

# VILLAGE PARKWAY

5100 BELT LINE RD | DALLAS, TX



TEY TINER

214.534.3683

[tey@falconcompanies.com](mailto:tey@falconcompanies.com)

MADDIE HEAL

512.629.5223

[mheal@falconcompanies.com](mailto:mheal@falconcompanies.com)

**falcon**  
FALCONCOMPANIES.COM

**VILLAGE ON THE PARKWAY** is a vibrant lifestyle destination at the intersection of DNT and Belt Line, where dining, shopping, and entertainment come together seamlessly. With its modern design, high foot traffic, and a mix of popular restaurants and retail spaces, it's the ultimate hotspot for both locals and visitors. This dynamic center is the perfect place to launch or grow your business in the heart of one of DFW's most sought-after locations.

- Contact broker for rates
- NNN: \$14.50

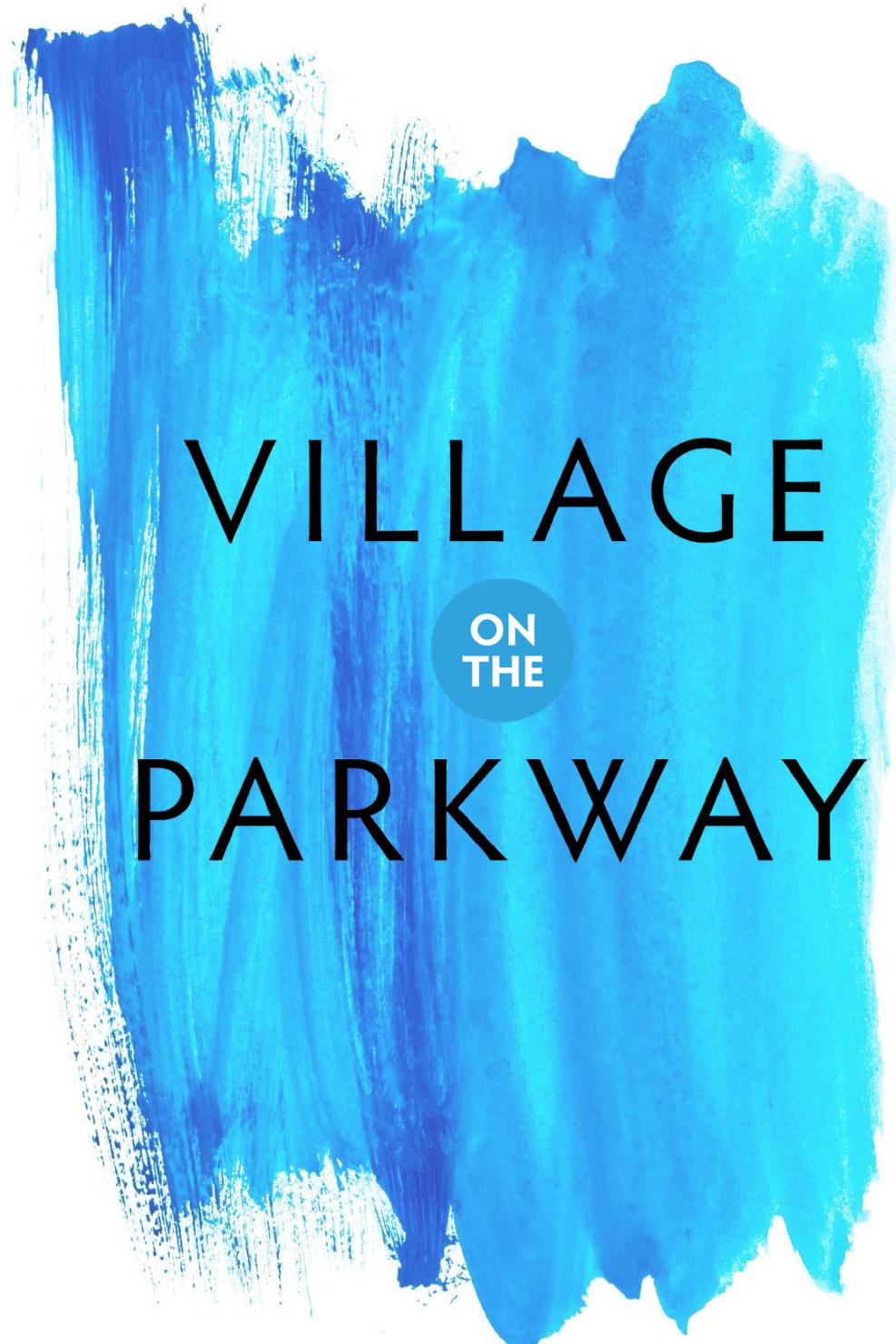
**LOCATION:** 5100 Belt Line Rd  
Addison, TX 75254

**DEMOGRAPHICS** (3 mile radius):

• Total Population:	131,462
• Daytime Population:	240,154
• Average HH Income:	\$137,526
• Total Households:	64,732

**TRAFFIC COUNTS** (2024 bi-directional):

• DNT:	140,243 vpd
• Belt Line Rd:	35,217 vpd
• Montfort Dr:	15,877 vpd





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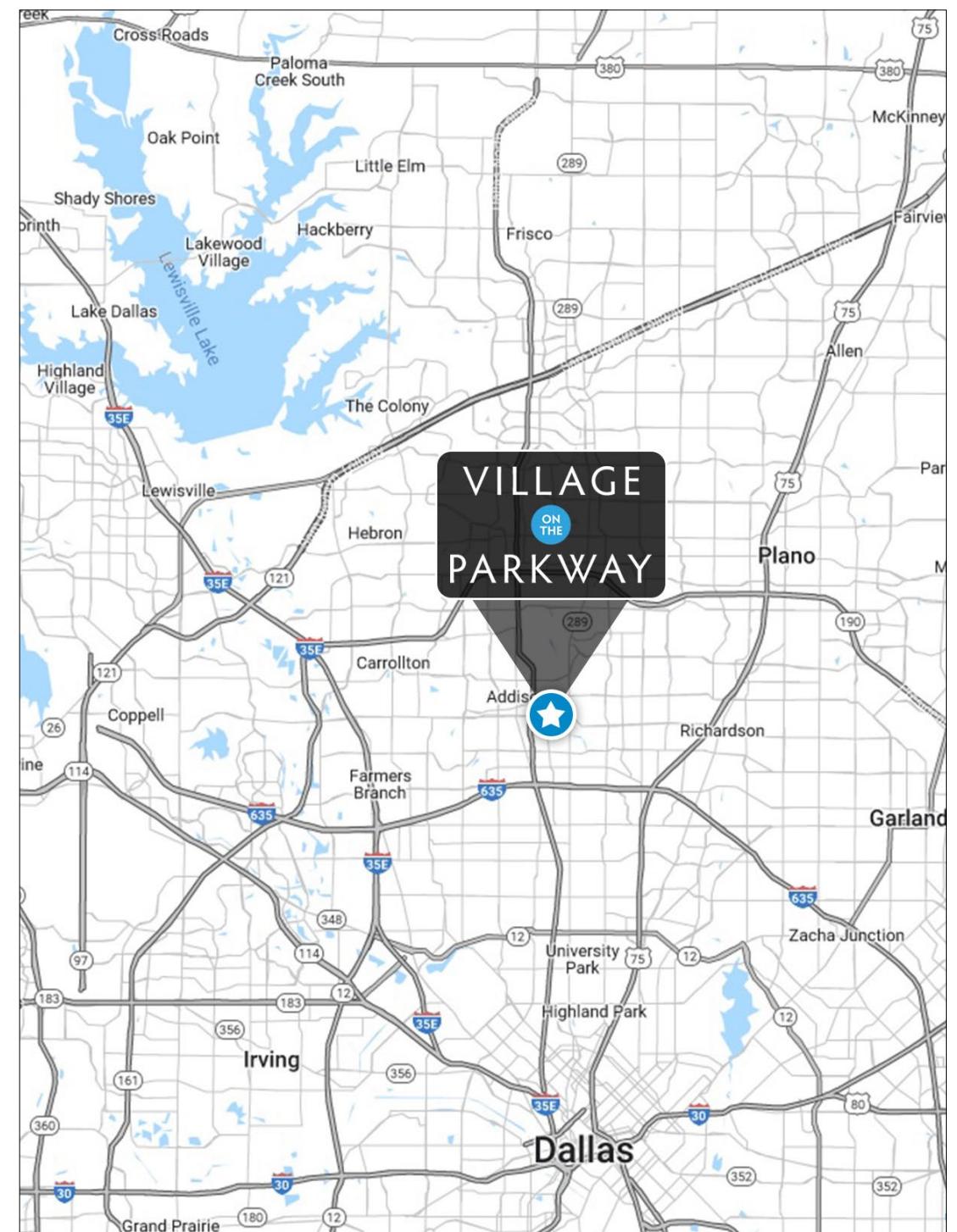




SUITE	TENANT	SIZE
210	RA Sushi	4,750
220	AMC Theater	43,705
230	Yard House	10,000
300	Mattison Avenue	9,182
310	Timber Creek Capital	2,815
311	Ideal Dental	2,200
314	Upkeep Salon	2,367
316	AVAILABLE	1,847
401	Sidecar Social	14,640
402	Gorji Restaurant	1,600
404	Playa Bowls	963
406	One11 Studio	802
408	Nails Now	2,099
410	Vidorra	5,850
420	The Escape Game	3,223
430	Hawkers	5,200
440	Landmark Bar & Kitchen [coming soon]	3,894
500	Lazy Dog	7,800
502	Hopdoddy	4,000
510	AVAILABLE	3,311
514	Fuzz Lab Arts & Crafts	2,464
520	Pluckers Wing Bar	6,960
532	Cinnaholic	1,096
534	AVAILABLE	1,065
540	AVAILABLE (operating: do not disturb)	10,110
544	AVAILABLE	3,474
600A	Puttshack	24,000
600	AVAILABLE	5,000
608	LaserAway	2,127
610	Creamistry	952
612	Batbox [coming soon]	13,146
700	La Parisienne French Bistro	4,500
712	inLife Wellness	1,760
716	AT LEASE	3,098
728	Nando's	2,966
740	Flying Fish	2,005
748	Ssong's Hotdog and R&B Tea	1,452
752	Hand + Stone Massage & Facial Spa	3,993
752B	Nouveau Bar & Grill	3,724
764	Kenny's Italian Kitchen	2,474
776	Flight Club	9,985
795	Neighborhood Services	4,128
796	Pie Tap	3,669
800	III Forks	6,008
818	Diamontrigue	1,459
820	Lindora	1,457
824	Snooze an A.M. Eatery	3,905
830	Cookie Society	1,525
840	AVAILABLE	1,945
850	Stretch Lab	1,595
852	Charles Schwab	5,223
854	The Boardroom Salon	1,972
864	Gloria's Latin Cuisine	8,999
868A	Tapas/Jazz (Phee's)	1,879
868B	Tapas/Jazz (Phee's)	2,103
875	Osetra	2,750
876	Haute Dolci [coming soon]	2,169
900	Sephora	5,017
912	AT LEASE	5,475
913	AT LEASE	3,500
930	Topaz Labs [2nd story office]	28,208
1012	Whole Foods Market	39,871
1032	AT&T	5,118
1032A	Solis	2,298
1052	Verizon	4,156
1056	CAVA	2,361

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## DEMOGRAPHIC SUMMARY

Village on the Parkway

Ring of 3 miles

### 3 Mile Radius

#### KEY FACTS



131,462

Population



240,154

Daytime Population



0.69%

'23-'28 Compound Annual Growth Rate



64,732

Households



\$550,938

Median Home Value



37.9

Median Age

#### INCOME



\$87,235

Median Household Income



\$139,526

Average Household Income



\$68,551

Per Capita Income



\$80,815

Median Net Worth

#### BUSINESS



13,941

Total Businesses



154,607

Total Employees



22.98%

Blue Collar Occupation



77.03%

White Collar Occupation

#### AVERAGE ANNUAL HOUSEHOLD SPENDING



\$120,968

Total Annual Expenditures



\$5,187

2025 Meals at Restaurants



\$9,139

2025 Meals at Home



\$37,617

Retail Goods



\$4,778

Entertainment



\$1,333

Personal Care



\$8,534

Health Care

#### Tapestry

Top 3 segments by household count



A6 Young and Restless >

15.2K | 23.4%

D4 Metro Renters >

12.1K | 18.7%

L3 Top Tier >

6,258 | 9.7%

Other

31.2K | 48.2%

[View comparison table](#)

#### EDUCATION



12%

High School Diploma



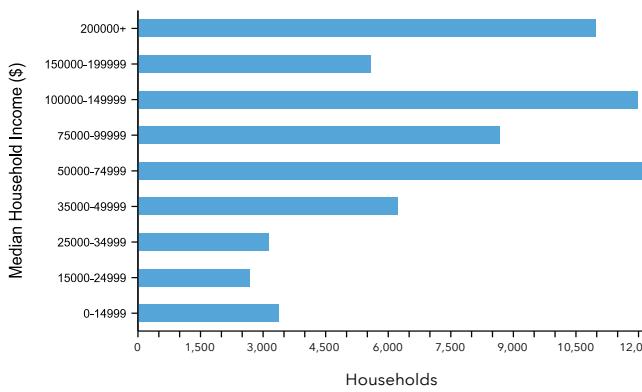
14%

Some College



59.79%

Bachelor's Degree or Graduate Degree



#### 2025 Race and ethnicity (Esri)

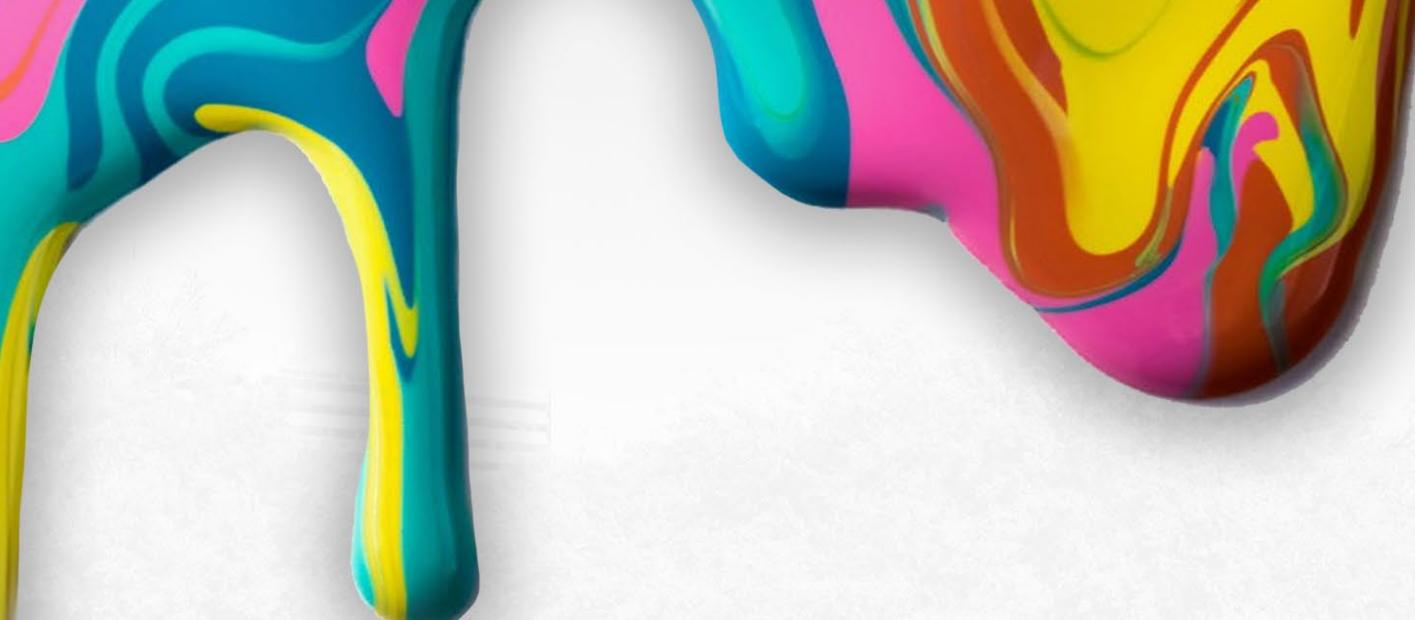
The largest group: White Alone (50.53)

The smallest group: Pacific Islander Alone (0.06)

Indicator ▲	Value	Diff
White Alone	50.53	+1.98
Black Alone	15.22	-0.50
American Indian/Alaska Native Alone	0.73	-0.24
Asian Alone	7.10	-1.30
Pacific Islander Alone	0.06	-0.07
Other Race	11.48	-0.59
Two or More Races	14.88	+0.72
Hispanic Origin (Any Race)	27.62	-1.56

Bars show deviation from Dallas-Ft. Worth, TX

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FOR LEASING INFORMATION, CONTACT:

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# INFORMATION ABOUT BROKERAGE SERVICES

## 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.

Falcon Realty Advisors

Licensed Broker / Broker Firm Name or Primary Assumed Business Name

497539

License No.

Timothy Hughes

Designated Broker of Firm

335775

License No.

Sales Agent / Associate's Name

License No.

Buyer / Tenant / Seller / Landlord Initials

Date

**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.

thughes@falconcompanies.com

E-Mail

972-404-8383

Phone

thughes@falconcompanies.com

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