

THE SHOPS AT HIGHLAND VILLAGE

SHOP COS.

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ABOUT

PROJECT SCOPE

The Shops at Highland Village is an open-air lifestyle destination offering an elevated mix of shopping, dining, and entertainment in Highland Village, TX. Designed with a refined Texas Hill Country aesthetic, the center features landscaped walkways, activated plazas, and inviting outdoor gathering areas. Its curated blend of premium national retailers, boutique shops, and well-known restaurants draws affluent households from across North Texas. Pedestrian-friendly pathways, shaded seating, and family-focused amenities create an engaging, all-day experience. Positioned as a premier suburban destination, the property delivers strong visibility, foot traffic, and tenant performance.

TRAFFIC COUNTS

- Justin Rd: 29,001 VPD-26
- Village Pkwy: 35,026 VPD-26

DETAILS

- Call for availability
- Join:

Whole Foods Market, Shake Shack, Kendra Scott, Sip + Savor, Woodhouse Spa, J.Jill, Strong Pilates, The Cheesecake Factory, drybar, Mio Nonno trattoria, bluemercury makeup · skincare · spa, Warby Parker, Lovesac, Body20, MadisonReed, Hudson House

2026 DEMOS

	1 Mile	3 Miles	5 Miles	10 Minutes	15 Minutes
Total Population	5,601	63,802	167,411	72,333	193,885
Daytime Population	10,761	68,513	161,008	78,190	188,970
Avg. Household Income	$248,322	$234,583	$192,958	$229,925	$192,420
% Bach Degree or Greater	62%	64%	56%	64%	56%
Median Age	45.9	42.1	40.2	41.6	40.1

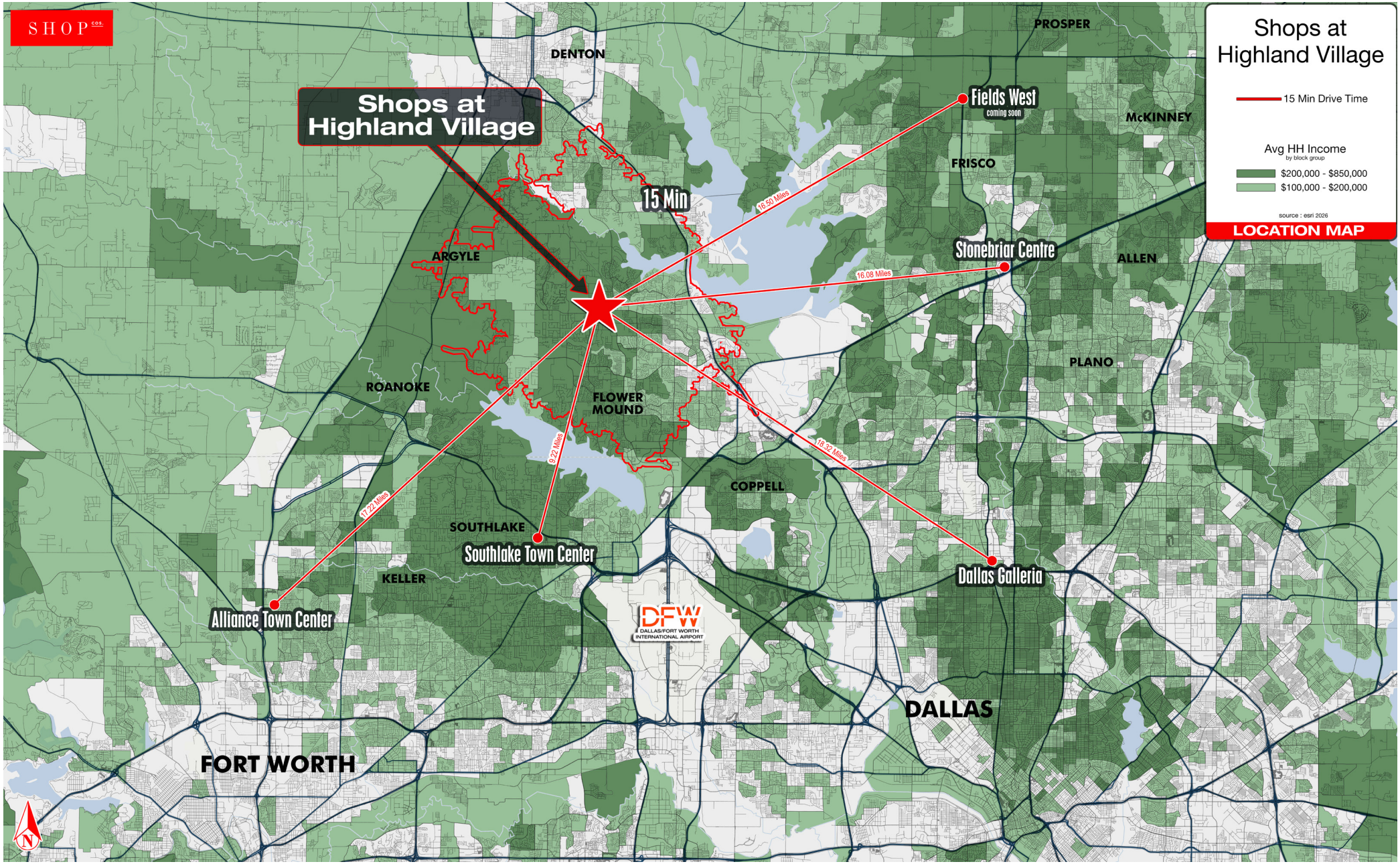
TRADE AERIAL



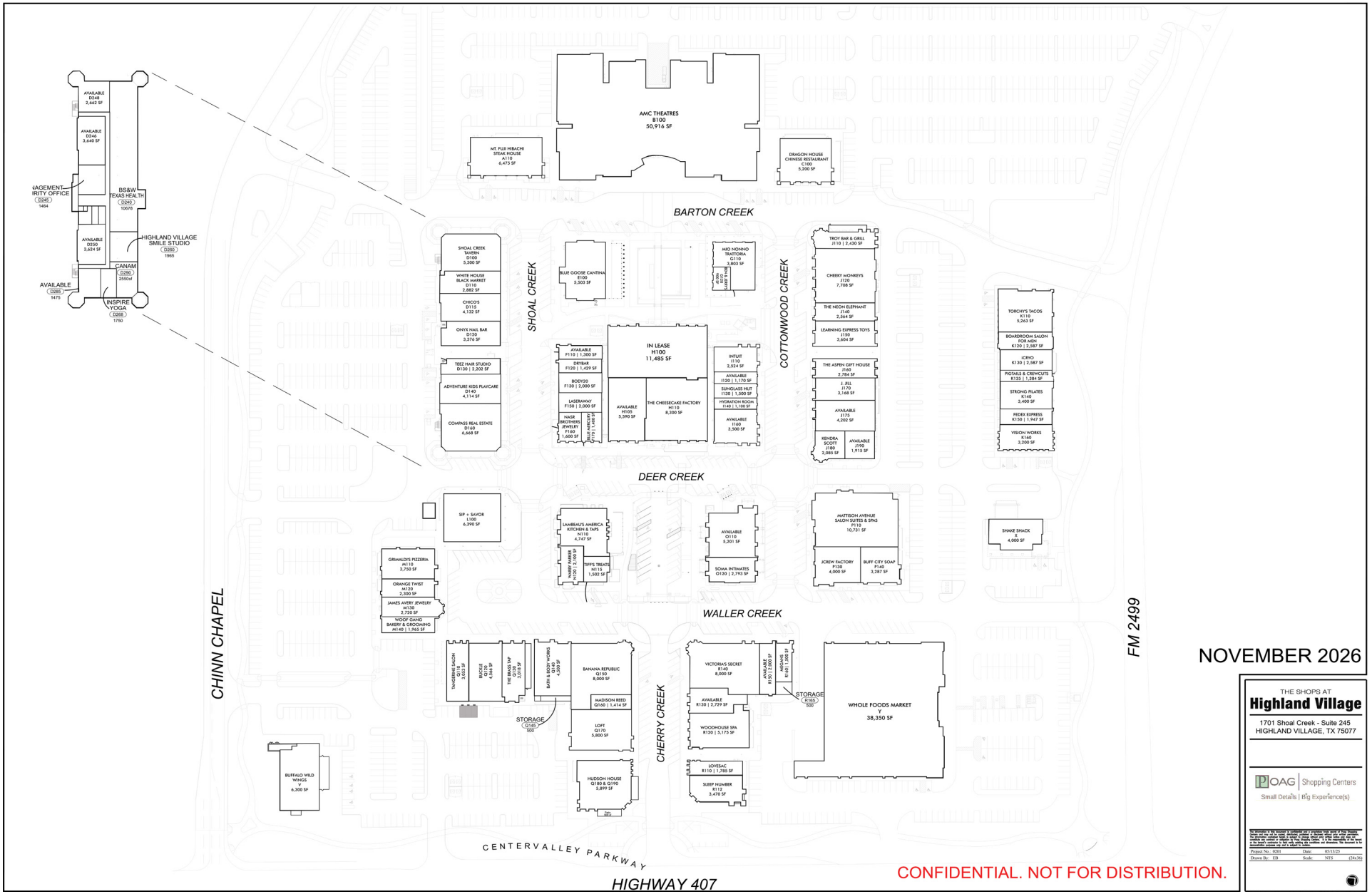
SITE AERIAL


SHOP cos.
Shops at Highland Village
flower mound, texas
CLOSE UP
Shops at Highland Village
Chinn Chapel Rd
Village Pkwy
Justin Rd
FM 407
Chinn Chapel Soccer Complex
Flower Mound Animal Services
29,058 VPD-26
29,001 VPD-26
35,026 VPD-26
AMC THEATRES
Shoal Creek TAVERN
BLUE GOOSE CANTINA
The Cheesecake Factory
TORCHY'S TACOS
Onyx NAIL BAR
bluemercury
KENDRA SCOTT
SIP STIR COFFEE HOUSE
WARBY PARKER eyewear
SOMA
mattison AVENUE Salon Suites & Spa
SHAKE SHACK
GRIMALDI'S COAL BRICK-OVEN PIZZERIA
Buckle
Bath & Body Works
VICTORIA'S SECRET
WHOLE FOODS MARKET
LOVESAC
BUFFALO WILD WINGS
LA FITNESS
petco THE HEALTH + WELLNESS CO
T.J.maxx HomeGoods
DSW
MURPHY USA
Rosa's Cafe
Freddy's STEAKBURGERS
TRUIST
HILLSIDE FINE GRILL
McALISTER'S DELI
ER of TEXAS
Raising Cane's CHICKEN FINGERS
CHASE
theVitamin Shoppe
LOWE'S
Mi Cocina
WELLS FARGO
tropical SMOOTHIE CAFE
BRAUM'S
Preferred SELF STORAGE
There Is A Difference In Self Storage
BUC-EE'S
SMOOTHIE KING
GLORIA'S LATIN CUISINE
Jersey Mike's
McDonald's
Supercenter
N

LOCATION MAP



SITE PLAN



NOVEMBER 2026

THE SHOPS AT
Highland Village
1701 Shoal Creek - Suite 245
HIGHLAND VILLAGE, TX 75077

OAG Shopping Centers
Small Details | Big Experience(s)

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Project No.: 6201 | Date: 05/13/25
Drawn By: EB | Scale: NTS | (24x36)

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PHOTOS





PHOTOS


WHOLE FOODS MARKET


THE WOODHOUSE
day spa
A Little Luxury
is Waiting
You Deserve This

PHOTOS





SPECIALTY NATIONAL RETAILERS



J.JILL



BLUEMERCURY



WARBY PARKER



DRYBAR



BATH & BODY WORKS



MADISON REED



KENDRA SCOTT



LOVESAC



BUFF CITY SOAP



LASERAWAY



WOODHOUSE DAY SPA

NEIBORHOOD VIBE RESTAURANTS



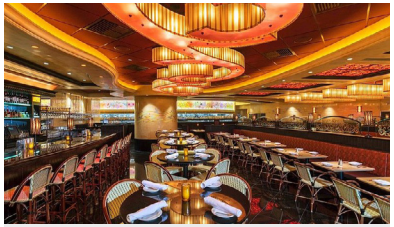
MIO NONNO TRATTORIA

Modern Italian spot offering wood-fired pizzas, handmade pastas, and a warm, inviting neighborhood atmosphere.



BLUE GOOSE CANTINA

A lively Tex-Mex spot known for its scratch-made dishes, fresh margaritas, and upbeat neighborhood atmosphere.



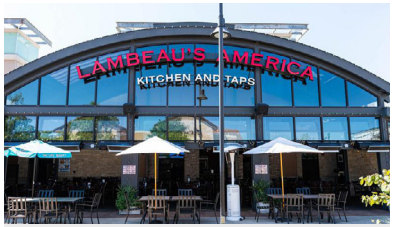
CHEESECAKE FACTORY

An upscale casual restaurant offering an extensive American menu, signature desserts, and a lively, polished dining atmosphere.



SHAKE SHACK

A modern, fast-casual burger spot known for its quality ingredients, hand-spun shakes, and polished neighborhood vibe.



LAMBEAU'S AMERICA

A polished tavern concept blending American comfort food, craft drinks, and a modern, social dining ambiance.



HUDSON HOUSE

An East Coast–inspired neighborhood restaurant offering elevated American fare, oysters, and signature martinis in a polished, coastal-chic setting.



SIP & SAVOR

A lively wine bar offering rotating pours, artisan bites, and a welcoming space for casual meetups or evening gatherings.



DRAGON HOUSE

A vibrant spot known for bold Chinese flavors, handcrafted dim sum, and a menu that blends tradition with modern touches.



GRIMALDI'S

Coal-fired, New York–style pizzeria known for handcrafted pies, fresh ingredients, and a warm neighborhood dining experience.



TORCHY'S TACOS

Known for its inventive tacos, fresh ingredients, and bold sauces, this local favorite brings a playful twist to Tex-Mex.

SHOP cos.

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EQUAL HOUSING OPPORTUNITY

INFORMATION ABOUT BROKERAGE SERVICES

TREC TEXAS REAL ESTATE COMMISSION

TEXAS LAW REQUIRES ALL REAL ESTATE LICENSE HOLDERS TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. A buyer/tenant's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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