

DILLARD'S DISPOSITION PORTFOLIO

IOWA | KANSAS | LOUISIANA | MISSISSIPPI | TENNESSEE | TEXAS | WYOMING



EXCLUSIVELY OFFERED FOR SALE

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1. CROSSROADS - 2060 CROSSROADS BLVD, WATERLOO, IA 50702

The Property is located at the southeast corner of Crossroads mall. The mall is one mile from the Lost Island Water Park and Isle of Capri Casino and Hotel. Other shopping in the area includes: Best Buy, Super Target, Super Walmart, Barnes & Noble, Bed Bath & Beyond, Hobby Lobby, TJ Maxx, Dick's Sporting Goods and many other national tenants.



2. TOWNE WEST - 4600 W KELLOGG DR, WICHITA, KS 67209

The Property is located at the northside of Towne West Square, an enclosed shopping mall located at the intersection of US 54 and I-235 in Wichita, Kansas. Anchor stores include Dick's Sporting Goods, Dillard's Clearance Center and JCPenney. Wichita, also known as "the heart of the country," is a city known for its hospitality and midwestern charm.



3. ESPLANADE - 1401 W ESPLANADE AVE, KENNER, LA 70065

The Property is a 0.87 acre pad site located in the New Orleans suburb of Kenner, Louisiana. The site is located just off I-55 and E. County Line Rd. Major nearby retailers include Walmart Supercenter, Harbor Freight Tools, and Lowe's. This central location makes the area a popular retail destination. It is also only a short drive from the Louis Armstrong New Orleans International Airport.



4. NORTH SHORE SQUARE - 150 NORTSHORE BLVD, SLIDELL, LA 70460

The Property is a former car care center site located at the south end of the enclosed North Shore Square shopping mall. In July 2019 the mall's interior was closed with plans for it to be converted into an open-air shopping center at some point. The remaining open stores include At Home, Conn's, and Dillard's Clearance Center. The Home Depot, Walmart Supercenter, and Sam's Club are located just across the street on Northshore Blvd., which delivers high traffic counts and good visibility to the area.



5. NORTHPARK MALL - 1200 E COUNTY LINE RD, RIDGELAND, MS 39157

The Property is situated at the northeast corner of Mississippi's premier indoor shopping destination, Northpark Mall. Conveniently located less than one mile east of I-55 at the intersection of County Line and Wheatley Roads, Northpark retailers include Belk, H&M, Victoria's Secret, Windsor, Pac Sun, Buckle as well as many more retailers.



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6. GOLDEN TRIANGLE MALL - 2201 I-35E SOUTH, DENTON, TX 76205

The 30,000 SF space is located at the north end of the single-level, enclosed Golden Triangle Mall situated along the I-35 corridor in the affluent Denton market north of Dallas/Ft. Worth. The shopper base includes the student populations from nearby University of North Texas and Texas Woman's University. Anchor stores are Ross Dress for Less, Conn's, H&M, JCPenney, Barnes & Noble, and Fitness Connection. The Property has high visibility and access from the interstate and major thoroughfares on all sides.



7. INGRAM PARK MALL - 6301 NW LOOP 410, SAN ANTONIO, TX 78238

Ingram Park Mall is an enclosed super regional shopping center located just minutes from the popular attractions Sea World and the San Antonio Aquarium. The Property is located at the north end of Ingram Park Mall and consists of 80,640 SF on 9.646 acres. Its anchor stores include JCPenney, and Macy's Backstage. Nearby major retailers include Marshall's, Best Buy, and American Freight Furniture.



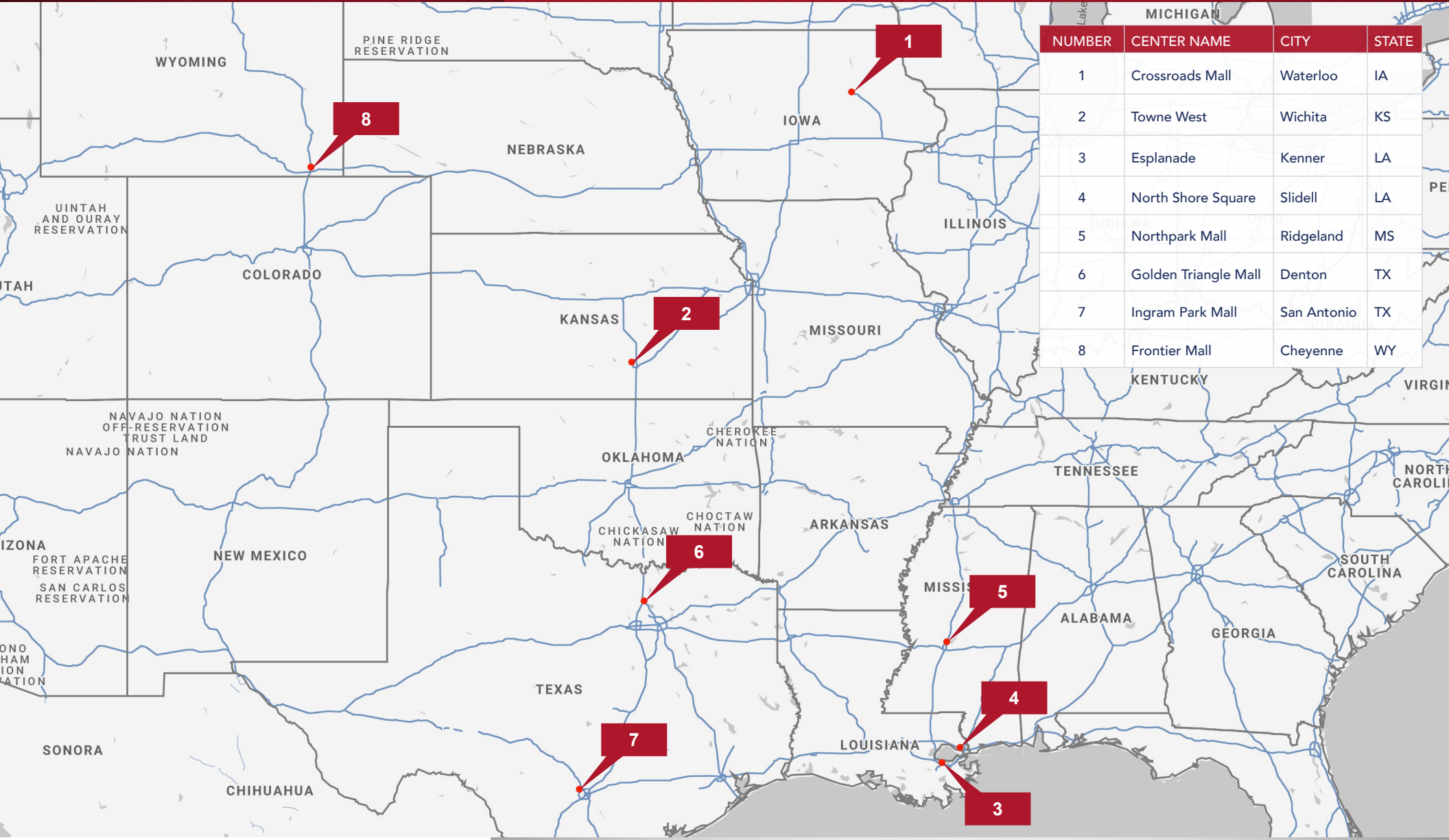
8. FRONTIER MALL - 1400 DELL RANGE BLVD, CHEYENNE, WY 82009

Frontier Mall is an enclosed shopping mall located in the capital city of Cheyenne, Wyoming. The 519,471 SF mall is Wyoming's second largest mall and includes anchors: Dillard's, JCPenney, Planet Fitness, and JAX outdoor gear. AMC Theatres is also anchored in the rear of the mall. Chipotle, Olive Garden and Chili's operate on outparcels. The location is minutes away from the Cheyenne regional airport. Major nearby retailers include Walmart Supercenter, Target, Lowe's, Ross dress for less, and TJMaxx.



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NUMBER	CENTER NAME	CITY	STATE
1	Crossroads Mall	Waterloo	IA
2	Towne West	Wichita	KS
3	Esplanade	Kenner	LA
4	North Shore Square	Slidell	LA
5	Northpark Mall	Ridgeland	MS
6	Golden Triangle Mall	Denton	TX
7	Ingram Park Mall	San Antonio	TX
8	Frontier Mall	Cheyenne	WY

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NUMBER	CENTER NAME	ADDRESS	CITY	STATE	ZIP	SF	ACREAGE	DESCRIPTION
1	Crossroads Mall	2060 Crossroads Blvd	Waterloo	IA	50702	147,663	9.317	Department Store Space
2	Towne West	4600 W Kellogg Dr	Wichita	KS	67209	157,000	11.238	Department Store Space
3	Esplanade	1401 W Esplanade Ave	Kenner	LA	70065	N/A	0.87	Former Car Care Center – Pad Only
4	North Shore Square	150 Northshore Blvd	Slidell	LA	70460	10,400	1.01	Former Car Care Center
5	Northpark Mall	1200 E County Line Rd	Ridgeland	MS	39157	10,169	1.134	Former Car Care Center
6	Golden Triangle Mall	2201 I-35 E South	Denton	TX	76205	30,000	1.986	Department Store Space
7	Ingram Park Mall	6301 NW Loop 410	San Antonio	TX	78238	80,640	9.646	Department Store Space
8	Frontier Mall	1400 Dell Range Blvd	Cheyenne	WY	82009	74,000	6.32	Department Store Space

PROPERTIES AVAILABLE FOR SALE

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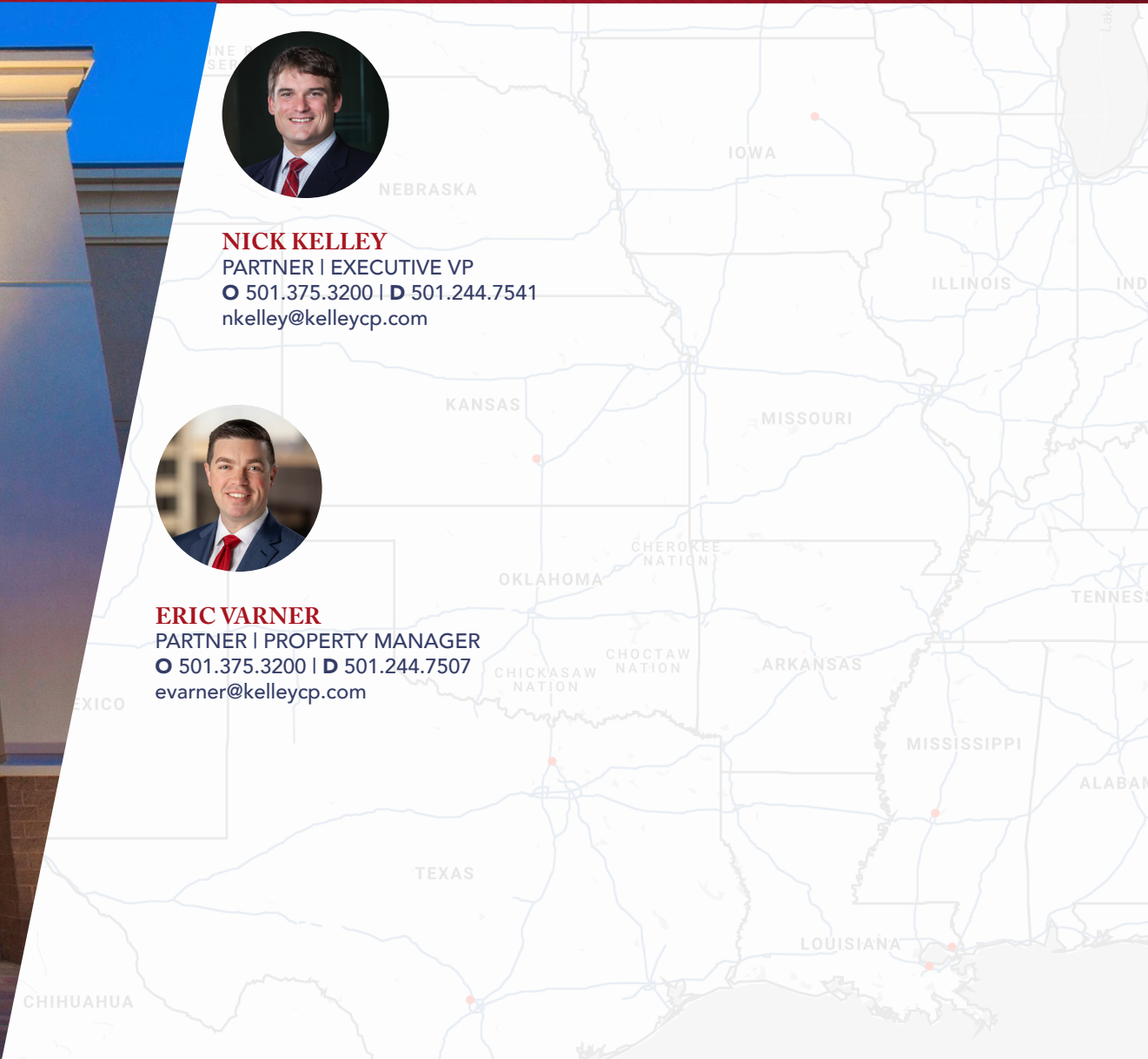
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NICK KELLEY
PARTNER | EXECUTIVE VP
☎ 501.375.3200 | 📠 501.244.7541
nkelly@kelleycp.com



ERIC VARNER
PARTNER | PROPERTY MANAGER
☎ 501.375.3200 | 📠 501.244.7507
evarner@kelleycp.com



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