

# Valley Ranch Centre – Coppell (North Dallas), TX

820 S Macarthur Blvd, Coppell, TX



- **NEW OWNER, NEW TENANTS, AND NEW RENOVATIONS!!**
- **Shop Spaces: 2,300 sf**
- **Outparcel space available: 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

<b>Demographic Overview:</b>			
	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](mailto:KEVIN@PMAT.com)

Local: [matt@pmat.com](mailto:matt@pmat.com)

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## SITE PLAN

- STE TENANT
- 100 LITTLE GYM
- 101 ICE CREAM
- 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 SHAHNAZ 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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