



PAVILLION NORTH SHOPPING CENTER

PROMINENT NORTH DALLAS RETAIL CENTER

7617 - 7639 Campbell Road, Dallas, Texas 75248

PROPERTY OVERVIEW

- Pavilion North has recently undergone a major renovation, creating a prominent End Cap Restaurant Space overlooking a new park.
- 124,176 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 with prices between \$1,000,000 and \$1,500,000.
- Located less than one mile from the University of Texas at Dallas, a 455-acre campus with a current enrollment of 30,000 students

LEASING INFORMATION

Call for Rates

NNN: \$7.64 PSF

Available: See page 2.

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
Please Contact:**

Mike Cagle
(214) 502-6313
mcagle@inroadsrealty.com

James Cagle
(972) 764-5402
jcagle@inroadsrealty.com



SITE OVERVIEW



TENANTS

Suite	Tenant	SF	Suite	Tenant	SF	Suite	Tenant	SF
100	T-Mobile	4,804	400	Royale Ballet Dance Academy	7,688	616	Texas Health Family Care	12,201
102	Mint Cleaners	1,150	406	Mimi's Wig Boutique	2,242	700	Sushi Rock	1,708
104	Snarf's Sandwiches	3,413	407	Dancewear City	2,876	725	Manny's Uptown	4,754
106	Paris Baguette	3,296	410	Flirty Girl	1,141	800	Rockfish Seafood Grill	6,400
109	Total Hearing	985	500	AVAILABLE - Grease Trap	2,621-4,335	Pad	Raising Canes	
110	European Wax	1,727	601	Spenga	4,018			
111	AVAILABLE	2,948	603	AVAILABLE	1,517			
112	AVAILABLE	3,552	605	AVAILABLE	2,047			
200	Marshalls's	30,000	606	Pavillion Chiropractor	1,517			
301	AVAILABLE	3,138	607	AVAILABLE	1,517			
303	AVAILABLE - 2nd Gen Restaurant	2,238	608	TeaLatte Bar	1,517			
306	Dover Saddlery	5,378	609	JRB Properties	1,517			
380	Letter of Intent Working	3,035	610	JRB Properties	1,517			

**2,621-4,335 SF RESTAURANT SPACE
WITH GREASE TRAP AND OVERHEAD
DOORS THAT OPEN TO PATIO & PARK**



FUTURE DART SILVER LINE PROJECT (2024)

COIT ROAD

UNIVERSITY PLACE
850-HOME SUBDIVISION
WITH PRICES UP TO \$1M

TEXAS A&M
AGRI LIFE | THE DALLAS CENTER

MCCALLUM

SUPER TARGET
ULIA
PET SMART
STAPLES
ROSS
DRESS FOR LESS

PAVILLION COURT

UTD
THE UNIVERSITY
OF TEXAS AT DALLAS

Texas Health Resources
Marshalls SPENGA
Cane's
MANNY'S TEX-MEX RESTAURANT

LENOX CENTER

THE HOME DEPOT
Tom Thumb
Mi Cocina
la Madeleine
FEDEx
Salsita
DICKEY'S

PAVILLION NORTH

CAMPBELL ROAD

PAVILLION WEST

PAVILLION EAST

PAVILLION PARK

PAVILLION OFFICE PARK

planet fitness
ANGEL CHICKEN
Camp's
Cindi's
salons by jc

BARNES & NOBLE BOOKSELLERS
HomeGoods
Starbucks
SPROUTS FARMERS MARKET
HALF-MOON OUTFITTERS
Richardson Bike Mart

SHADDOCK CALDWELL
18 CUSTOM HOMES
\$1,000,000 - \$1,500,000



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>)