

PAVILLION WEST

PAVILLION WEST SHOPPING CENTER

7512 - 7650 CAMPBELL ROAD, DALLAS, TX 75248



PROPERTY OVERVIEW

- 84,250 SF community retail center at the SWC Coit and Campbell Road
- Over 1,000,000 SF of retail space at the intersection of Coit and Campbell
- Campbell Road carries more VPD than any other east/west road between President George Bush Turnpike and LBJ Freeway; Coit Road carries the second most north/south VPD between the Dallas North Tollway & N. Central Expressway.
- A new single family development is currently under construction with 852 lots priced up to \$800,000 and is located on the NEQ wrapping the Texas A&M Campus
- Located less than one mile from the University of Texas at Dallas, a 455-acre campus and 26,000 enrolled students
- Major tenants include: 24 Hour Fitness, Campisi's, Salons by JC, Cindi's NY Deli & Bakery

LEASING INFORMATION

Call for Rates

1,080 - 5,400 SF Available

TRAFFIC COUNTS

COIT ROAD	53,642 VPD (COSTAR 2011)
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CAMPBELL ROAD	39,464 VPD (COSTAR 2011)
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DEMOGRAPHICS

	1 mile	3 mile	5 mile
POPULATION	14,200	117,900	334,600
AVERAGE HH INCOME	\$87,000	\$92,300	\$91,000
MEDIAN AGE	39.07	39.11	37.62
DAYTIME POPULATION	14,100	131,700	468,000

AREA RETAILERS



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SUITE	TENANT	SF	SUITE	TENANT	SF	SUITE	TENANT	SF
7512	Pavillion Veterinary Clinic	3,270	114	Vacant	1,572	7622	24 Hour Fitness	32,000
100	Vacant	3,240	115	Long's Tailor	2,160	309	Popcorn Shack	2,160
104	Vacant	2,160	117	Cindi's NY Deli & Bakery	3,860	311	Cartridge World	1,080
105	State Farm Insurance	1,080	119	Nick's Baseball Cards & Comics	1,080	312	Vacant	1,080
106	Smoothie Factory	1,440	120	Dr. Howard Kessner, DMD	1,485	314	Angel Chicken	2,160
108	Cafe Fino	1,800	122	Joy Foot	1,755	315	Campisi's Pizza to Go	2,160
110	Pool Werx	2,160	7602	Salons by JC	8,400	317	Lucky's Barber Shop	1,080
112	Mimi's Wig Boutique	1,440	200	Vacant	1,740	318	Golden Star Donuts	1,080
113	Mail N Copy	1,308	202	JRB Properties		7650	7-11	Pad

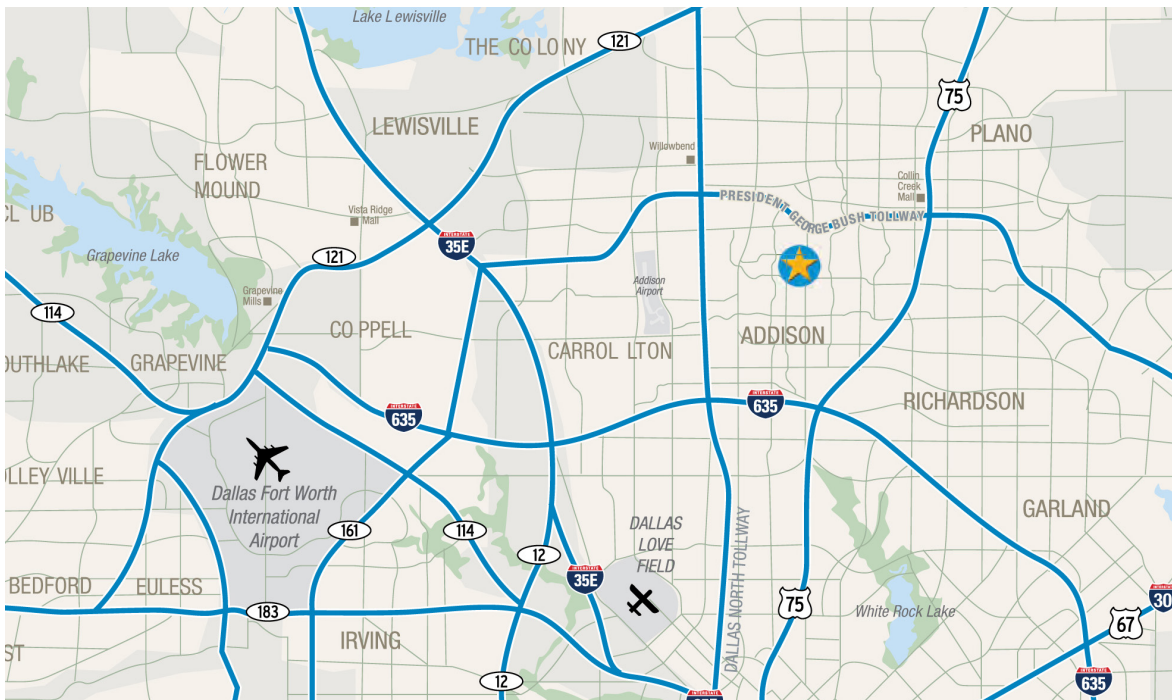
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
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