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POKÉMOTO
Hawaiian Poké

AVAILABLE

FOR LEASING INFORMATION
SRS JACK DAWSON & MARK WENZEL
214-560-3200

FOR LEASE

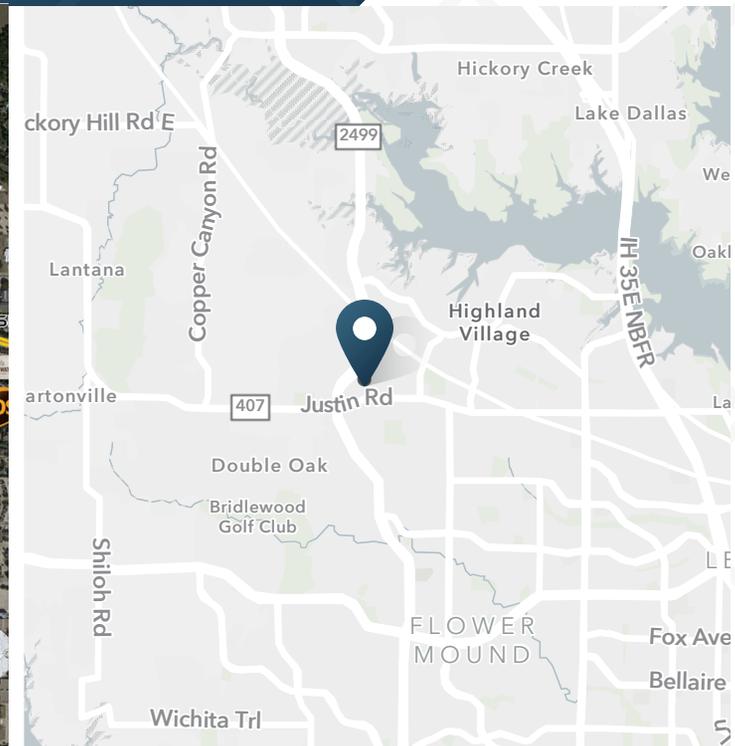
Space Available For Lease

3060 Justin Road | Highland Village, TX 75077



Space Available For Lease

3060 Justin Road | Highland Village, TX 75077



FOR LEASE | 2ND GEN RESTAURANT END CAP AVAILABLE!

2,732 SF

Suite 301

2,089 SF

Suite 310

2,830 SF

Suite 320

3,169 SF

Suite 335

0.882 AC

Pad Available for Ground Lease

Contact Broker

Lease Rate

ABOUT THE PROPERTY

The Marketplace at Highland Village is a 450,840 SF retail property located in Denton County at 3060 Justin Rd in Highland Village, TX. The Marketplace at Highland Village serves the affluent community of Highland Village in the Dallas-Fort Worth MSA. The center offers great access from I-35W, and is positioned at the area's primary retail intersection.

JOIN THESE RETAILERS



TRAFFIC COUNTS

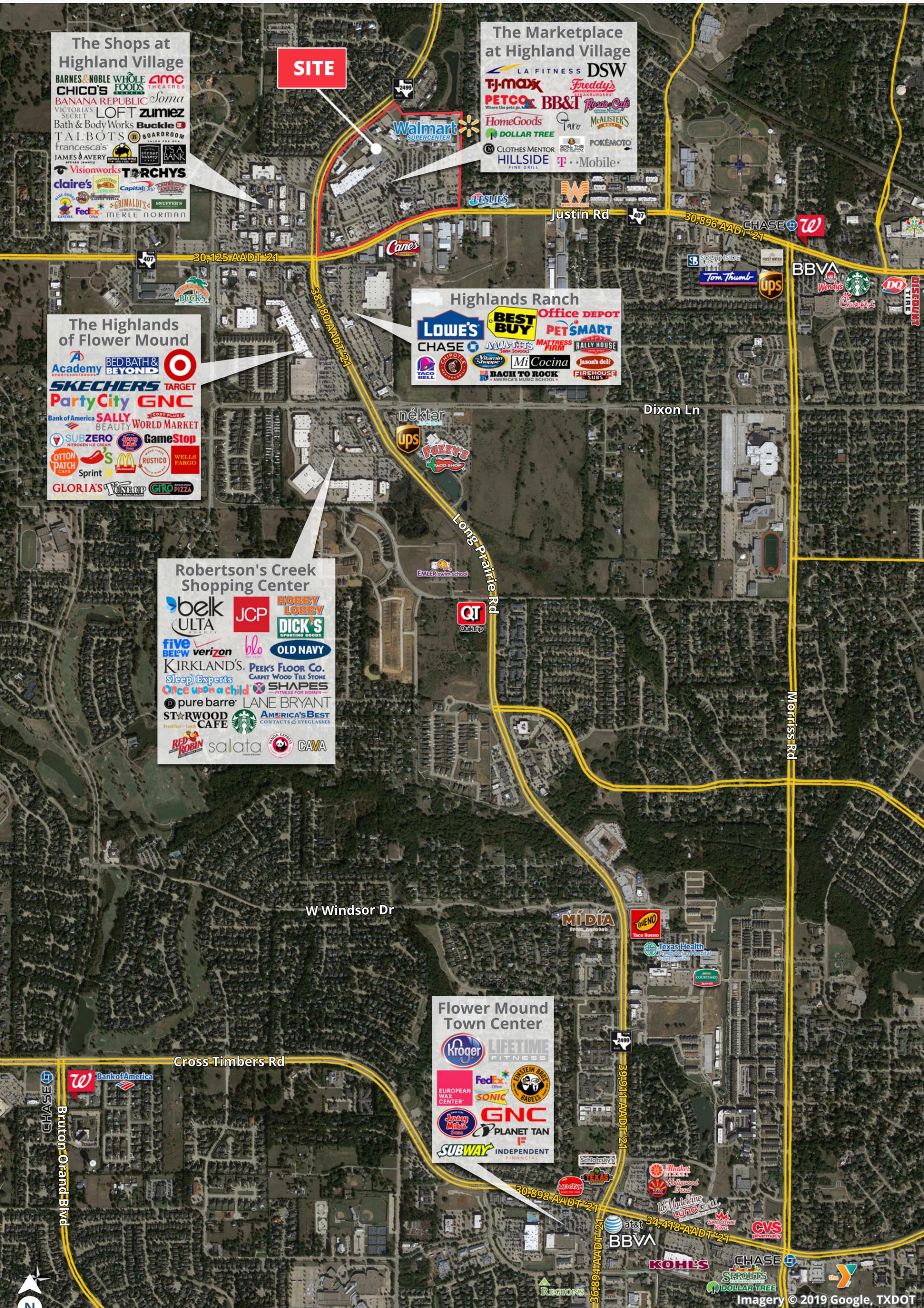
Long Prairie Road, S of Site

38,180 VPD

Justin Road, S of Site

30,125 VPD

Year: 2021 | Source: TXDOT



The Shops at Highland Village

- BARNES & NOBLE
- WHOLE FOODS
- AMC THEATRES
- CHICO'S
- BANANA REPUBLIC
- Soma
- VICTORIA'S SECRET
- LOFT
- zumiez
- Bath & Body Works
- Buckle
- TALBOTS
- francesca's
- JAMES AVERY
- Visionworks
- TORCHYS
- claire's
- FedEx
- Capital One
- USA BANK
- GRIMALDI'S
- SNUFFERS
- MERLE NORMAN

The Marketplace at Highland Village

- LA FITNESS
- DSW
- TJ-maxx
- PETCO
- HomeGoods
- DOLLAR TREE
- CLOTHES MENTOR
- HILLSIDE FINE GRILL
- Freddy's
- BB&I
- Taro
- McALISTERS
- POKEMOTO
- Mobile

The Highlands of Flower Mound

- Academy
- BED BATH & BEYOND
- Target
- SKECHERS
- Party City
- GNC
- Bank of America
- SALLY BEAUTY
- WORLD MARKET
- SUBZERO
- GameStop
- OTTON PATCH CAFE
- Sprint
- GLORIA'S
- WINEUP
- GRO PIZZA

Highlands Ranch

- LOWE'S
- BEST BUY
- Office DEPOT
- PET SMART
- CHASE
- MATTRESS FIRM
- RALLY HOUSE
- CHIPOTLE
- MI COCINA
- JASON'S DELI
- TACO BELL
- BACH TO ROCK
- FIREHOUSE SUBS

Robertson's Creek Shopping Center

- belk
- JCP
- HOBBY LOBBY
- ULTA
- DICK'S SPORTING GOODS
- five BELOW
- verizon
- blo
- OLD NAVY
- KIRKLAND'S
- PEEK'S FLOOR CO.
- Sleep Experts
- Once upon a child
- SHAPES FITNESS FOR WOMEN
- pure barre
- LANE BRYANT
- STARWOOD CAFE
- AMERICA'S BEST CONTACTS & EYEGLASSES
- RED ROBIN
- salata
- CAVA

Flower Mound Town Center

- Kroger
- LIFETIME FITNESS
- FedEx
- SONIC
- GNC
- PLANET TAN
- SUBWAY
- INDEPENDENT FINANCIAL
- ENSTEIN BROS
- BABELS

S I T E

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0.882 AC AVAILABLE FOR GROUND LEASE

320 AVAIL 2,830 SF
301 AVAIL 2,734 SF
338 AVAIL 3,189 SF

30,896 AADT '21



Space Available For Lease

3060 Justin Road | Highland Village, TX 75077



TENANT INDEX

100	DSW	20,085
105	DOLLAR TREE	9,697
110	T.J. MAXX/ HOMEGOODS	51,082
115	PETCO	15,214
120	CLOTHES MENTOR	4,032
125	ENTERPRISE RENT-A-CAR	1,410
130	ONE STOP NUTRITION	1,579
135	LA FITNESS	45,000
200	SOLA SALON STUDIOS	10,265
205	GRILL THIS BBQ SUPPLY	3,981
210	HEALTHSOURCE OF HIGHLAND VILLAGE	1,740
215	MASSAGE GREEN	2,165
300	TX SMOKE	1,540
301	AVAILABLE	2,732
310	AVAILABLE	2,089
315	ROCK N ICE HOUSE	1,635
320	AVAILABLE	2,830
325	LUXURY NAILS	1,828
330	TACO CIELO	2,837
335	AVAILABLE	3,169
400	PEARLE VISION	2,116
405	GLO TANNING	2,393
410	ASPIRE ALLERGY & SINUS	1,396
415	T-MOBILE	3,023
420	MCALISTER'S DELI	3,770
425	GRANITE & TILE OUTLET	1,354
430	FAST N FURIOUS GRILL	1,830
OP-500	TRUIST BANK	6,000
U-600	WALMART	203,000
U-OP01	AVAILABLE	5,740
U-OP02	FREDDY'S FROZEN YOGURT	2,063
U-OP03	ROSA'S CAFE	6,350
U-OP04	BIG FROG, SALON VINCENT & VILLAGE DENTIST	5,600
U-OP05	HILLSIDE GRILL	4,950
U-OP06	ER OF TEXAS	5,459
U-OP07A	BERRIES & BATTER/ FRENZEL CPA/ OVERHEAD DOOR	NA
U-OP07B	AVAILABLE	NA
U-OP08	KIDS FIRST PEDIATRIC OFFICE	7,310
U-OP09	VILLAGE PARKWAY DENTAL	4,237
U-OP10	PEDIATRIC DENTAL WORLD	6,572

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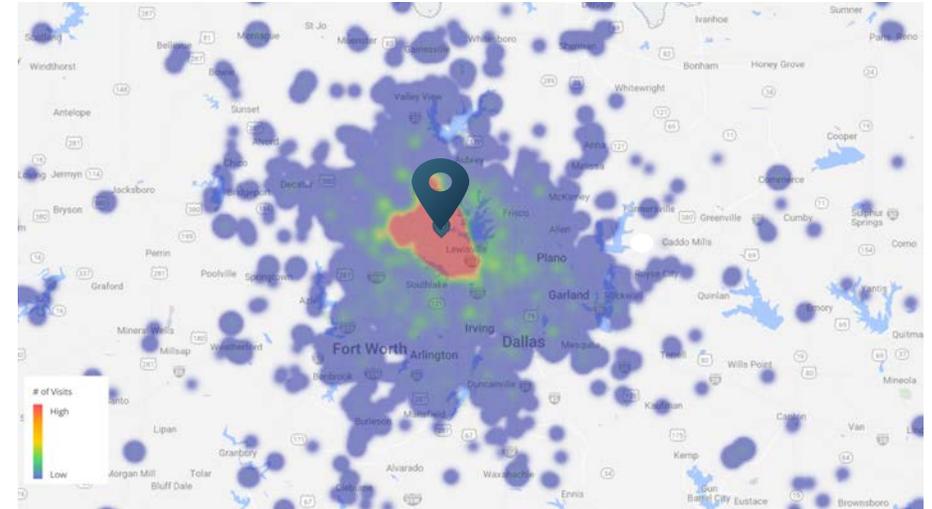


DEMOGRAPHIC HIGHLIGHTS

Population	1 Mile	3 Miles	5 Miles
2022 Estimated Population	8,268	68,016	178,365
2027 Projected Population	8,526	71,055	186,141
Projected Annual Growth 2022 to 2027	0.62%	0.88%	0.86%
Daytime Population			
2022 Est. Total Businesses	11,557	64,127	161,246
2022 Est. Total Employees	7,598	31,433	74,058
Income			
2022 Est. Average Household Income	\$198,546	\$177,023	\$154,837
2022 Est. Median Household Income	\$160,907	\$135,393	\$114,773
Households & Growth			
2022 Estimated Households	2,739	23,410	61,223
2027 Projected Households	2,838	24,541	64,053
Projected Annual Growth 2022 to 2027	0.71%	0.95%	0.91%
Race & Ethnicity			
2022 Est. White	73.8%	72.6%	64.8%
2022 Est. Black or African American	3.4%	4.5%	5.7%
2022 Est. Asian	8.0%	7.5%	8.9%
2022 Est. American Indian or Native Alaskan	0.5%	0.7%	0.9%
2022 Est. Pacific Islander	0.1%	0.0%	0.1%
2022 Est. Hispanic	11.5%	12.7%	19.4%

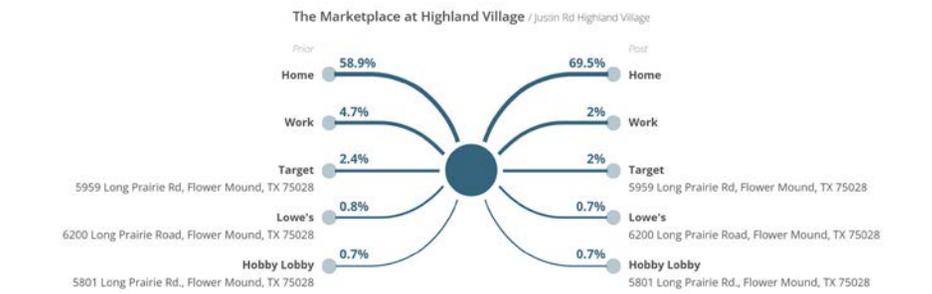
MOBILE DATA & FOOT TRAFFIC INSIGHTS

Trade Area



The locations shown are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

Customer Journey



Data provided by Placer Labs Inc. (www.placer.ai)



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



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.

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.

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 or 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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

SRS Real Estate Partners-Southwest, LLC	600324	ryan.johnson@srsre.com	214.560.3200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ryan Andrews Johnson	525292	ryan.johnson@srsre.com	214.560.3285
Designated Broker of Firm	License No.	Email	Phone

Ryan Andrews Johnson	525292	ryan.johnson@srsre.com	214.560.3285	
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone	
Mark B. Reeder	318755	mark.reeder@srsre.com	214.560.3251	
Sales Agent/Associate's Name	License No.	Email	Phone	
Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date



SRS Real Estate Partners

8144 Walnut Hill Lane, Suite 1200
Dallas, TX 75231
214.560.3200

Jack Dawson

214.560.3269
jack.dawson@srsre.com

Mark Reeder

214.560.2151
mark.reeder@srsre.com

SRSRE.COM

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