



PAVILLION NORTH SHOPPING CENTER

Center Renovation & New Outparcel Building

7615 - 7651 West Campbell Road, Dallas, Texas 75248

PROPERTY OVERVIEW

- Beginning in the Summer of 2019, Pavillion North will undergo a major renovation, creating a prominent Junior Anchor End Cap space as well as a new outparcel building and park.
- 138,630 SF community retail center at the NWC of Coit and Campbell Road
- Over 1,000,000 SF of retail space is located at the intersection of Coit and Campbell Roads
- 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 & Central Expressway (US-75)
- A new single family development is currently under construction on the NEQ wrapping the Texas A&M Campus with 850 lots, and homes priced up to \$1,000,000
- Shaddock Caldwell is currently building 18 custom homes on the SEQ in the \$800,000-1,000,000 range.
- Located less than one mile from the University of Texas at Dallas, a 455-acre campus with a current enrollment of 29,000 students

LEASING INFORMATION

Call for Rates

1,517 - 12,200 SF Available

TRAFFIC COUNTS

Coit Road	45,410 VPD
Campbell Road	32,500 VPD

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	22,235	152,229	409,723
Daytime Population	22,235	152,229	409,723
Average HH Income	\$78,098	\$100,203	\$93,654
Median Age	36.90	40.50	38.30

**For More Information
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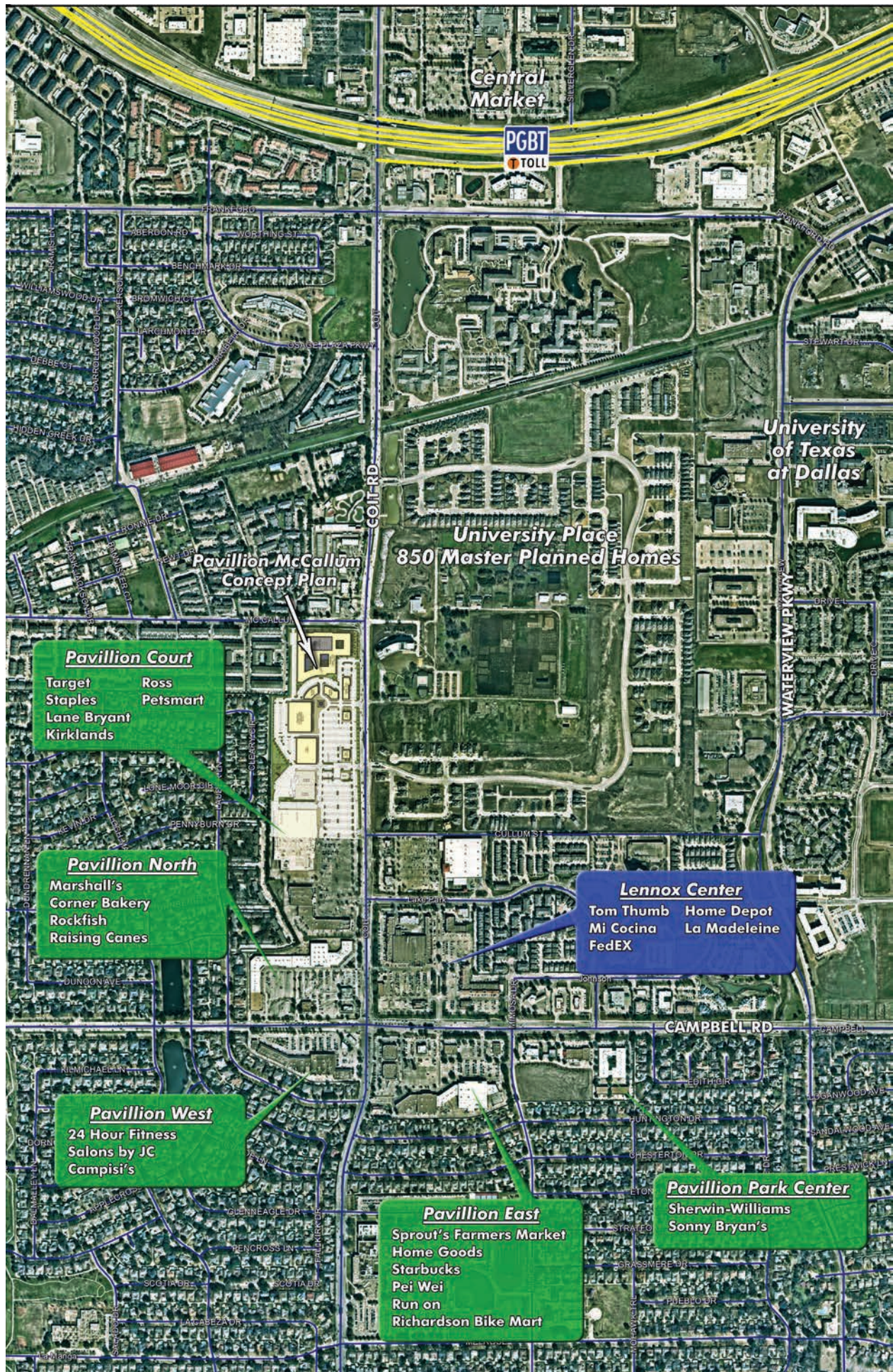
SITE OVERVIEW



TENANTS

Suite	Tenant	SF	Suite	Tenant	SF	Suite	Tenant	SF
100	Sprint	4,804	400	Centre for Dance	9,930	616	JUNIOR ANCHOR AVAILABLE	12,201
102	Mint Cleaners	1,150	407	Dancewear City	3,891	700	Sushi Rock	1,708
104	Carmine's Pizza	3,413	410	Flirty Girl	1,148	725	Manny's Uptown	4,754
106	Corner Bakery	3,296	415	AVAILABLE	4,319	800	Rockfish Seafood Grill	6,400
109	Total Hearing	985	500	AVAILABLE	2,500	Pad	Raising Cane's	
110	European Wax	1,700	601	Spenga	4,018			
111	AVAILABLE	2,975	603	AVAILABLE	1,517			
112	Sacred Heart Books	3,552	605	AVAILABLE	2,047			
200	Marshalls	30,000	606	Pavillion Chiropractor	1,517			
301	Massage Envy	3,138	607	AVAILABLE	1,517			
303	AVAILABLE	2,238	608	AVAILABLE	1,517			
306	Dover Saddlery	5,378	609	For Paws	1,517			
380	AVAILABLE	3,035	610	AVAILABLE	1,517			





Central Market

PG&E TOLL

University of Texas at Dallas

University Place
850 Master Planned Homes

Pavillion McCallum
Concept Plan

Pavillion Court
Target
Staples
Lane Bryant
Kirklands
Ross
PetSmart

Pavillion North
Marshall's
Corner Bakery
Rockfish
Raising Canes

Lennox Center
Tom Thumb
Mi Cocina
FedEX
Home Depot
La Madeleine

Pavillion West
24 Hour Fitness
Salons by JC
Campisi's

Pavillion East
Sprout's Farmers Market
Home Goods
Starbucks
Pei Wei
Run on
Richardson Bike Mart

Pavillion Park Center
Sherwin-Williams
Sonny Bryan's



Information About Brokerage Services

Approved by the Texas Real Estate Commission for Voluntary Use

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

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner’s agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer’s agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owners agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner’s agent anything the buyer would not want the owner to know because an owner’s agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer’s agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer’s agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer’s agent anything the owner would not want the buyer to know because a buyer’s agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to

the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker’s obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner Will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties’ consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out Instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker’s obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, If any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee’s records.

Buyer, Seller, Landlord or Tenant

Date



Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)