



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: 27,495 VPD-25
- Village Pkwy: 34,684 VPD-25

DETAILS

- Call for availability
- Join:



KENDRA SCOTT



WOODHOUSE
— SPA —



STRONG
PILATES



lululemon



Mio Nonno
trattoria

LOVESAC



BODY20

bluemercury
makeup • skincare • spa

WARBY PARKER

MADISON REED[®] HUDSON HOUSE

TRADE AERIAL

SHOP

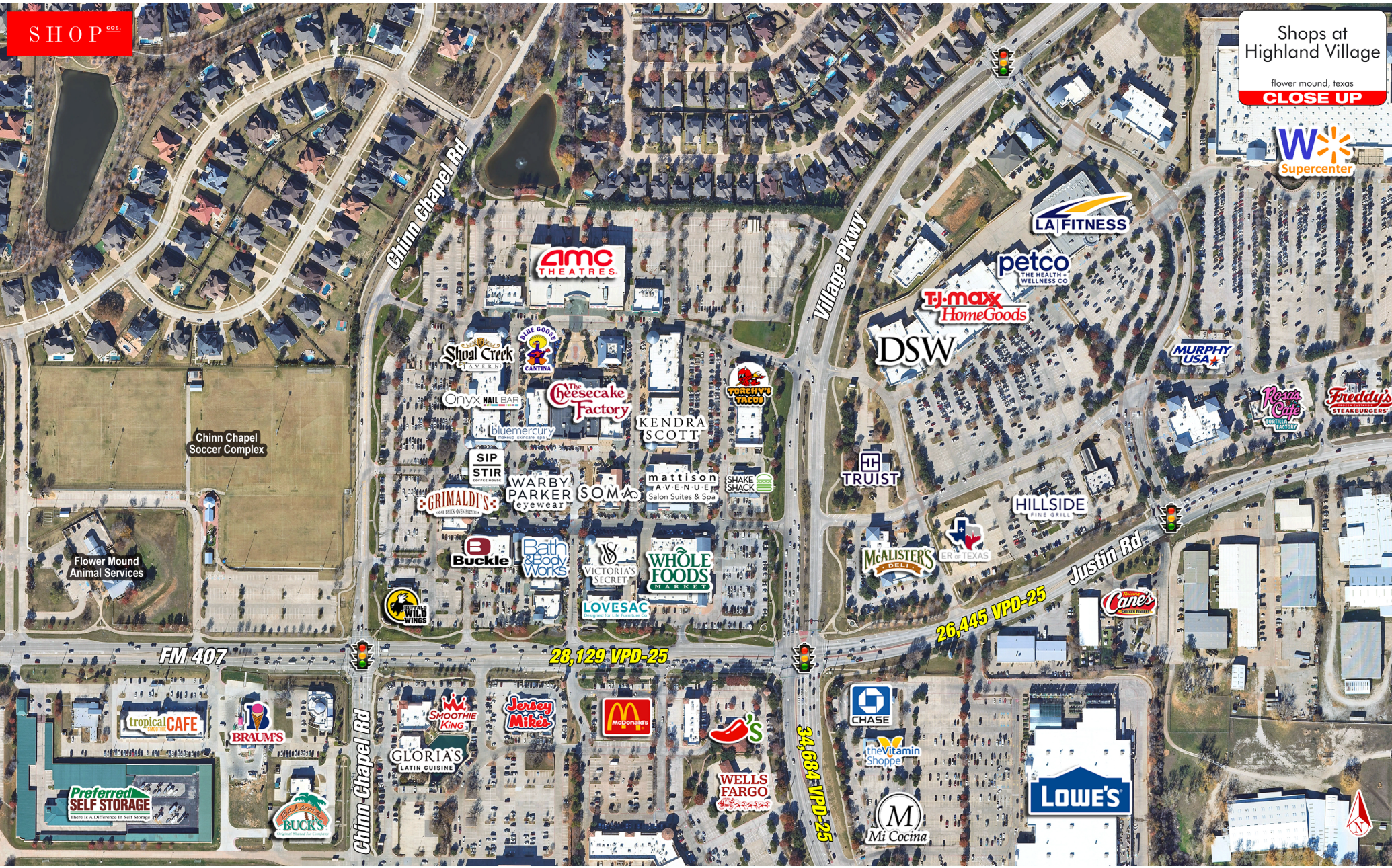
Shops at
Highland Village

flower mound, texas

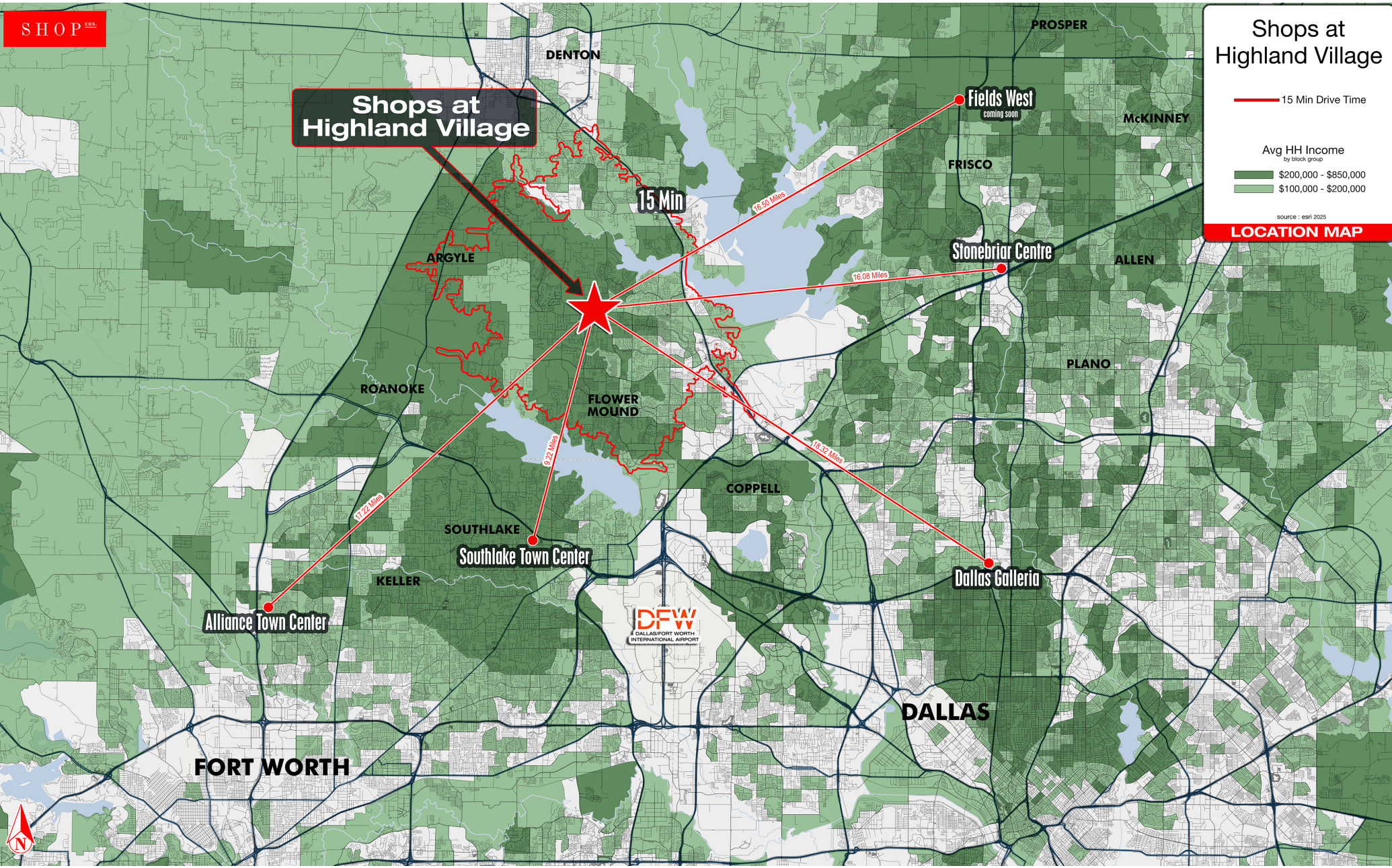
OVERVIEW



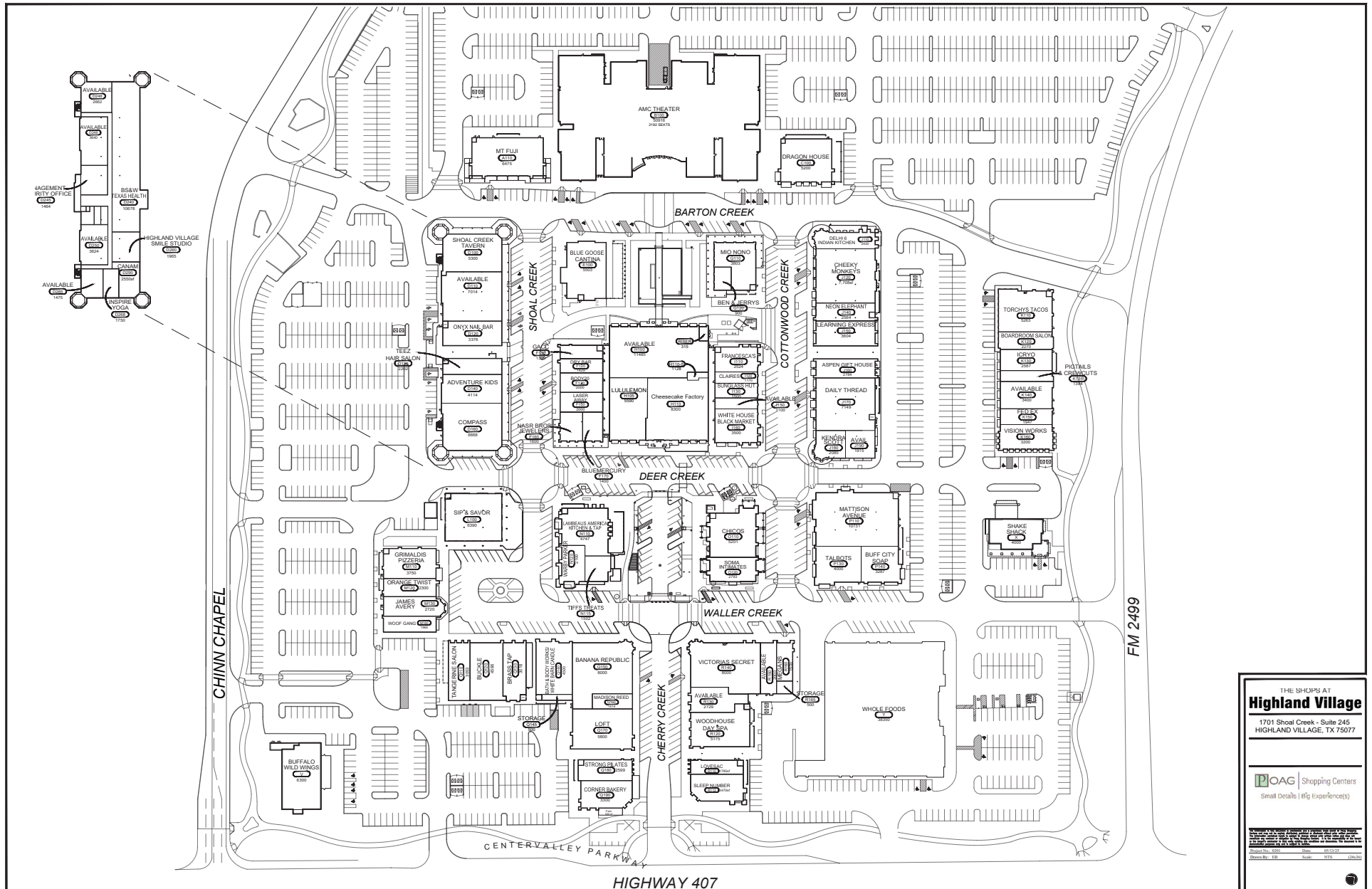
SITE AERIAL



LOCATION MAP



SITE PLAN



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

OAG Shopping Centers
 Smart Details | 60+ Experiences

DATE: 08/13/20
 DRAWN BY: EB
 SCALE: NTS (24x36)

PHOTOS



PHOTOS



PHOTOS



SPECIALTY NATIONAL RETAILERS



LULULEMON



BLUEMERCURY



WARBY PARKER



DRYBAR



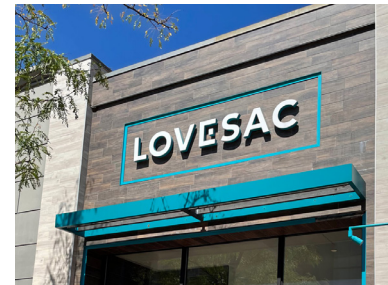
BATH & BODY WORKS



MADISON REED



KENDRA SCOTT



LOVESAC



BUFF CITY SOAP



LASERAWAY



WOODHOUSE DAY SPA

NEIGHBORHOOD 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^{CO.}

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INFORMATION ABOUT BROKERAGE SERVICES



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:
 - 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.

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