

VENTURE

NORTHWOOD
RETAIL



THE SHOPS AT PARK LANE

For lease:
SWQ Park Ln
& Central Expwy
Dallas, Texas 75231

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PREMIER
SHOPPING
& DINING



Dallas
North
Tollway

35E

635

75



Preston
Hollow

Lake
Highlands

NORTHWEST HWY

NORTH PARK
CENTER

THE SHOPS
AT PARK LANE

PRESTON
CENTER

Dallas
Love
Field

Park
Cities

Lakewood

30

Downtown
Dallas

IN THE RETAIL
HEART OF DALLAS

OVERVIEW



Highlights

1. Located across the street from NorthPark Center
2. 879-19,603 SF of retail space available
3. 2nd Gen Restaurant space available

Traffic Counts

US 75 Park Ln
233,959 VPD 24,715 VPD

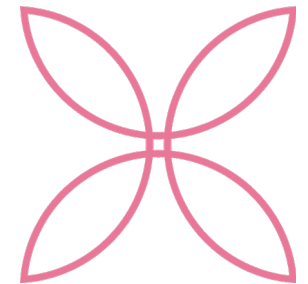
Northwest Hwy
61,711 VPD

2026 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	31,350	156,874	433,056
EST. DAYTIME POPULATION	16,923	99,085	261,891
EST. AVG. HH INCOME	\$114,853	\$204,895	\$180,746

Available Spaces

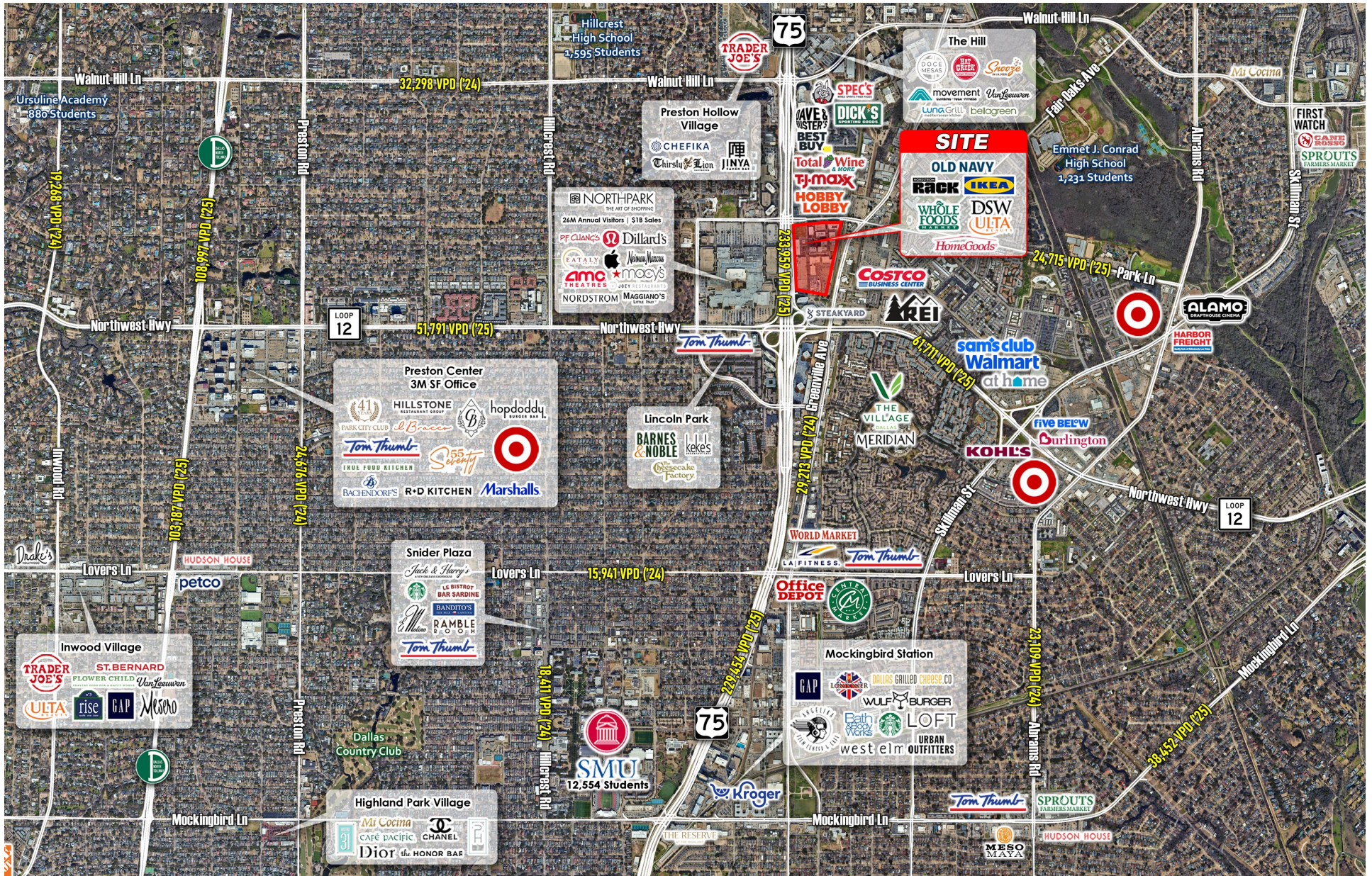
B108 1,883 SF	B118 1,953 SF	B141 879 SF
B130 5,669 SF	B135 3,775 SF	C110+C315 19,603 SF
D140 10,138 SF	C156 6,773 SF	E165 2,465 SF
	C310 7,332 SF	C349 3,387



SITE PLAN



AERIAL





CAVA

BOWL
&
BARREL

ASI
GYMNASTICS

Burlington

bloomingdale's

DSW
DESIGNER SHOE WAREHOUSE®

HomeGoods®



AVEDA
INSTITUTE

IKEA®

WHOLE
FOODS
MARKET



★ American Girl®

NORDSTROM
rack

DAISO

OLD NAVY

dyson

J.CREW
FACTORY

LaserAway





COMING SOON



1. 365 Luxury Residences

A major new addition bringing 365 units directly to The Shops at Park Lane.

2. 20-Story Landmark Tower

The high-rise development will elevate the property's skyline presence and introduce significant new density.

3. Ground-Floor Dining Opportunity

A proposed restaurant will activate the street level and further enhance the mixed-use experience.

SLR

SWQ Park Ln & Central Expwy Dallas, Texas

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VENTURE

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name

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214-378-1212
Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Date