

# VILLAGE ON THE PARKWAY

5100 BELT LINE RD | DALLAS, TX



**TEY TINER**

214.534.3683

tey@falconcompanies.com

**MADDIE HEAL**

512.629.5223

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

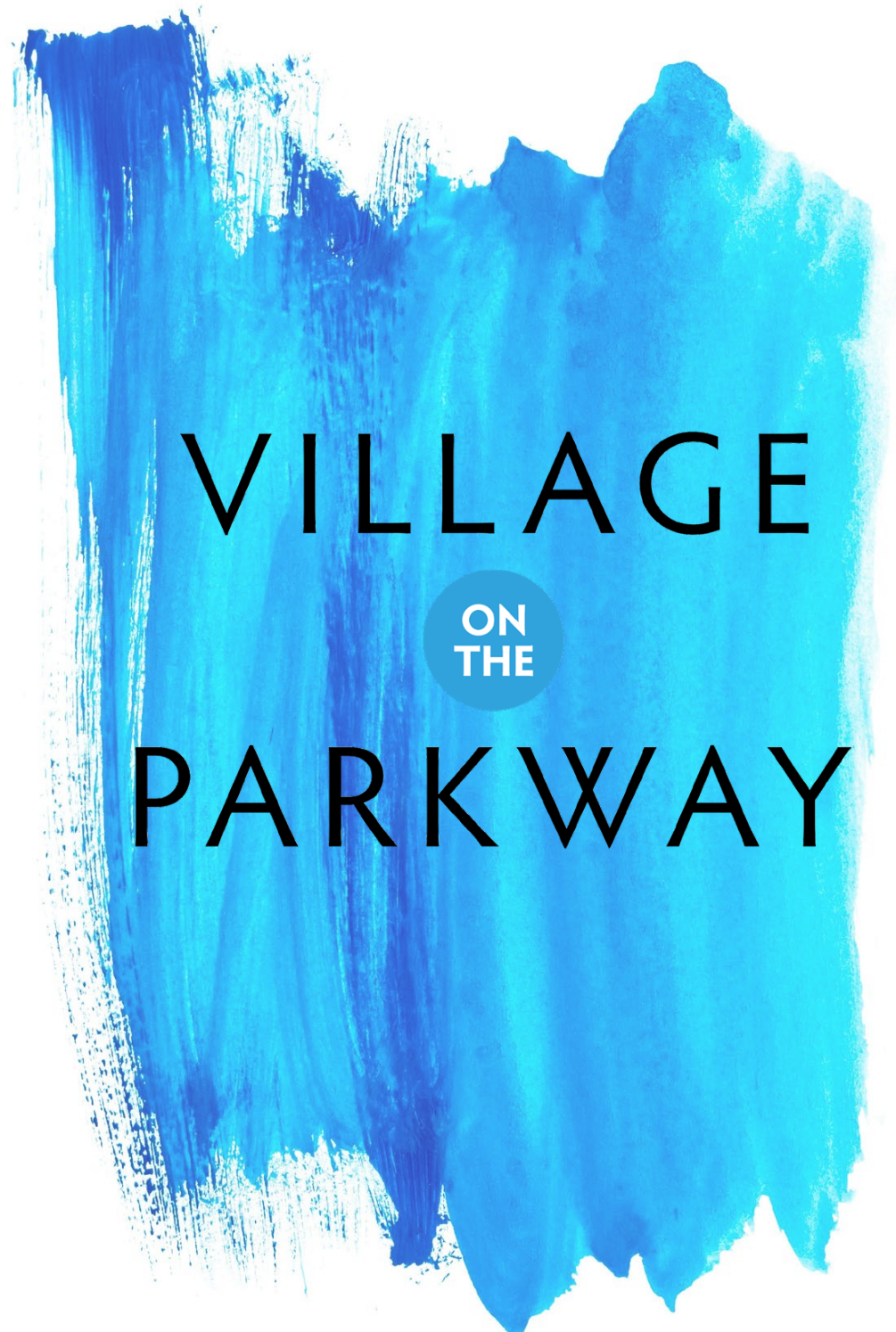
**LOCATION:** 5100 Belt Line Rd  
Addison, TX 75254

**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



VILLAGE  
ON THE  
PARKWAY





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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   | Sidcar 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   | The Crab Station                      | 3,474  |
| 600A  | Puttshack                             | 24,000 |
| 600   | AT LEASE                              | 5,000  |
| 608   | LaserAway                             | 2,127  |
| 610   | Creamistry                            | 952    |
| 612   | Batbox                                | 13,146 |
| 700   | La Parisienne French Bistro           | 4,500  |
| 712   | inLife Wellness                       | 1,760  |
| 716   | The Yard Gym                          | 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   | Ill 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   | Intuit                                | 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  | AVAILABLE [tenant still operating]    | 1,879  |
| 868B  | AVAILABLE [tenant still operating]    | 2,103  |
| 875   | Osetra                                | 2,750  |
| 876   | Haute Dolci [coming soon]             | 2,169  |
| 900   | Sephora                               | 5,017  |
| 912   | J.Crew                                | 5,475  |
| 913   | Wonder                                | 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

## EDUCATION



12%  
High School Diploma



14%  
Some College



59.79%  
Bachelor's Degree or Graduate Degree

## INCOME



\$87,235  
Median Household Income



\$139,526  
Average Household Income



\$68,551  
Per Capita Income



\$80,815  
Median Net Worth

## 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

## BUSINESS



13,941  
Total Businesses



154,607  
Total Employees



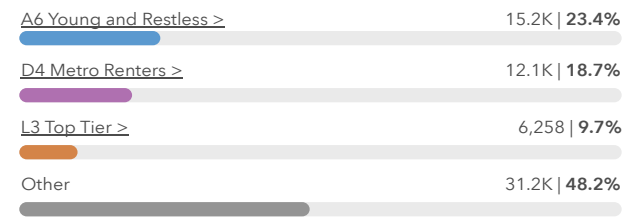
22.98%  
Blue Collar Occupation



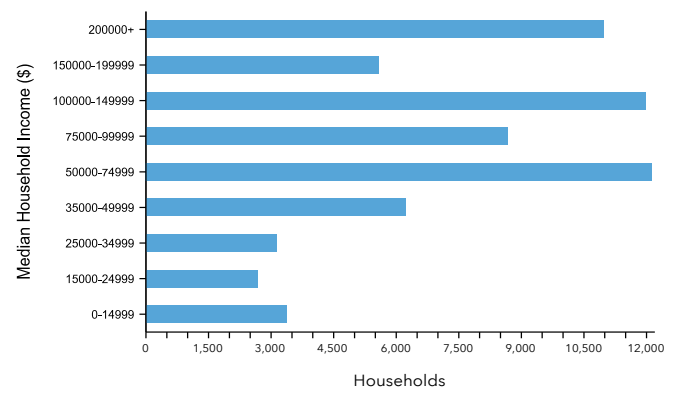
77.03%  
White Collar Occupation

## Tapestry

Top 3 segments by household count



[View comparison table](#)



## 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

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FOR LEASING INFORMATION, CONTACT:

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FALCONCOMPANIES.COM  
7859 WALNUT HILL LN, STE 375, DALLAS, TEXAS 75230

**falcon**

# 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.

**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.

Falcon Realty Advisors  
Licensed Broker / Broker Firm Name or Primary Assumed  
Business Name

497539  
License No.

thughes@falconcompanies.com  
E-Mail

972-404-8383  
Phone

Timothy Hughes  
Designated Broker of Firm

335775  
License No.

thughes@falconcompanies.com  
E-Mail

972-404-8383  
Phone

\_\_\_\_\_  
Sales Agent / Associate's Name

\_\_\_\_\_  
License No.

\_\_\_\_\_  
E-Mail

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Buyer / Tenant / Seller / Landlord Initials

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Date