



FIREWHEEL TOWN CENTER

A SIMON MALL

GARLAND, TX
(DALLAS)

DALLAS/FT. WORTH METROPLEX MAGIC

Firewheel Town Center is located in Garland, Texas in the Dallas/Fort Worth metro area, which has a population of 6.8 million people.

- The large trade area runs from I-635 northeast to Rockwall County between I-30 and US 75 including the cities of Garland, Sachse, Wylie, Murphy, Rockwall, Rowlett, and Richardson, Texas.
- The George Bush Turnpike provides easy access from these areas.
- The market has seen the population grow by 36% over the last decade.
- The unemployment rate is just 3.2% compared to the Texas average of 4% and the U.S. average of 5.1%. This is a result of the large business growth in the area. Raytheon, State Farm, Toyota, and JP Morgan Chase are a few of the corporations that have relocated to the North Dallas Market.



MAIN STREET STYLE

Firewheel Town Center, with its unique layout and small-town feel, provides easy accessibility to more than 110 stores and eateries. The center also features the only AMC/IMAX concept in the Northeast Dallas market.

- In addition, the property offers over 75,000 square feet of upscale office space, a large park, and Parkside at Firewheel apartments and townhomes with over 600 residences.



BY THE NUMBERS

Anchored by Seven Major Retailers

Dillard's, Macy's, Barnes & Noble, Dick's Sporting Goods, DSW, ULTA Beauty, AMC Theatres

Square Footage

Firewheel Town Center spans 996,000 square feet.

Single Level

An open-air, mixed-use center with over 110 stores and restaurants.

Office Space

Over 75,000 square feet of upscale office space.



BEST-IN-CLASS BRAND MIX

Features 110+ Brands

AÉROPOSTALE

BARNES & NOBLE
BOOKSELLERS

Buckle 
buckle.com

EVERY SEASON STARTS AT
DICK'S
SPORTING GOODS

DSW
DESIGNER SHOE WAREHOUSE


HOLLISTER
CALIFORNIA

 **James Avery**
JEWELRY

PINK
VICTORIA'S SECRET

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

INDULGENT DINING

Firewheel Town Center has an excellent selection of restaurants providing something to satisfy every palate.

- Bar Louie
- Burgerim
- Ferah Tex-Med Kitchen
- Fish City Grill
- Genghis Grill
- Gloria's Mexican Restaurant
- Houlihan's
- Palio's Pizza Cafe
- Pete's Burgers, Wings & Drinks
- Razzoo's Cajun Cafe
- TGI Fridays

A variety of quick bites and tasty treats are available throughout the center.

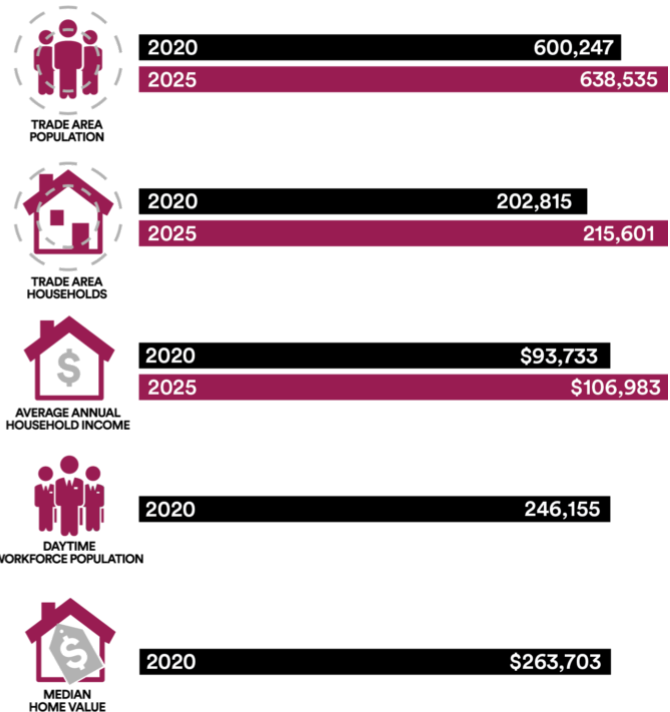
- Auntie Annes
- Candy World
- Edible Arrangements
- I Heart Yogurt
- Nestle Toll House Café
- Popcorn Junction
- Sonic



POSITIONED TO SUCCEED

Located in Garland, Texas, a fast-growing suburb on the northeast side of Dallas.

- Ideally positioned at the George Bush Turnpike and Lavon Drive (Hwy 78).
- The extension of the George Bush Turnpike connects Firewheel Town Center with the northwest metro area as well as the eastern metro area, connecting to I-30.





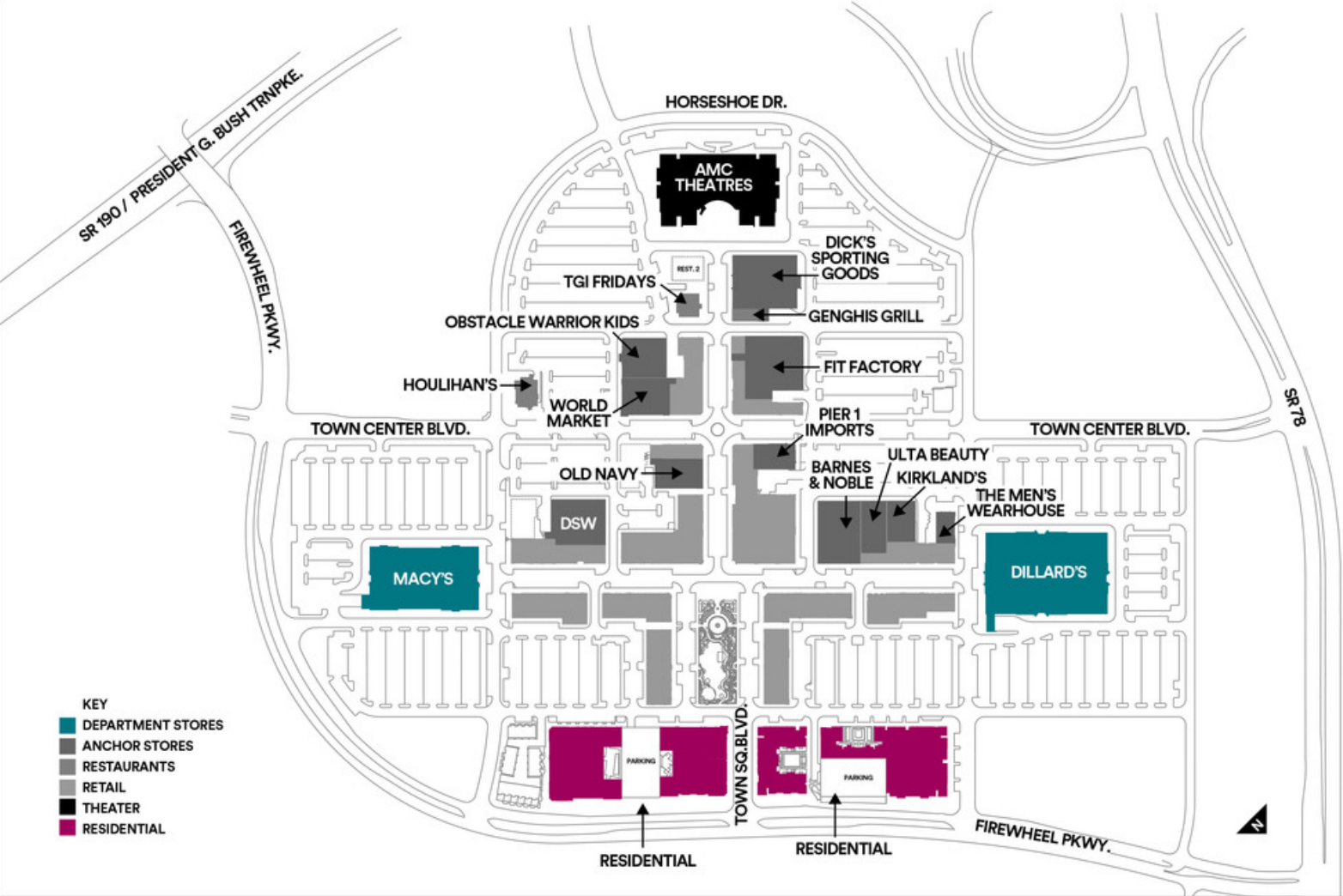
TRADE AREA & SURROUNDING CENTERS

- Simon Centers
- Other Centers

- | | | |
|-------------------------|-----------------------------|--------------------------------|
| 1 Firewheel Town Center | 7 Highland Park Village | 13 The Shops At Willow Bend |
| 2 Allen Premium Outlets | 8 Inwood Village | 14 Stonebriar Centre |
| 3 CityLine | 9 Mockingbird Station | 15 Tanger Outlets Terrell |
| 4 Collin Creek | 10 Northpark Center | 16 Town East Mall |
| 5 Fairview Town Center | 11 The Shops at Park Lane | 17 Watters Creek at Montgomery |
| 6 Galleria Dallas | 12 The Shops at Legacy West | 18 West Village |



AERIAL OVERVIEW



TOWN CENTER BLVD.

OLD NAVY

DSW

MACY'S

PIER 1 IMPORTS

BARNES & NOBLE

ULTA BEAUTY

KIRKLAND'S

THE MEN'S WEARHOUSE

DILLARD'S

TOWN SQ. BLVD.

RESIDENTIAL

RESIDENTIAL

FIREWHEEL PKWY.

SR 78



UNIQUE OPPORTUNITY

Firewheel Town Center presents a
unique opportunity for your brand.

Please contact the following leasing
professional for more information.

Cole Parkey
(817) 685-3023
cole.parkey@simon.com





business.simon.com



Simon Property Group

225 West Washington Street, Indianapolis, IN 46204 (317) 636-1600

Simon is a global leader in retail real estate ownership, management and development and an S&P 100 company (Simon Property Group, NYSE:SPG).