

VILLAGE AT BACHMAN LAKE

400,000 SF Community Shopping Center

Northwest Highway & Webb Chapel & Marsh Ln/Lemmon Ave - Dallas, Texas



AVAILABLE SPACE

- Retail & Restaurant Space Available - 1,000 SF - 13,000 SF
- One acre outparcel for ground lease on Northwest Hwy
- Second generation restaurant space available

RATES

Call or Email for Rates

PROPERTY HIGHLIGHTS

- Walmart Supercenter & Sam's Club anchored shopping center.
- National tenants include: America's Best Optical, Foot Locker, Starbucks, AT&T, Planet Fitness, Auto Zone, Melrose Fashions, Panda Express, Subway, Popeye's, Pollo Campero, H&R Block, Capital One, GNC & Chipotle.
- Located where Northwest Highway (Loop 12) and Webb Chapel Rd & Marsh Lane/Lemmon Ave intersect, creating a high traffic intersection.

DEMOGRAPHICS

	1 mile	3 miles	5 miles
2021 Population	32,018	91,584	270,875
Average HH Income	\$54,245	\$114,281	\$138,546

TRAFFIC GENERATORS



TRAFFIC COUNTS

Northwest Hwy: 48,531 VPD ('19)
 Marsh Ln/Lemmon Ave: 27,220 VPD ('19)
 Webb Chapel Rd: 11,515 VPD ('20)
 (TXDOT)

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VILLAGE AT BACHMAN LAKE - Dallas, Texas

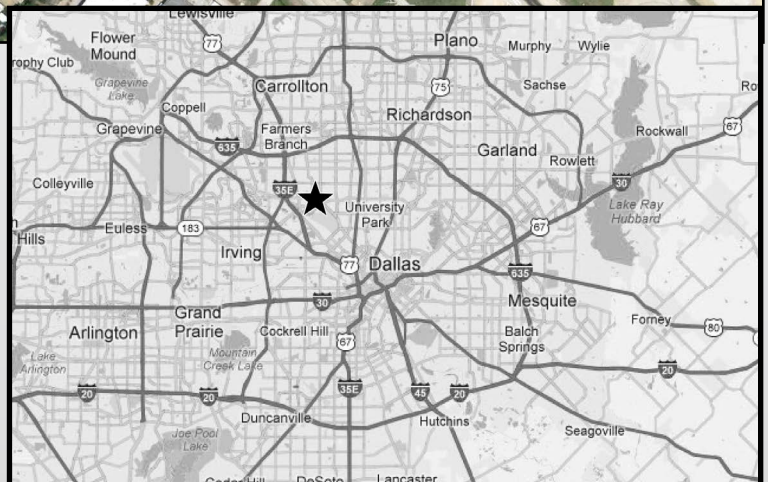
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VILLAGE AT BACHMAN LAKE - Dallas, Texas

NOW OPEN!

400,000 SF Community Shopping Center

Intersection of Northwest Highway (Loop 12), Marsh Lane/Lemmon Ave & Webb Chapel Rd

Major Anchors:	Walmart	Sam's Club	
National Tenants:	Starbucks	America's Best Optical	
	Foot Locker	GNC	H&R Block
	Panda Express	Planet Fitness	Capital One
	Melrose Fashions	Pollo Campero	Auto Zone
	Popeye's	Subway	Chipotle

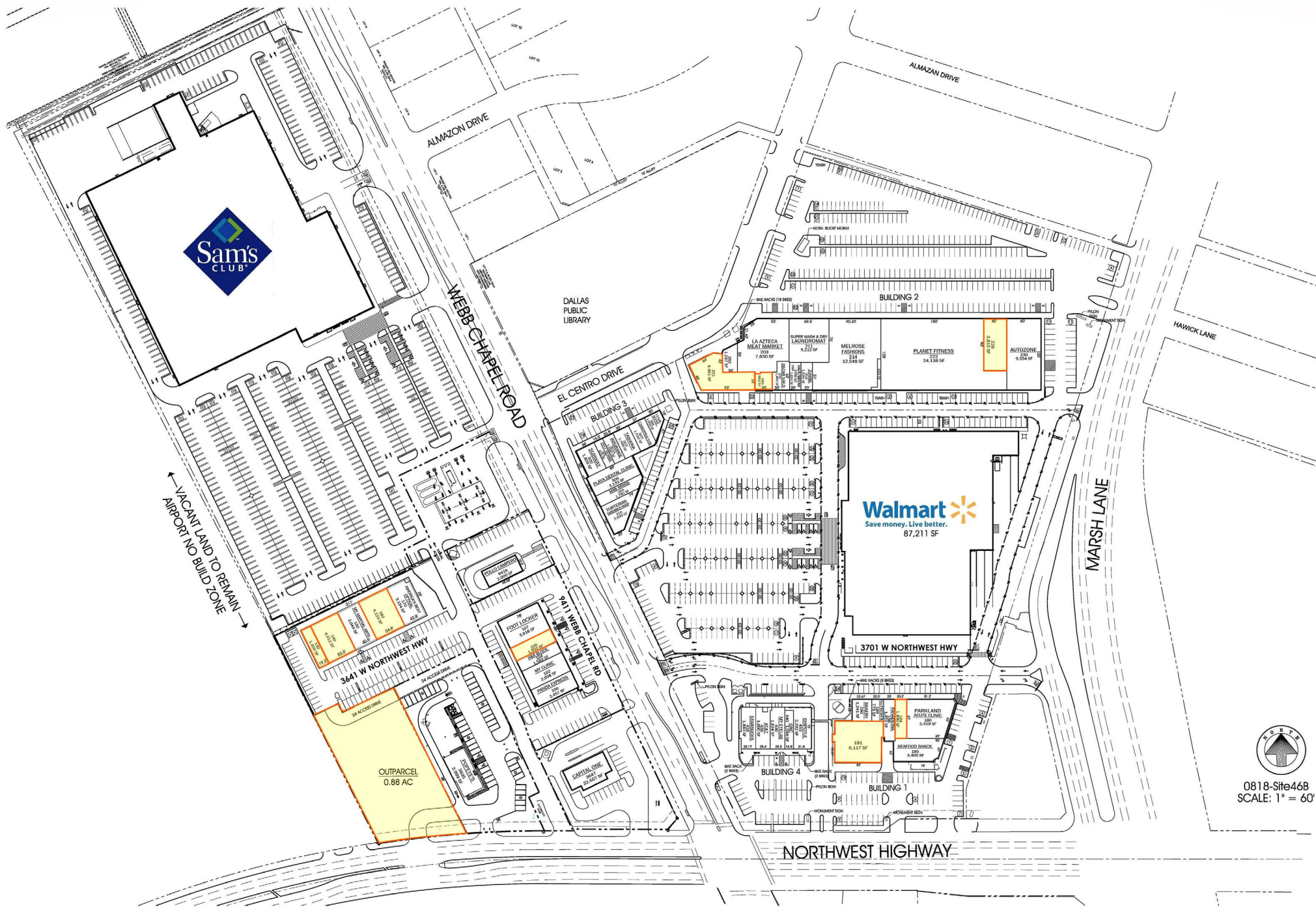
- Located where Northwest Highway (Loop 12) and Webb Chapel Road and Marsh Lane/Lemmon Avenue intersect, creating a high traffic intersection with over 100,000 cars per day.
- Both Marsh Lane and Webb Chapel Road are major north-south thoroughfares in Dallas and Northwest Highway (Loop 12) is one of the most significant high traffic thoroughfares in Dallas, looping the entire city.
- Dense inner city population of over 93,000 people within a 3-mile radius and 243,000 within a 5-mile radius.
- Potential customers in 3-mile radius come from: over 8,000 businesses with over 120,000 employees, workers in office buildings comprising millions of square feet, travelers staying in over 40 hotels, local families in single family homes, apartments and hi-rise condos (93,000 people within a 3-mile radius and growing). Many new multi-family projects and new hotels are under construction or recently completed. In addition, the City of Dallas reported that well over 1 million passengers get on and off flights at Love Field in a month. Spurring the climb in passengers is the elimination of the Wright Amendment, the law that limited non-stop flights out of Love Field. Passenger traffic at Dallas Love Field has more than doubled in the last four years. It is projected that Love Field Airport will board an additional 6 million passengers a year as a result of flight restrictions on the airport being removed. This tremendous increase in traffic around Love Field, the construction of DART's light-rail line along Love Field with a DART station located just to the west and the area's location in relation to downtown and north Dallas will continue to be significant factors contributing to the success of the retail and restaurant businesses at this intersection.
- This intersection draws from the formidable buying power of North Dallas, Park Cities and the inner city area north of downtown Dallas and also from a very dense Hispanic population located within a 1-mile radius, that has fast become one of the most significant purchasing power groups in Dallas.

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400,000 Sq. Ft. Power Center
Anchored by Sam's Club/Wal-Mart SuperCenter
Northwest Hwy. & Webb Chapel & Marsh/Lemmon Ave. DALLAS, TX.