



ICONIC POWER CENTER LOCATED IN SOUTHERN DALLAS



Wynnewood Village

NWQ West Illinois Avenue & South Zang Boulevard, Dallas, Texas 75224

BRIXMOR

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LOCATION

**655 West Illinois Avenue
Dallas, Texas 75224**



AVAILABLE SPACE

Multiple Spaces Available



TRAFFIC COUNTS

31,009 CPD

West Illinois Avenue

13,367 CPD

Zang Boulevard



2022 DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	21,554	157,294	324,446
DAYTIME POPULATION	17,068	137,284	377,449
AVG HH INCOME	\$58,178	\$55,951	\$55,333

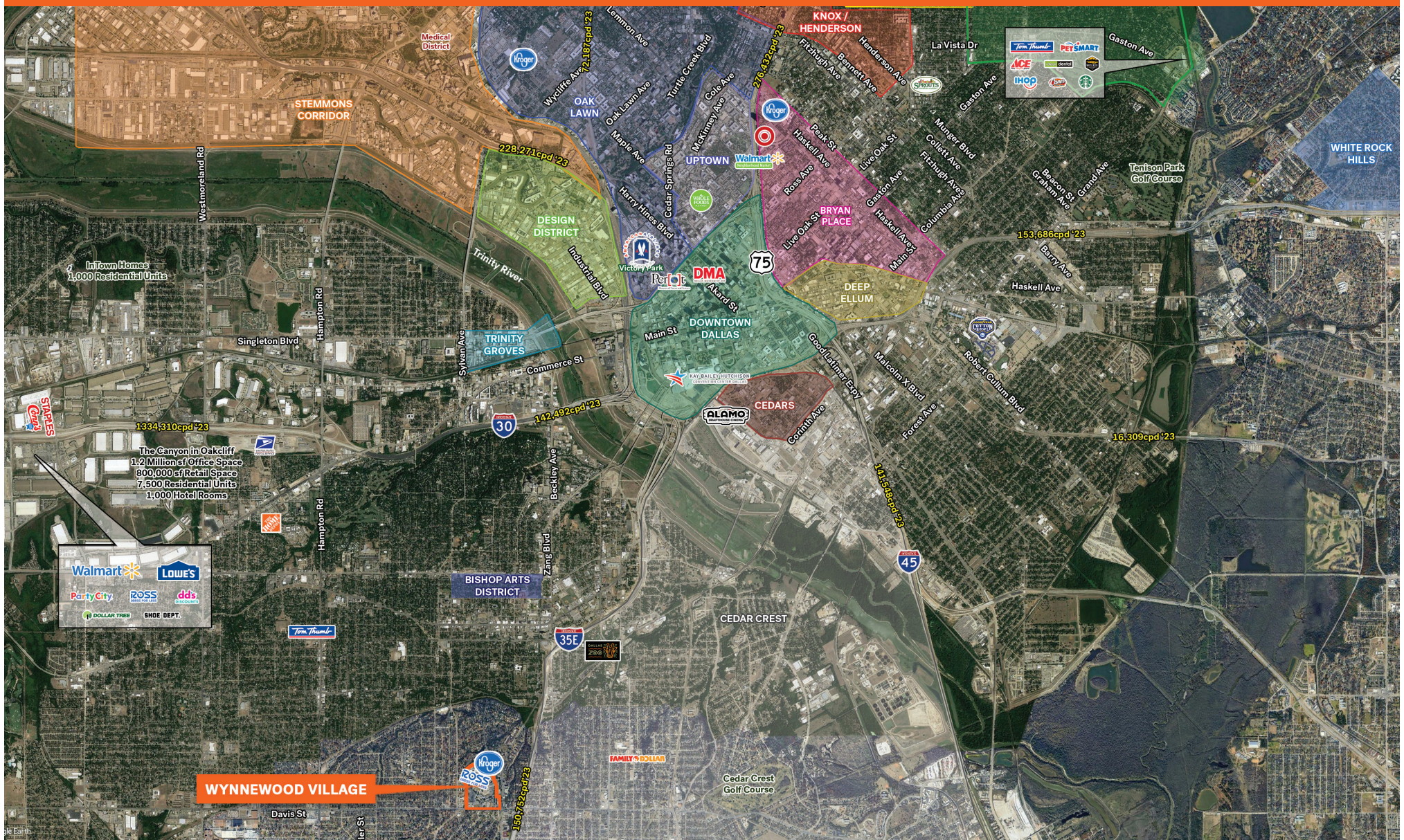
AREA RETAILERS

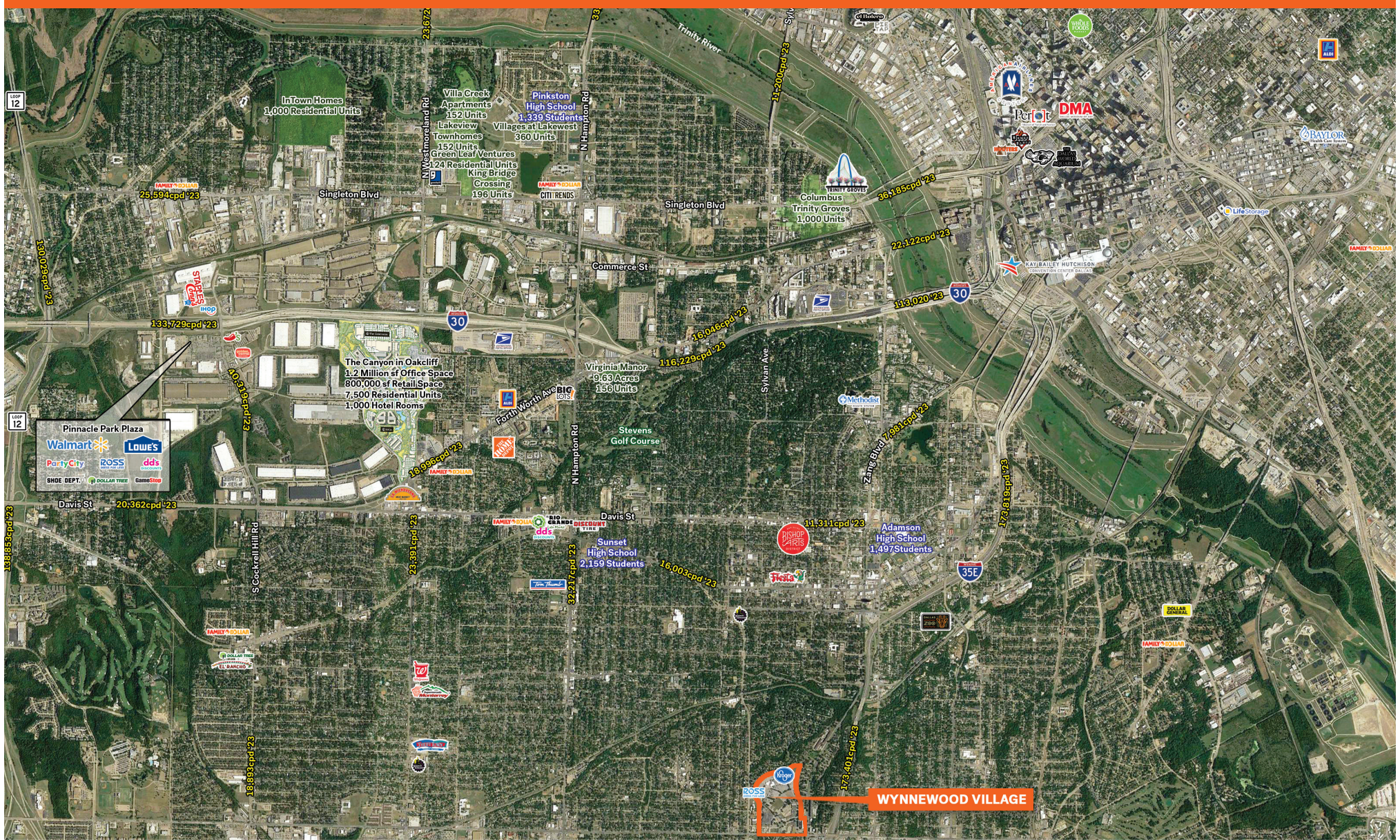
Kroger, Ross Dress for Less, CiCi's Pizza, Wingstop, Popeyes, Southern Maid Donuts, Taco Bell, Sherwin-Williams, Great Clips, Dollar Tree, Citi Trends, Foot Locker, El Rancho Supermarket, Raising Cane's, Cricket Wireless, Subway, Melrose Family Fashions, Sally Beauty

PROPERTY INFORMATION

- Retail / Restaurants / Entertainment centrally located in dense suburban market south of downtown Dallas
- Easy access to I-35 and SH 67
- Transformative redevelopment with new sidewalks and public spaces, LED lighting, new directional signs
- Over 220,000 sf of new construction
- All new signage

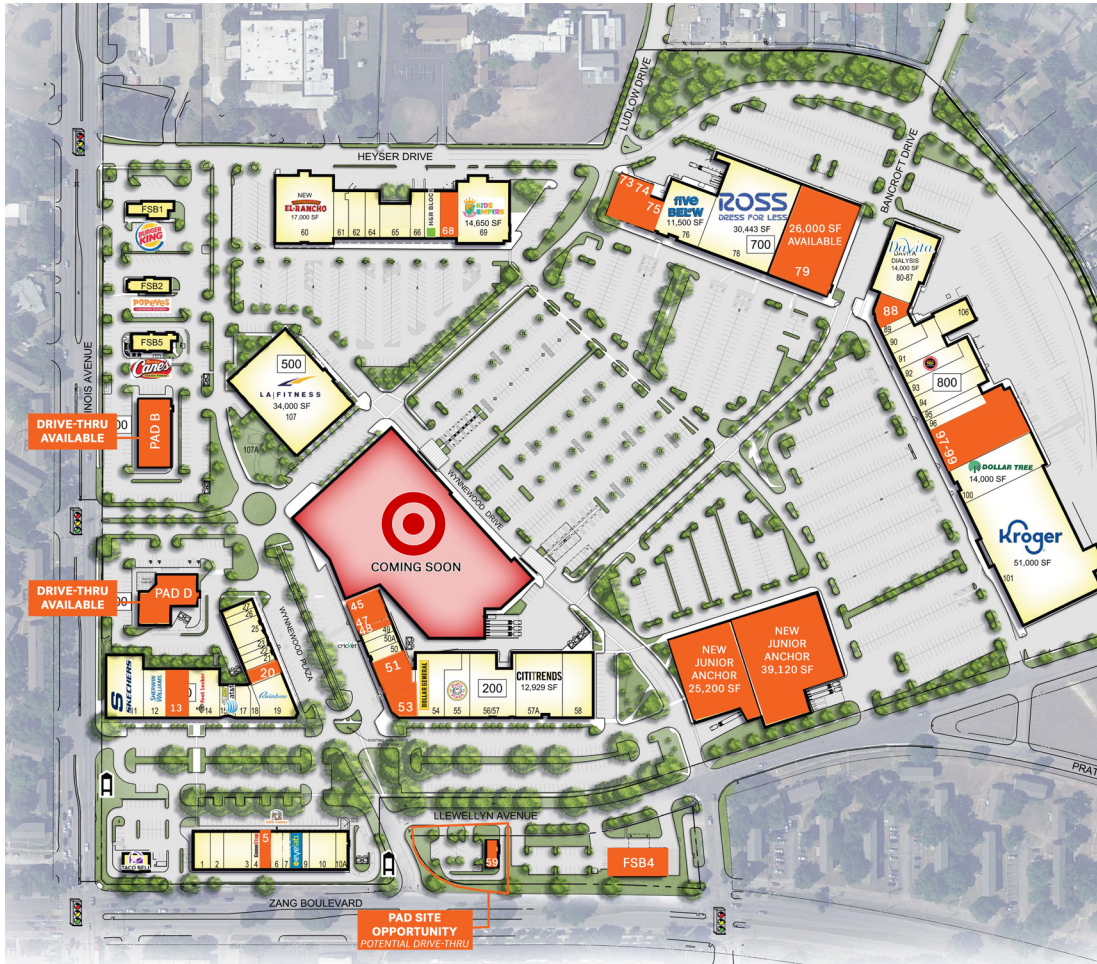












SUITE	TENANT	SF	SUITE	TENANT	SF
FSB1	Burger King	2,802	51	AVAILABLE	3,420
FSB2	Popeye's	2,802	53	AVAILABLE	3,088
FSB4	AVAILABLE	5,830	54	Dollar General	9,475
Retail A	Raising Cane's	3,000 sf	55	Cici's Pizza	5,844
PAD B	AVAILABLE	1,000-9,150	56/57	Mi Doctor	11,876
Retail C	LA Fitness	34,000	57A	Citi Trends	12,929
PAD D	AVAILABLE	1,000-9,352	58	Chiropractor	8,603
Retail E	Target	110,000	70	Chase Bank	4,500
1	Sprint	2,800	60	El Rancho	19,565
2	Citi Dental	2,200	62	Fruteria	3,300
3	Kids Foot Locker	4,600	64	True Vision	3,275
4	GameStop	1,600	65	Milano Nails	4,559
5	AVAILABLE	1,600	66	Dentist	3,200
6	Wingstop	1,980	67	H&R Block	2,800
7	Little Caesars	1,220	68	AVAILABLE	3,650
8	My-Eye Lab	2,000	69	Kids Empire	14,650
9	AceCash Express	1,200	73	AVAILABLE	2,858
10	Its Fashion Metro	6,400	74	AVAILABLE	2,950
11	Skechers	9,750	75	AVAILABLE	2,211
12	Sherwin-Williams	5,000	76	Five Below	11,500
13	AVAILABLE	4,545	78	Ross	30,443
14	Foot Locker	6,400	79	AVAILABLE	26,000
15	Subway	1,150	81-87	DaVita	14,000
16	SignatureLoan	1,028	88	AVAILABLE	3,211
17	AT&T	2,229	89	His & Hers Barbershop	1,120
18	Brow Art	595	90	Top's Cafe	3,237
19	Rainbow	5,601	91	America's Best Vision	5,213
20	AVAILABLE	2,178	92	Rent-a-center	4,506
21	VSSI	1,140	93	Clinic	5,915
22	V.A. Tailor	1,097	94	Ashley Stewart	4,173
23	Personal Finance	1,089	95	AB Wings	2,640
24	Dr. Johnny Gates	1,089	96	Skytalk	2,640
25	Sally Beauty	2,280	97-99	AVAILABLE	18,900
26	Hampton Barber	1,173	100	Dollar Tree	14,000
27	Jackson Hewitt	1,185	101	Kroger	51,000
31	Taco Bell	2,160	Box A	AVAILABLE	39,120
45	AVAILABLE	3,540	Box B	AVAILABLE	25,200
47	AVAILABLE	938			
48	AVAILABLE	1,130			
49	Metro PCS	1,102			
50	One Main	1,315			
50A	US Navy	1,700			

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.

INFORMATION ABOUT BROKERAGE SERVICES

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 owner's 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.

Edge Realty Partners LLC	594592	info@edge-re.com	214.545.6900
BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE

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 or 512-465-3960.