



# 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:** \$8.49 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			



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

Texas Health  
Resources  
Marshall's SPENGA  
Cane's  
MANNY'S  
TEX-MEX RESTAURANT

PAVILLION NORTH

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

LENNOX  
CENTER

UTD  
THE UNIVERSITY  
OF TEXAS AT DALLAS

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  
RICHARDSON  
Bike Mart  
SPROUTS  
FARMERS MARKET  
HALF-MOON  
OUTFITTERS  
PEI WEI  
STARBUCKS COFFEE

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





# Information About Brokerage Services

## 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.*

**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.

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, 512-936-3000 (<http://www.trec.texas.gov>)

TREC No. OP-K