

PARK VILLAGE

— *Southlake, Texas* —



Property Information



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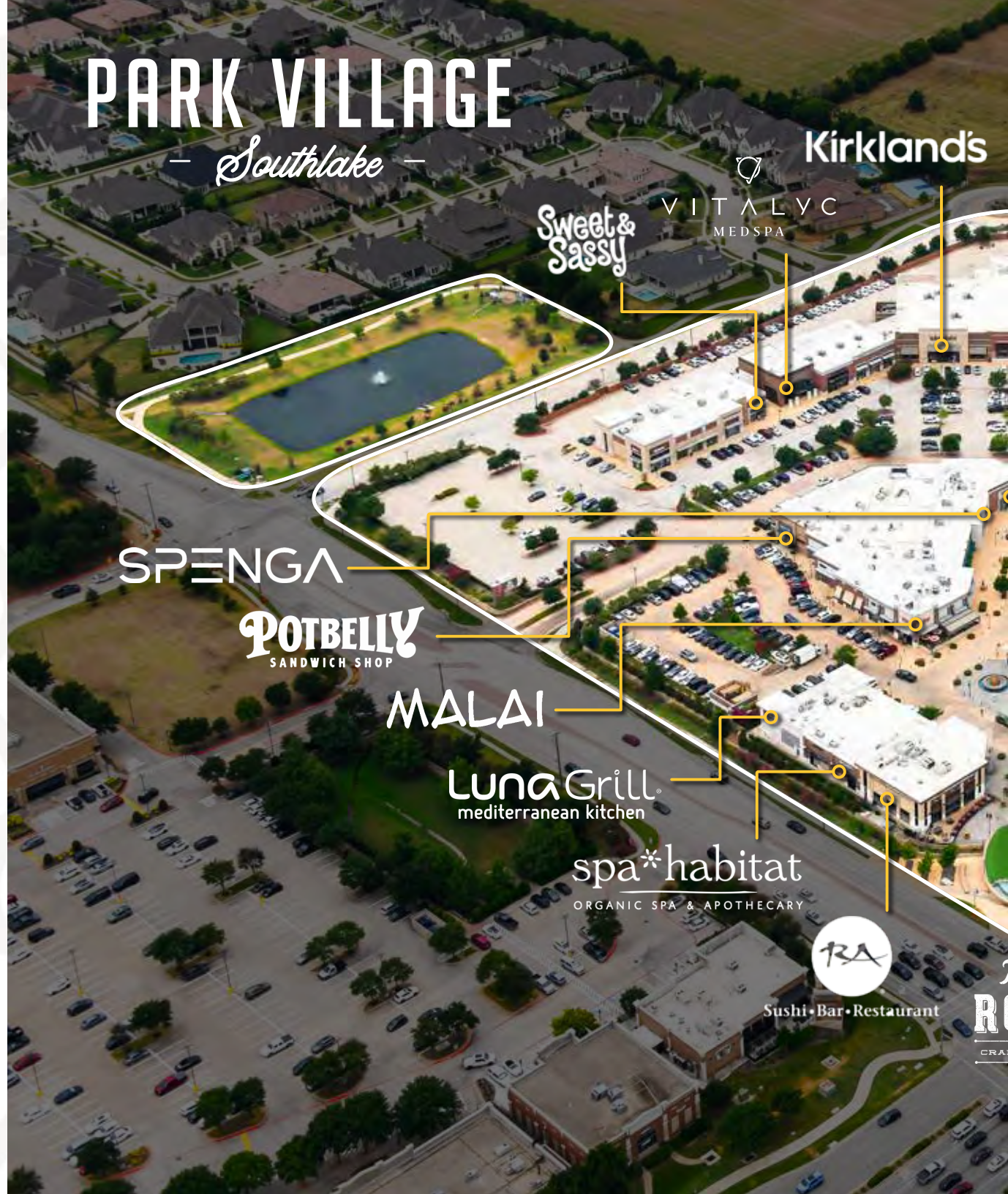
Executive Summary

The Property

Fifth Corner is pleased to exclusively present Southlake Park Village (the "Property"), a 185,493 square foot shopping center located in Southlake, Texas, one of the wealthiest submarkets in the heart of Dallas.

The Property is anchored by REI, West Elm, Michael's, IKEA Planning Studio, and a complementary mix of high-traffic restaurants and service-oriented retailers.

This Irreplaceable Corner™ is situated within an affluent residential pocket of Dallas with average household incomes exceeding \$284,000 in a 1-mile radius and \$205,000 in a 5-mile radius, and embedded within a dynamic retail corridor that features over 1M square feet which is 97% occupied.





1.6 Million
ANNUAL VISITS

Offering OVERVIEW



ADDRESS

1001 E. Southlake Blvd,
Southlake, TX 76092



RETAIL SF

185,493



OCCUPANCY

93.6%



YEAR BUILT

2015



LAND AREA

2 Parcels, 18.96 Acres



Discover PARK VILLAGE

Welcome to Southlake's
Premier Lifestyle Center
Featuring a Vibrant Fusion of
Retail and Dining Experiences

Taverna
ROSSA
PIZZA & BEER

GLORIA'S
LATIN CUISINE

PNC

sweetgreen
NEW 10-YR DEAL

ORVIS

Sur la table
NEW 5-YR EXTENSION

MODERN
market
EATERY

west elm
NEW 10-YR DEAL

REI

IKEA
NEW 10-YR DEAL

Michaels

Southlake Park Village





THE OPPORTUNITY

Park Village sits on the southwest corner of S. Carroll Avenue and E. Southlake Blvd and is considered the epicenter for community and neighborhood retail in the highly affluent Southlake community. The northeast corner is home to the Southlake Towne Square, a 626,711 square foot lifestyle center that is 97% occupied, and the southeast corner is home to Shops of Southlake, a 230,000 square foot grocery anchored (HEB Central Market) center that is 98% occupied.

FORTRESS LOCATION

with

DYNAMIC DEMOGRAPHICS

(5-MILE)



130,801
POPULATION



\$205,597
AVG HH INCOME
\$284,406 (1-MILE)



\$3,296,302
AVG NET WORTH
\$5,305,798 (1-MILE)



\$625,000
AVG HOME
VALUE



46,446
HOUSEHOLDS





Southlake, Texas

 **+30** Million Annual Visits to the Southlake Retail Node

NOTABLE AREA RETAILERS

Central Market H-E-B TESLA HomeGoods®

TRADER JOE'S Buff City Soap WEIR'S furniture WILLIAMS SONOMA

ANTHROPOLOGIE The Container Store Apple

AREA TOP EMPLOYERS

Sabre® Methodist SOUTHLAKE MEDICAL CENTER TD Ameritrade

VARIOSYSTEMS® charles SCHWAB

RETAIL SUBMARKET

 INVENTORY 4.3M SF  VACANCY 3.7%  U/C 0 SF

Discover SOUTHLAKE

Park Village is positioned in the heart of Southlake, the wealthiest zip code in DFW with average household incomes surpassing \$270,000. The city offers a vibrant economy, highly ranked public schools, and convenient access to both Dallas and Fort Worth.



THE WEALTHIEST ZIP CODE IN THE DFW METROPLEX



AVG NET WORTH IS 400% HIGHER THAN THE DFW AVG



\$6.1B SPENDING POWER WITHIN A 10-MIN. DRIVE



#1 BEST SCHOOL DISTRICT IN DFW NICHE®



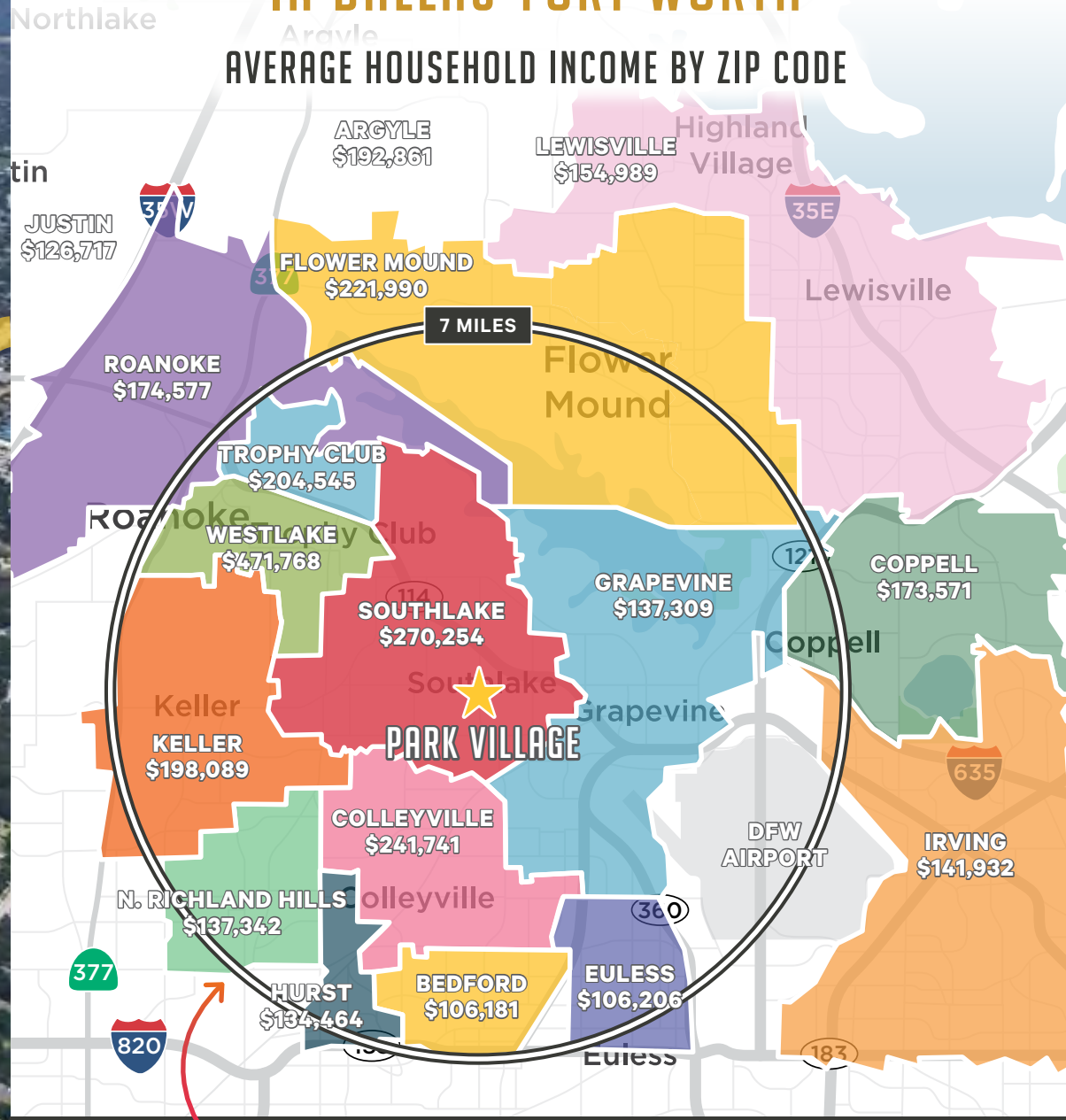
#1 SUBURB TO RAISE A FAMILY IN DFW NICHE®





SURROUNDED BY SOME OF THE *Wealthiest Zip Codes* IN DALLAS-FORT WORTH

AVERAGE HOUSEHOLD INCOME BY ZIP CODE



\$169,000 AVG HH INCOMES AND **303,000** RESIDENTS WITHIN 7 MILES 11

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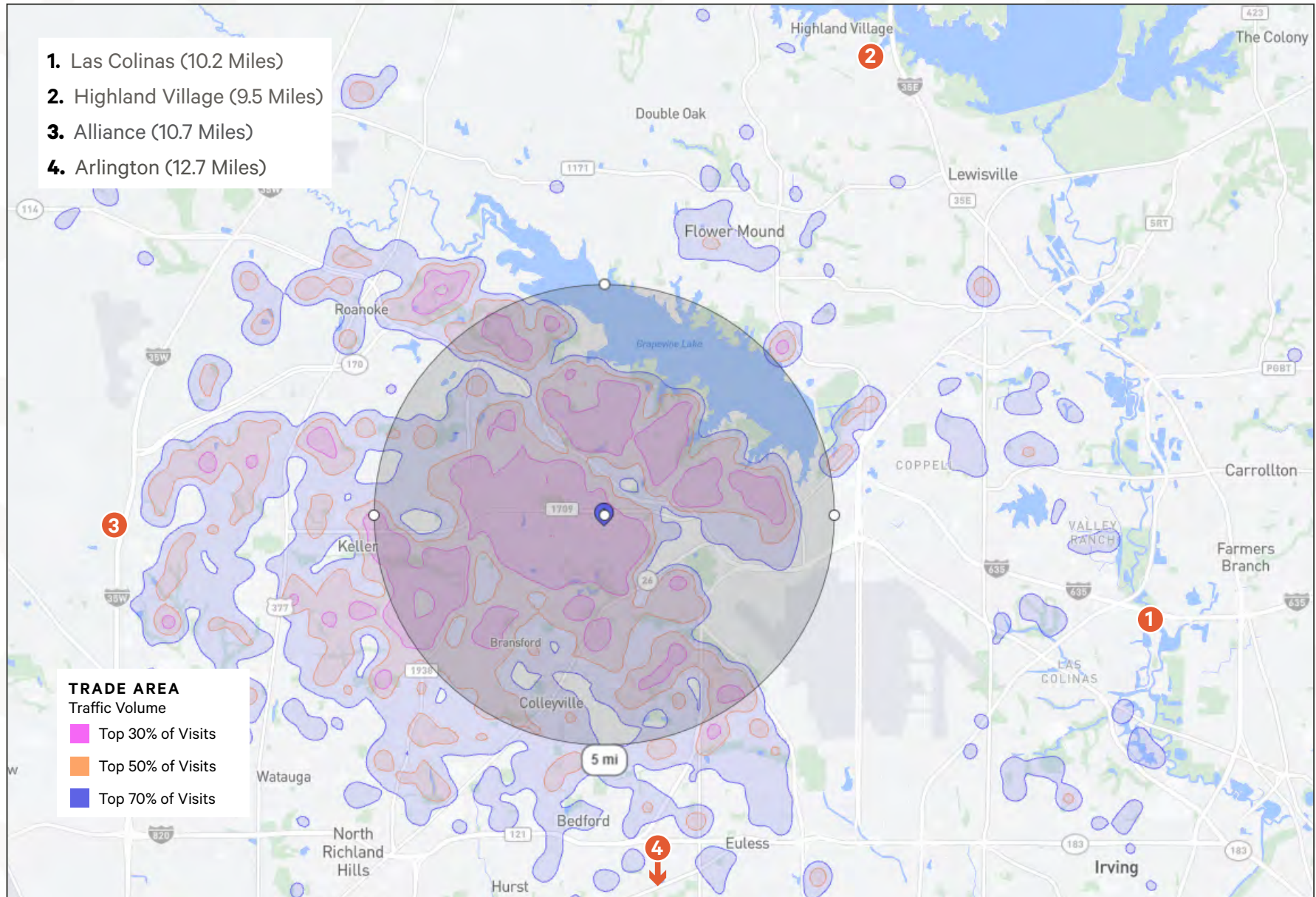




Property Description

Competitive Map

The locations listed represent the nearest intersections with significant retail scale and tenant mixes. The 10 mile distance in all directions reflects a mature market with healthy store spacing. This discourages the introduction of new competitive supply within Park Village's trade area.



Site Plan

Suite	Tenant	SF
A1001	West Elm	11,500
A1001A	AVAILABLE	10,489
B1011	REI	22,398
C1021	Eye Trends	2,994
D100	Ikea Planning Studio	10,807
E1051	Michaels	20,805
E1061	Kirklands	11,590
F-120	Park Village Nails	6,137
F-140	Vitalyc Medspa	2,598
F2150	Sweet & Sassy	2,131
F2160A	Dallas Running Company	3,500
F2160B	Spectrum	4,000
I-400	Orvis	4,500
I-410	Club Champions	3,285
I-420	The Vault DTX	1,768
J-430	Sweetgreen	2,800
J-450	PNC Bank	3,008
J-460	Engel & Volkers	1,941
K1121	Gloria's Restaurant	5,000
L1131	RA Sushi	5,000
M-500	Spa Habitat	2,187
M-510	Available	2,298
M-530	Luna Grill	2,497
N-300	Taverna Rossa	4,300
N-320	Custom Ink	1,526
N-330	Cream & Crepes Cafe	814
N-340	Sur La Table	5,798
N-370	Rush Bowls	1,198
N-390	The Jane	2,069
O-200	Potbelly Sandwich Works	2,008
O-202	AVAILABLE	1,473
O-204	Cowboy Up Men's Salon	1,349
O-206	The Lash Lounge	1,000
O-208	Cookie Society	1,216
O-210	The Joint Chiropractic	1,084
O-220	Malai Kitchen	2,737
O-240	Malai Kitchen	1,500
O-240A	Spruce Home & Closet	2,283
O-250	Spenga	4,000
O-260	Modern Market Farm Fresh Eater	2,757
O-270	Available	1,277
O-280	GNC	914
O-284	Blow Dry Bar	945
O-290	Lavender Square	2,012



LEGEND

■	AVAILABLE
■	LEASED

RETENTION POND



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Tenant Profiles





west
elm

West Elm, a member of the Williams-Sonoma family of brands, is a modern furniture and home décor store with 110 locations across the United States. The opening of West Elm's Park Village location marked the brand's fourth store in DFW, joining locations in Dallas, Plano, and Allen.



IKEA

The European furniture retailer chose Park Village to open its first IKEA Plan & Order Point with Pickup in DFW. The new format store will offer personalized interior design planning and pickup for online orders.



REI

REI is an outdoor recreation retailer offering the best in hiking, climbing, cycling, snow, and camping gear.



Sur la table

Sur La Table is a kitchen and cookware retailer founded in 1972. Sur La Table was acquired by Marquee Brands and CSC Generation in 2020 and plans to open four new locations in 2023.



MALAI

Malai Kitchen is a Thai and Vietnamese restaurant with four locations across the metroplex. Malai offers 6 exclusive craft beers brewed in-house at the Southlake location's nano brewery.



Taverna ROSSA

Owned by 33 Restaurant Group, Taverna Rossa is a craft pizza and beer restaurant with locations in Plano and Southlake. Taverna Rossa offers 30 craft beers, wine on tap, and live music every Friday and Saturday night.



Michaels

Headquartered in Irving, TX, Michaels is North America's largest specialty retailer of arts and crafts, framing, and seasonal merchandise with 1,269 stores across the US and Canada.



ORVIS®

Orvis is a premium fly fishing, hunting, sportswear, and luggage retailer founded in 1856.



GLORIA'S

L A T I N C U I S I N E

Gloria's is a Texas staple for Salvadorian and Tex-Mex cuisine. Founded in Dallas in 1986, Gloria's now has 22 restaurants across Texas.



Jane is a local coffee and wine bar with signature cocktails, brunch, and small plates.



MODERN —market— EATERY

Modern Market is a quick service chain offering farm-to-table salads, bowls, and sandwiches. Modern Market began franchising in 2022 and currently has 30 locations in four states.



Sushi • Bar • Restaurant

Owned by the Benihanna family of brands, RA Sushi offers sushi and Japanese cuisine at 19 restaurants across the country.



sweetgreen

Sweetgreen is a fast-casual restaurant offering salad and bowls. The company plans to open 35 new locations in 2023.



THE JOINT chiropractic

The Joint celebrated the opening of its 900th location in April 2023, after opening 100 locations in less than one year.



Spectrum

Spectrum offers internet and mobile services for individuals and businesses. At Spectrum locations, customers can shop new products, upgrade services, pick up or return equipment, and make payments.



blo blow-dry-bar

Blo Blow Dry Bar has offered salon blow outs and styling to women since 2009. Blo is the largest blow dry bar franchise with over 100 locations in the US and Canada.



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RECREATIONAL EQUIPMENT, INC.



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