

For lease

The Shops at Highland Village
1701 Shoal Creek
Highland Village, TX 75077

www.theshopsathighlandvillage.com

Property highlights:

- The premier shopping destination in Denton County and easily accessible from Dallas Fort Worth International Airport.
- The property's pedestrian friendly, main street design seamlessly blends the best in anchor tenancy with a fine selection of national and regional small shops.
- The center also boasts a strong collection of full service and fast casual dining options and nearly 30,000 sf of class A office space.
- A highly visible location at the heavily trafficked intersection of Village Parkway and Justin Road (HWY 407 and FM 2499), providing easy access to the affluent shopper base in the surrounding communities.

Key Tenants:



W H I T E
H O U S E
B L A C K
M A R K E T

Bath & Body Works®



TORCHYS



Property Size:

Site: 45 Acres

Total GLA: 359,941 SF

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Tenant Overview

Whole Foods Market
 Grimaldi's
 Kendra Scott
 Torchys
 White House Black Market
 Bath & Body Works
 AMC

Total GLA **359,941 SF**

The Shops at Highland Village

Demographics

Area Profile	5-mile radius
Est. Population	166,471
Est. Households	58,242
Avg. Household Income	\$171,854
Median Age	40.3

Source: Esri, 2025