



PAVILLION EAST SHOPPING CENTER

Space Available in Prominent North Dallas Location

1301-1469 West Campbell Road, Richardson, TX 75080

PROPERTY OVERVIEW

- 176,850 SF grocery-anchored center at the SEC of Coit and Campbell Road
- Over 1,000,000 SF of retail space at the intersection
- 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 and Central Expressway (US 75)
- High-traffic generating anchors - Sprouts, HomeGoods, Barnes & Noble and Bike Mart.
- Shaddock Caldwell is currently building 18 custom homes across the street priced at \$1,000,000 - \$1,500,000.
- Located less than one mile from the University of Texas at Dallas, a 455-acre campus with 30,000 students.
- Easy access to the President George Bush Turnpike (SH 190 just over one-half mile north) and Central Expressway (US 75 approximately two miles east).

LEASING INFORMATION

Call for Rates

NNN: \$9.45 PSF

TRAFFIC COUNTS

North Coit Road	46,665 VPD
Campbell Road	44,604 VPD

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	20,940	150,900	425,724
Daytime Population	9,668	78,830	331,790
Average HH Income	\$83,948	\$102,079	\$93,959
Median Age	35	38.5	37.5

**For More Information
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SITE OVERVIEW



TENANTS

1301	Arnold M. Stokol, O.D.	3,780	1389	Grain & Berry	1,630	1930 NORTH COIT ROAD		
1311	Allen Faiz, D.D.S.	1,445	1391	Unrefined Bakery	1,501	100	Bambu Asian Cuisine	1,580
1321	Firestone	6,960	1451	Bike Mart	26,910	101	Palm Beach Tan	3,128
1327	Woody Mann Vacuum	1,575	1453	Half Moon Outfitters	5,789	111	Glamour Nails & Spa	1,446
1329	Miracle Cleaners	1,318	1461	Sally Beauty	1,875	120	Christian Science Reading Room	1,090
1331	Pavillion Barbers	673	1465	Fleet Feet	3,750	121	Verizon	3,269
1333	Available	1,589	1469	Available	3,428	140	Available	1,389
1335	Cool Breezes & Blind Depot	2,184	1920 NORTH COIT ROAD			150	Qdoba Mexican Grill	1,805
1343	Sprouts Farmers Market	29,445	200	UPS	1,395	1910	Whataburger	Pad
1349	Home Goods	29,184	201	Bread Zeppelin	1,991	1401 WEST CAMPBELL ROAD		
1361	Barnes and Noble	12,803	211	Bagel Cafe 21	1,210	100	Starbucks	1,800
1377	JJ Pearce - The Mum Store	3,919	220	Available - Divisible	2,965	200	Available	3,073
1381	Cafe Gecko	2,669	221	Jersey Mike's	1,303			
1387	Barre3	1,975	231	Great Clips	1,205			
			241	Little Greek	1,966			
			250	Ino Japanese Bistro	1,966			

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
TEXAS RESTAURANT

LENOX
CENTER

THE HOME DEPOT
Tom Thumb
Mi Cocina
la Madeleine
FRENCH BAKERY & CAFÉ
FedEx
DICKY'S
RESTAURANT

PAVILLION
NORTH

CAMPBELL ROAD

PAVILLION
WEST

PAVILLION
EAST

PAVILLION
PARK

PAVILLION
OFFICE PARK

planet fitness
ANGEL CHICKEN
CAMPBELL'S RESTAURANTS
Cindi's
salons by jc

BARNES & NOBLE
BOOKSELLERS
HomeGoods
SPROUTS
FARMERS MARKET
HALF-MOON
OUTFITTERS
STARBUCKS
COFFEE
RICHARDSON
Bike Mart

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



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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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
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_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
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_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
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_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
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_____ Buyer/Tenant/Seller/Landlord Initials	_____ Date
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