

Valley Ranch Centre – Coppell (North Dallas), TX

820 S Macarthur Blvd, Coppell, TX



- **NEW OWNER, NEW TENANTS, AND NEW RENOVATIONS!!**
- **Junior Anchor Space: Combine for up to 5,700 sf Endcap (former restaurant)**
- **Shop Spaces: 4,000 endcap (restaurant); 1,700 sf; 2,500 sf; 1050 sf (hair salon); 1,600 sf; 2,300 sf**
- **Outparcel space available: 1,225 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 mix-use community with 6.5m SF of office, 10,000 residential units
- **Great Leasing Momentum:** 81K SF of new leases
 - **NEW** Club 4 Fitness – open with 60,000 visitors per month!
 - **NEW** Dollar Tree - open!
 - **NEW** AutoZone – building out and opening soon!
- **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 215,000 in 5-mile radius

Demographic Overview:			
	1 Mile	3 Mile	5 Mile
Population	16,000	69,000	216,000
Average HH Income	\$128,000	\$138,000	\$114,000

FOR ADDITIONAL INFORMATION CONTACT :
National/Regional: KEVIN@PMAT.com **985-373-7079** Local: matt@pmat.com

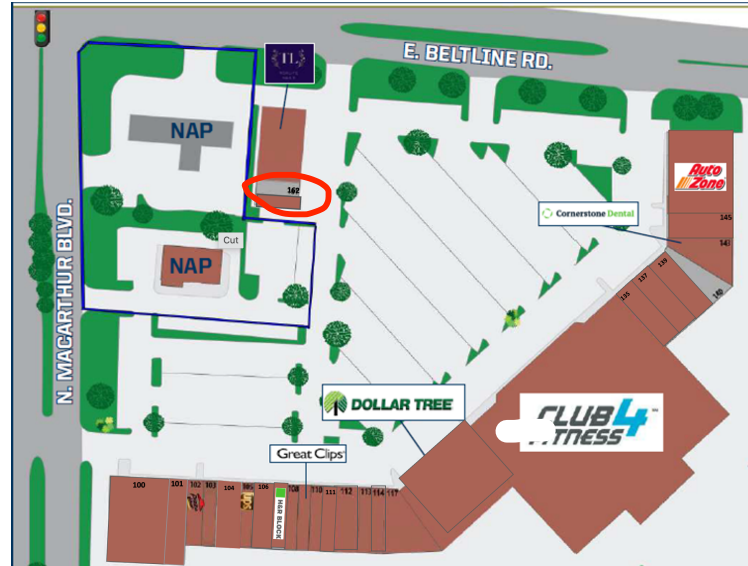
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SITEPLAN

STE	TENANT
100	LITTLE GYM
102	PIZZA HUT
103	VISION KARATE
104	HUNTINGTON
105	THE UPS STORE
106	ELEGANCE PERFUME
107	H&R BLOCK
108	SIAM THAI CUISINE
109	GREAT CLIPS
110	CC CLEANERS
111	SHAHAZ SALON
112	PAROTTA KADAI
113	NEW DAY MASSAGE
114	AZZ DRIVING SCHOOL
117	SURE STAFF
125	DOLLAR TREE
130	CLUB 4 FITNESS
135	OPTOMETRIST
137	Vape Mart
139	HAWAII ART
140	AVAILABLE - 2,300
143	CORNERST. DENTAL
147	CIGAR WORLD
150	AUTO ZONE
160	TOPLITE NAILS
161	AVAILABLE - 1,000
162	SUDAH DANCE



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