

Valley Ranch Centre – Coppell (North Dallas), TX

820 S Macarthur Blvd, Coppell, TX



- **NEW OWNER, NEW TENANTS, AND NEW RENOVATIONS!!**
- **Shop Spaces: 2,240, 2,300 sf**
- **Outparcel space available: 880, 1,000 sf**
- **Renovation:** full modernization including façade, parking lot, landscaping painting, LED lighting,
- **Strategically located:** High traffic intersection with combined traffic counts of 50,000 vpd
- **High Growth Area:** 1.5 miles from Cypress Waters, a massive 1,000 acre, \$3.5bn masterplanned mixed-use community with 6.5m SF of office, 10,000 residential units
- **Great Leasing Momentum:** Now 97% occupied with limited space available for lease
- Club 4 Fitness – brings in 60,000 visitors per month!
- **Strong Demographics:** Ideal Dallas neighborhood location surrounded by desirable demographics:
 - **High incomes** and education with \$140,000 average income in 3-mile
 - Significant **population density** of over 230,000 in 5-mile radius

Demographic Overview:			
	1 Mile	3 Mile	5 Mile
Population	17,000	75,000	229,000
Average HH Income	\$130,000	\$138,000	\$115,000

FOR ADDITIONAL INFORMATION CONTACT :

National/Regional: KEVIN@PMAT.com

Local: matt@pmat.com

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SITE PLAN

- STE TENANT
- 100 LITTLE GYM
 - 101 Danny's Cafe
 - 102 PIZZA HUT
 - 103 VISION KARATE
 - 104 Huntington Learning
 - 105 THE UPS STORE
 - 106 ELEGANCE BOUTIQUE
 - 107 H&R BLOCK
 - 108 SIAM THAI CUISINE
 - 109 GREAT CLIPS
 - 110 CC CLEANERS
 - 111 SHAHNAZ SALON
 - 112 PAROTTA KADAI
 - 113 NEW DAY MASSAGE
 - 114 AAZ DRIVING SCHOOL
 - 117 SURE STAFF
 - 125 DOLLAR TREE
 - 126 CLUB 4 FITNESS
 - 130 OPTOMETRIST
 - 135 Vapo Mart
 - 137 AVAILABLE - 2,240
 - 139 AVAILABLE - 2,300
 - 140 CORNERST. DENTAL
 - 143 CIGAR WORLD
 - 147 AUTO ZONE
 - 150 TOPLITE NAILS
 - 160 AVAILABLE - 1,000
 - 161 AVAILABLE - 882
 - 162



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