



PAVILLION COURT

Space Available in Prominent North Dallas Location
16731 Coit Road, Dallas, TX 75248

PROPERTY OVERVIEW

- 295,427 SF power center on the NWQ 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)
- New single family development on the NEQ wrapping the Texas A&M Campus, with 852 homes priced up to \$1,000,000. Shaddock Caldwell is currently building 18 custom homes on the SEQ in the \$900,000 - \$1,500,000 range.
- Located less than one mile from the University of Texas at Dallas, a 455-acre campus with 30,000 students.
- Major tenants include: Super Target, Ulta, PetSmart, Ross Dress for Less, and Staples.

LEASING INFORMATION

Call for Rates

NNN: \$7.33 PSF

TRAFFIC COUNTS

Coit Road	49,570 VPD
Campbell Road	38,240 VPD

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	24,601	147,116	407,387
Average HH Income	\$72,432	\$102,893	\$94,497
Median Age	35.30	41.00	38.30
Daytime Population	7,540	80,320	348,952

**For More Information
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SITE OVERVIEW



TENANTS

Suite	Tenant	SF	Suite	Tenant	SF
16623	Chili's	4,551	120	Philosophy	8,050
16627	Available - 2nd Gen Restaurant	1,923	16637	Ulta	10,836
100	Available	1,125	16641	Ross	30,187
102	H&R Block	1,461	16731	Super Target	174,000
104	Available	4,510	16817	Staples	23,997
108	T&L Day Spa	1,875	16821	PetSmart	19,385
114	Vibrant Family Dental	1,875	16831	Chase Bank	6,500
116	Lane Bryant	5,138			

DART SILVER LINE

COIT ROAD

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

TEXAS A&M
AGRI LIFE | THE DALLAS
CENTER

MCCALLUM

SUPER TARGET
ULTA PETSMART
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 Jamba DICKY'S

PAVILLION
NORTH

CAMPBELL ROAD

PAVILLION
WEST

PAVILLION
EAST

PAVILLION
PARK

PAVILLION
OFFICE PARK

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

BARNES & NOBLE BOOKSELLERS
HomeGoods HALF-MOON
OUTFITTERS
STARBUCKS 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date