

# SHIVERS FARM



**ANCHORED BY THE NATION'S PREEMINENT SPECIALTY  
ORGANIC GROCER**



SHIVERS  
FARM

## A ONE OF A KIND *MIXED-USE* EXPERIENCE IN SOUTHLAKE, TEXAS

Shivers Farm, Southlake's first new mixed-use development in over a decade, establishes a new standard for elevated living, shopping, and gathering in one of the nation's most affluent suburbs.

Ideally positioned along Highway 114, the project offers outstanding visibility and access while bringing together specialty grocery, retail, office, residential, and best-in-class food and beverage in a unified, experience-driven destination.

Shivers Farm features a carefully curated mix of modern amenities and placemaking elements that enhance everyday life within one of the region's strongest submarkets.

# THE PROJECT OVERVIEW



**155K SF**  
TOTAL GLA



**60K SF**  
RESTAURANT



**55K SF**  
RETAIL



**40K SF**  
OFFICE



**37**  
CUSTOM BUILD HOMES  
PRICES AT \$3M+



**120K**  
VEHICLES/DAY  
ON HWY 114



EXECUTED LEASE  
W/ A NATIONAL SPECIALTY  
ORGANIC GROCER



**43K SF**  
PUBLIC  
SPACE



**66K SF**  
WATER  
FEATURE



# WHY SOUTHLAKE



**#1**  
**ZIPCODE**  
**IN TEXAS**  
**FOR INCOME AND**  
**RETAIL SPEND**  
(AGS Data, 2026)



**MOST**  
**AFFLUENT**  
**ZIPCODE IN**  
**DFW & TX**  
(AGS Data, 2026)



**2ND BEST**  
**PLACE TO**  
**LIVE IN U.S.**  
(CultureMap, Jan 2025)



**9TH BEST**  
**SUBURB TO**  
**LIVE IN TX**  
(Niche.com, Feb 2026)



# WHY SOUTHLAKE

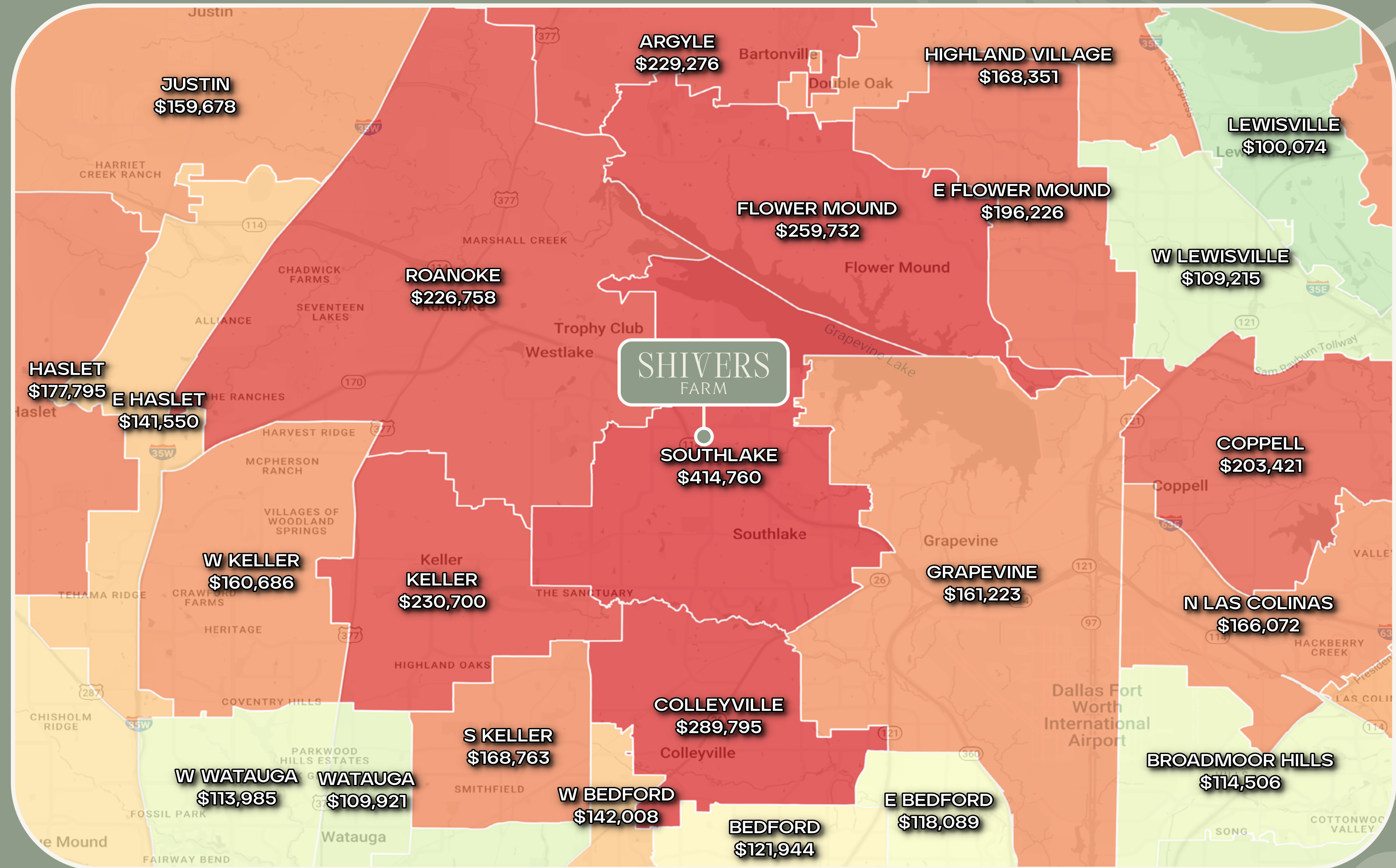
 **+\$414K**  
AVG. HH INCOME IN 2025

 **72%**  
BACHELOR'S DEGREE

 **40,767**  
3 MILE POP.

 **120,516**  
5 MILE POP.

(Sources: AGS Data, 2026 + Placer.ai)





# THE SOUTHLAKE CUSTOMER



## AFFLUENT HOMEOWNERS

- >50% of 1-mile homes are valued at \$1M+
- 4,000+ \$1M+ homes within 3 miles
- 1,000+ \$2M+ homes within 3 miles



## HIGH-SPEND CONSUMER BASE

- ~70% of residents classified as Experian Power Elites: The wealthiest households in the US, living in the most exclusive neighborhoods



## EMPLOYED & EDUCATED

- North Tarrant County Corporate Hub
- 11.6 million SF of office within a 10 minute drive and 2.6 million SF of office within Southlake
- Education: 60%+ bachelor's degree or higher
- Carroll ISD Ranked #1 School District in DFW

(Sources: Placer.ai and Niche.com)

# OUR NEIGHBORS: BUILT-IN DEMAND

**BYRON NELSON  
HIGH SCHOOL**

**CHARLES SCHWAB HQ  
WESTLAKE CAMPUS**  
6,000+ Employees

**aloft  
HOTELS**

**VARISPACE  
SOUTHLAKE**  
*likewise.*

**TD AMERITRADE /  
CHARLES SCHWAB**  
2,000+ Employees

**SABRE CORPORATE**  
+3,000 Employees

**CIRCLE RANCH**

**DELOITTE UNIVERSITY:  
THE LEADERSHIP CENTER**  
70,000+ Annual Visitors

**FIDELITY INVESTMENTS  
CORPORATE OFFICE**  
5,500+ Employees

**SOLANA PLAZA**  
Virbac MARRIOTT

**SHIVERS  
FARM**

**WESTIN®  
HOTELS & RESORTS**

**DELTA  
HOTELS**  
MARRIOTT

*Vaquero*  
**GOLF CLUB**

**SOUTHLAKE TOWN SQUARE**  
**TRADER JOE'S** **WARBY PARKER**   
 lululemon **alo** **ARITZIA**

**TERRANCES AT SOLANA**  
goosehead INSURANCE

**CARROLL SENIOR  
HIGH SCHOOL**

**PARK VILLAGE**  
west elm sweetgreen  
Sur la table

**SHOPS OF SOUTHLAKE**  
**NORDSTROM**   
 rack

**CARROLL SENIOR  
HIGH SCHOOL**

**DFW** DALLAS  
FORT WORTH  
INTERNATIONAL  
AIRPORT

# DEMOS & AREA

## 3-MILE RADIUS

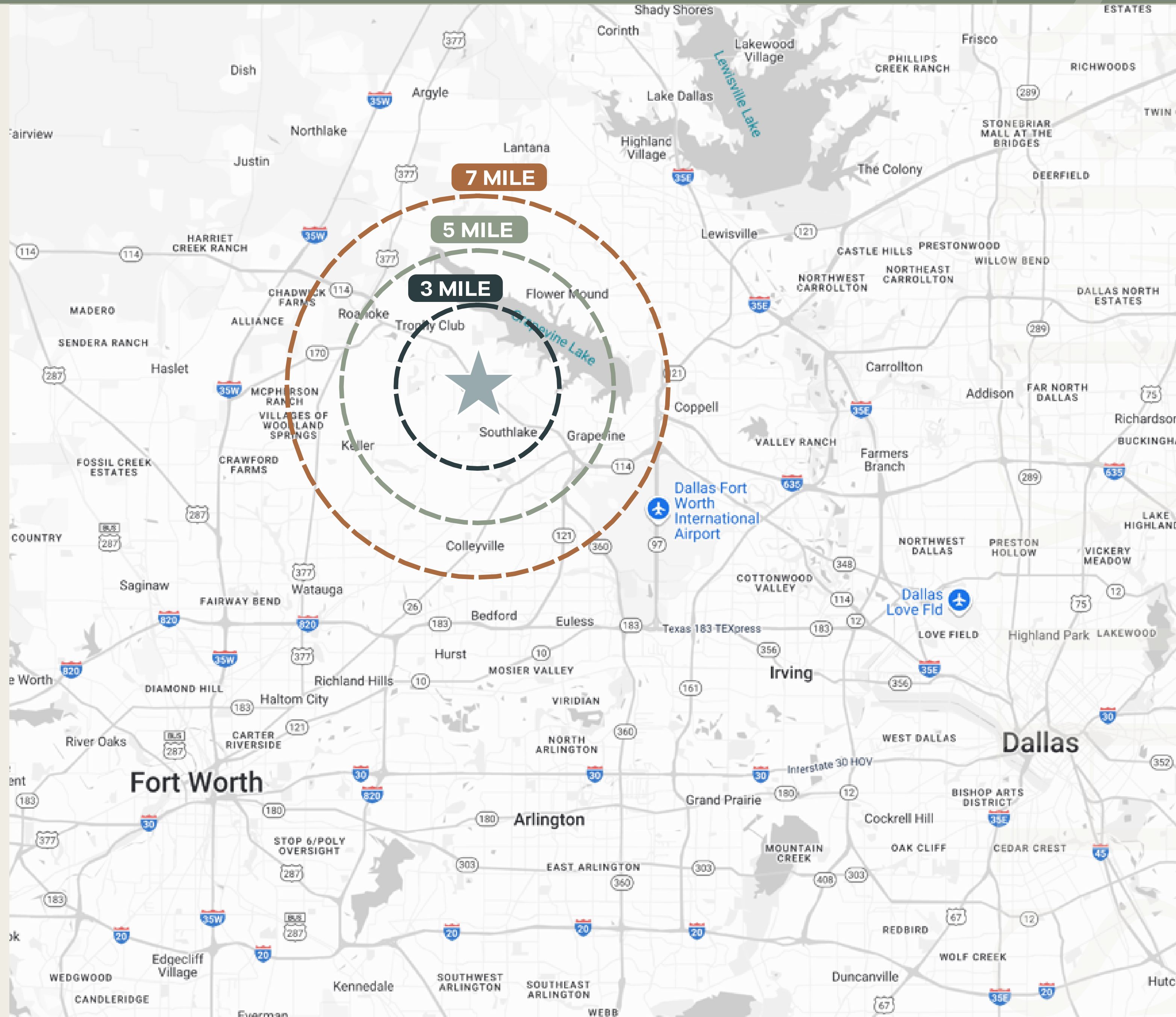
Population 2025:	40,930
Avg HH Income:	\$388,579
Avg HH Net Worth:	\$3,303,896
HH Incomes \$110k+%:	83.0%
Bachelor's Degree +%:	74.1%
Adj. Daytime Demos:	47,683

## 5-MILE RADIUS

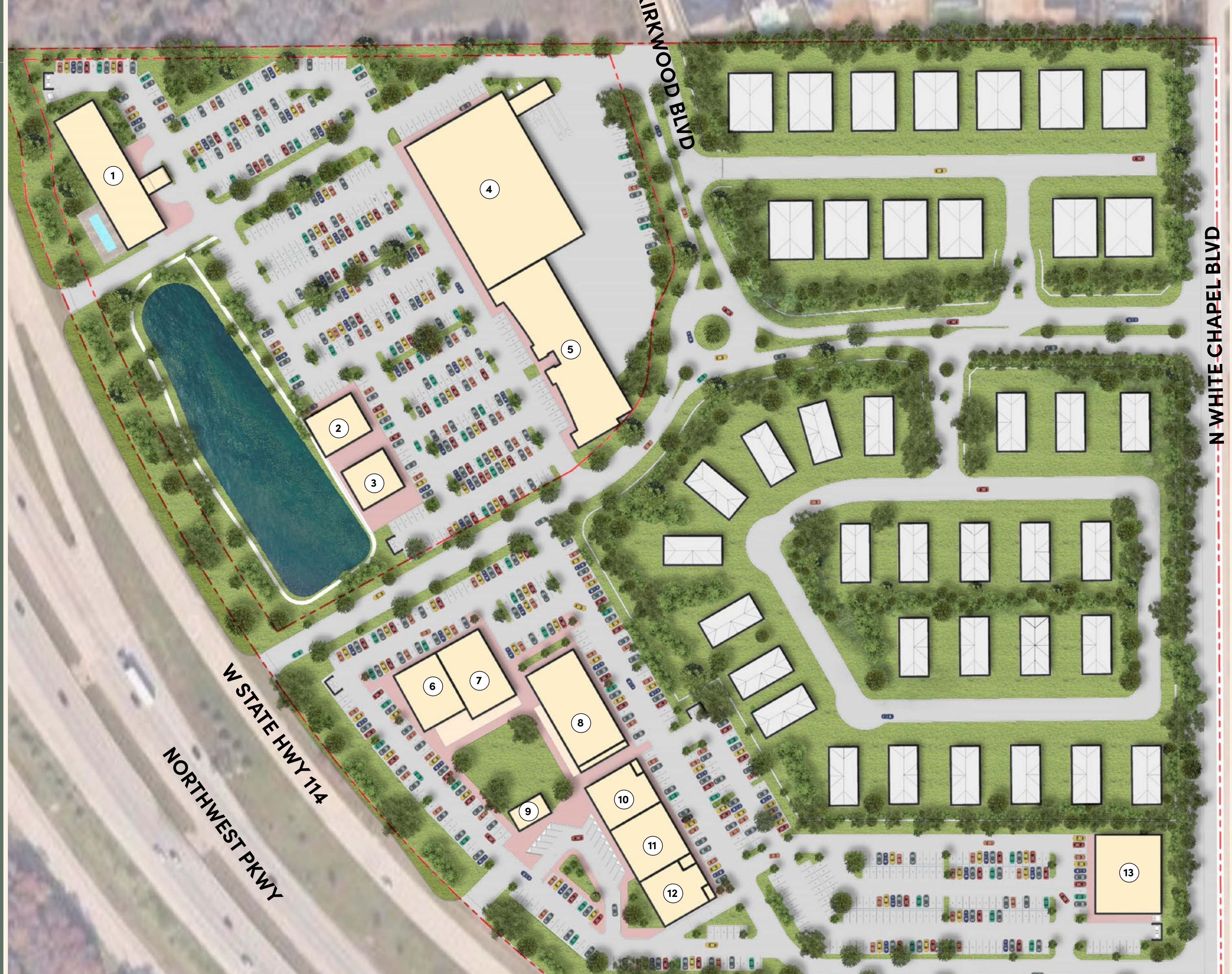
Population 2025:	119,160
Avg HH Income:	\$277,186
Avg. HH Net Worth:	\$2,616,207
HH Incomes \$110k+%:	71.5%
Bachelor's Degree +%:	64.6%
Adj Daytime Demos:	120,399

## 7-MILE RADIUS

Population 2025:	266,279
Avg HH Income:	\$234,916
Avg, HH Net Worth:	\$2,307,180
HH Incomes \$110k+%:	69.1%
Bachelor's Degree +%:	61.9%
Adj Daytime Demos:	248,927



# SITE PLAN



# KEY ATTRIBUTES



**Prime Southlake Location:** Positioned along SH 114 in one of DFW's most affluent, high-growth communities with unmatched visibility and access.



**Curated Mixed-Use Environment:** Anchored by the nation's prominent specialty grocer, 100k+ SF of thoughtfully designed retail, restaurant, and office space integrated into a walkable, lifestyle-driven setting for everyday needs.



**Elite Demographics:** Located in trade area with median household income of over \$400k and #1 Zip Code in Texas for Income and Retail Spend



**Seamless Residential Integration:** 37 custom single-family homes starting at \$3M+, creating a built-in, high-spend customer base.



**High-Traffic Corridor Exposure:** Exceptional frontage along SH 114 with significant daily vehicle counts and regional connectivity.











# CONTACT US

**DAVID PRATT**

VICE PRESIDENT - LEASING

[dpratt@trademarkproperty.com](mailto:dpratt@trademarkproperty.com)  
214.207.6195

**DOUG HERMANN**

DIRECTOR - LEASING

[dhermann@trademarkproperty.com](mailto:dhermann@trademarkproperty.com)  
972.400.7648

**RACHEL BARKER**

LEASING ANALYST

[rbarker@trademarkproperty.com](mailto:rbarker@trademarkproperty.com)  
817.810.5326

