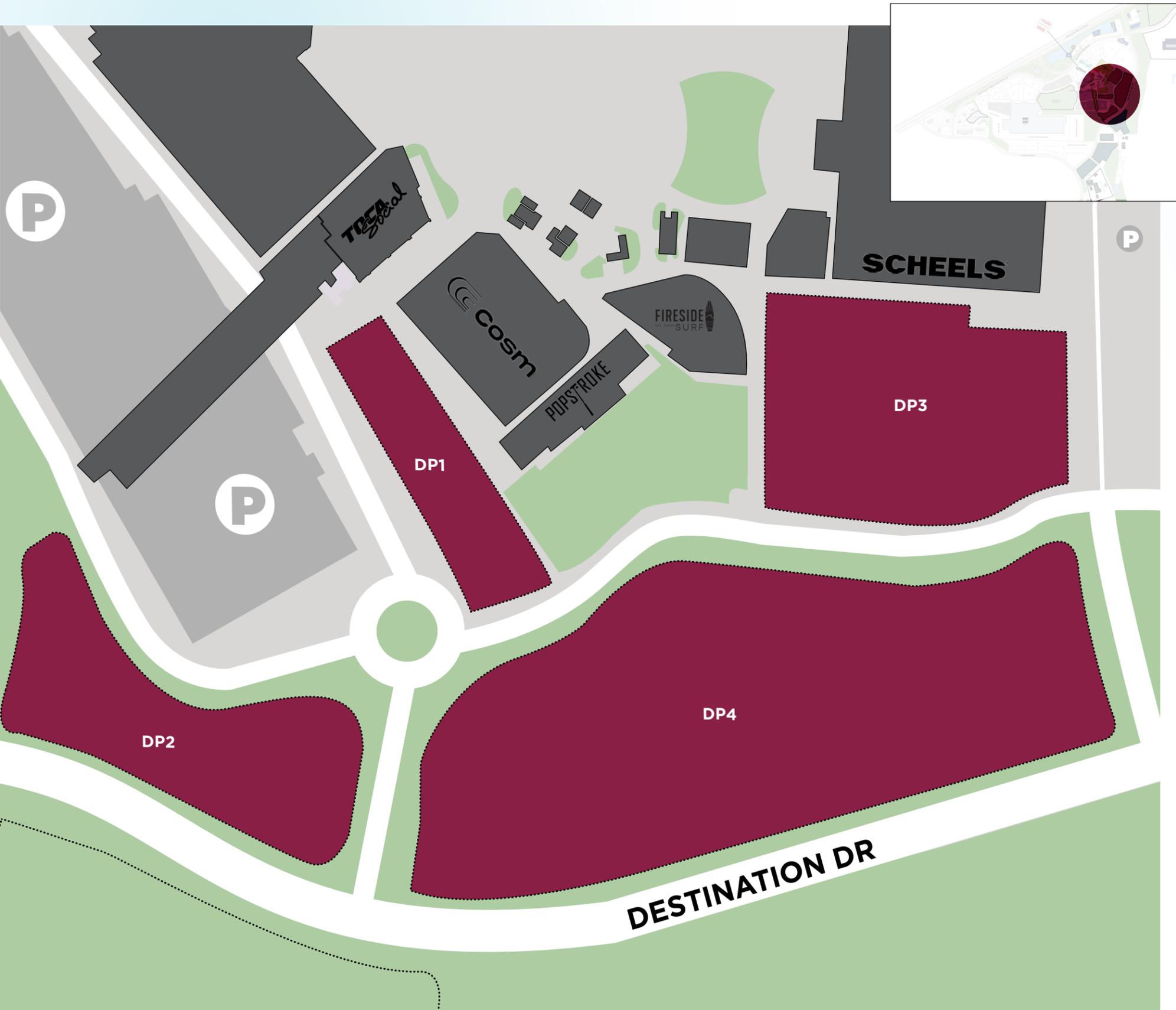
**MATTERPORT TOURS**



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**West Courtyard**

UNIT	TENANT	SIZE
WC1	P.F. Chang's	6,623 SF
WC2	Grandscape Guest Services	
WC3	The Baked Bear	1,098 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	85,000 SF
WC10	Available	7,837 SF
WC11	Andretti Indoor Karting & Games	112,650 SF

**MATTERPORT TOURS**



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**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



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**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



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# Demographics

discover the

# Demographics

15 MIN DRIVE

KEY FACTS



520,496  
Population



581,507  
Daytime Population



1.05%  
25-'30 Annual Growth Rate



212,105  
Households



\$564,062  
Median Home Value



1.05%  
Median Age

INCOME



\$115,620  
Median HH Income



\$162,011  
Average HH Income



\$66,068  
Per Capita Income



\$252,259  
Median Net Worth

EDUCATION



62.40%  
Bachelor's Degree or Graduate Degree

TAPESTRY



**Professional Pride**  
21.04%  
Households



**Modern Minds**  
18.50%  
Households



**Young & Restless**  
8.90%  
Households

BUSINESS



22,290  
Total Businesses



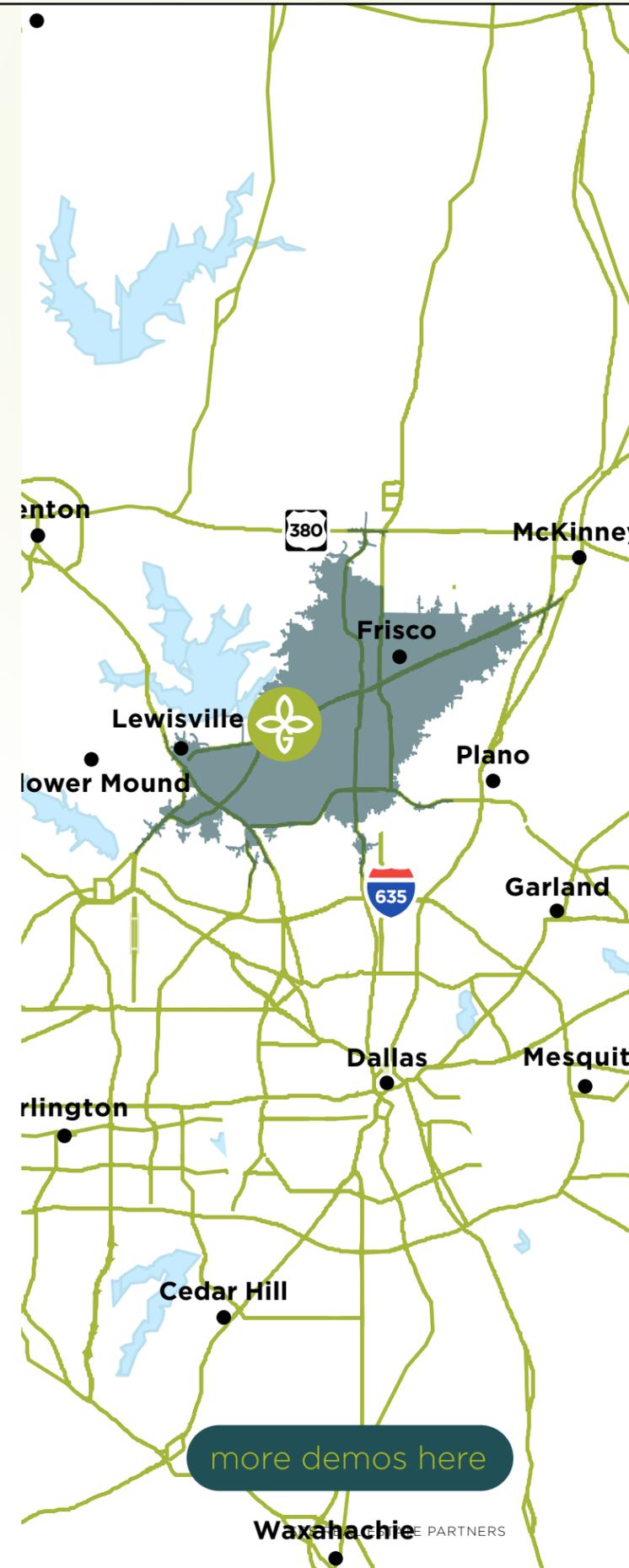
263,328  
Total Employees



9.70%  
Blue Collar Occupation



82%  
White Collar Occupation



[more demos here](#)

discover the  
**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.

**97MIN**  
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!





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# Location



THE COLONY  
12,584 UNITS

121  
TEXAS

45

NFM

Cosm

SCHEELS

COSTCO

PEPSICO

KINGS RIDGE  
838 UNITS

AUSTIN RANCH  
MASTER PLANNED  
DEVELOPMENT  
2,200+ UNITS

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**The Colony**

GRANDSCAPE CASTLE HILLS 5,895 UNITS

GRANDSCAPE REAL ESTATE PARTNERS

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**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

The region's economy is another strong driver of retail expansion. As a hub for industries such as technology, finance, and logistics, DFW enjoys a robust labor market with unemployment rates consistently below the national average. High employment levels translate to greater disposable income, which fuels retail spending.

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**

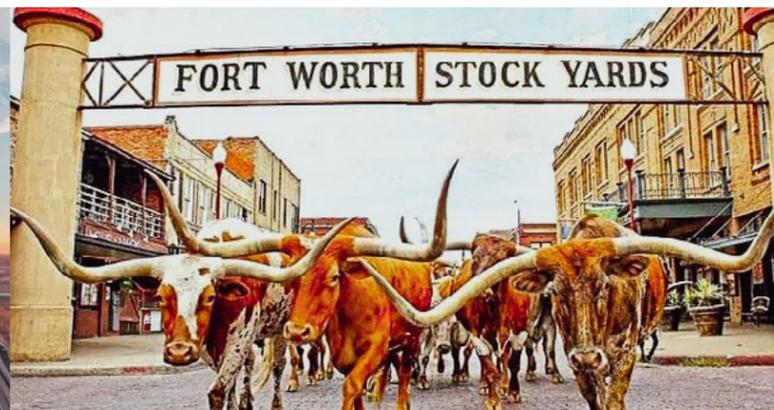
Leading the U.S. in retail construction activity

population growth rate  
**214% Faster**

than the national average between 2022-2024

single-family  
**20% Increase**

In single-family home construction permits in 2024





discover the

# National Comps



<b>Annual Visits</b>	10.7 M
<b>Average Dwell Time</b>	97 Mins



## AREA 15

<b>Annual Visits</b>	1.7 M
<b>Average Dwell Time</b>	115 Mins

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



## DISNEY SPRINGS

<b>Annual Visits</b>	17.5 M
<b>Average Dwell Time</b>	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



## AMERICAN DREAM

<b>Annual Visits</b>	11.2 M
<b>Average Dwell Time</b>	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



## BLVD VEGAS

<b>Annual Visits</b>	484 K
<b>Average Dwell Time</b>	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

<b>Annual Visits</b>	16.9 M
<b>Average Dwell Time</b>	97 Mins

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



## THE GROVE

<b>Annual Visits</b>	8.1 M
<b>Average Dwell Time</b>	83 Mins

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



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# Contacts



For more information about leasing opportunities at Grandscape

**Contact SRS**

**CONTACT US**

**Rose Meza**

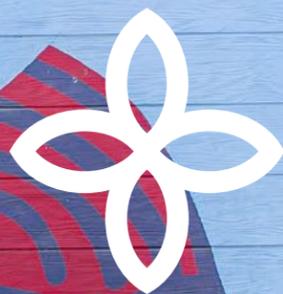
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