



ICONIC POWER CENTER LOCATED IN SOUTHERN DALLAS



# Wynnewood Village

NWQ West Illinois Avenue & South Zang Boulevard, Dallas, Texas 75224

**BRIXMOR**

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**LOCATION**

**655 West Illinois Avenue**  
**Dallas, Texas 75224**



**AVAILABLE SPACE**

**Multiple Spaces Available**



**TRAFFIC COUNTS**

**22,051 CPD**

West Illinois Avenue

**10,607 CPD**

Zang Boulevard



**2024 DEMOGRAPHIC SNAPSHOT**

	1 Mile	3 Mile	5 Mile
<b>TOTAL POPULATION</b>	20,258	154,079	318,965
<b>DAYTIME POPULATION</b>	15,757	141,020	401,466
<b>AVG HH INCOME</b>	\$68,245	\$67,650	\$67,951

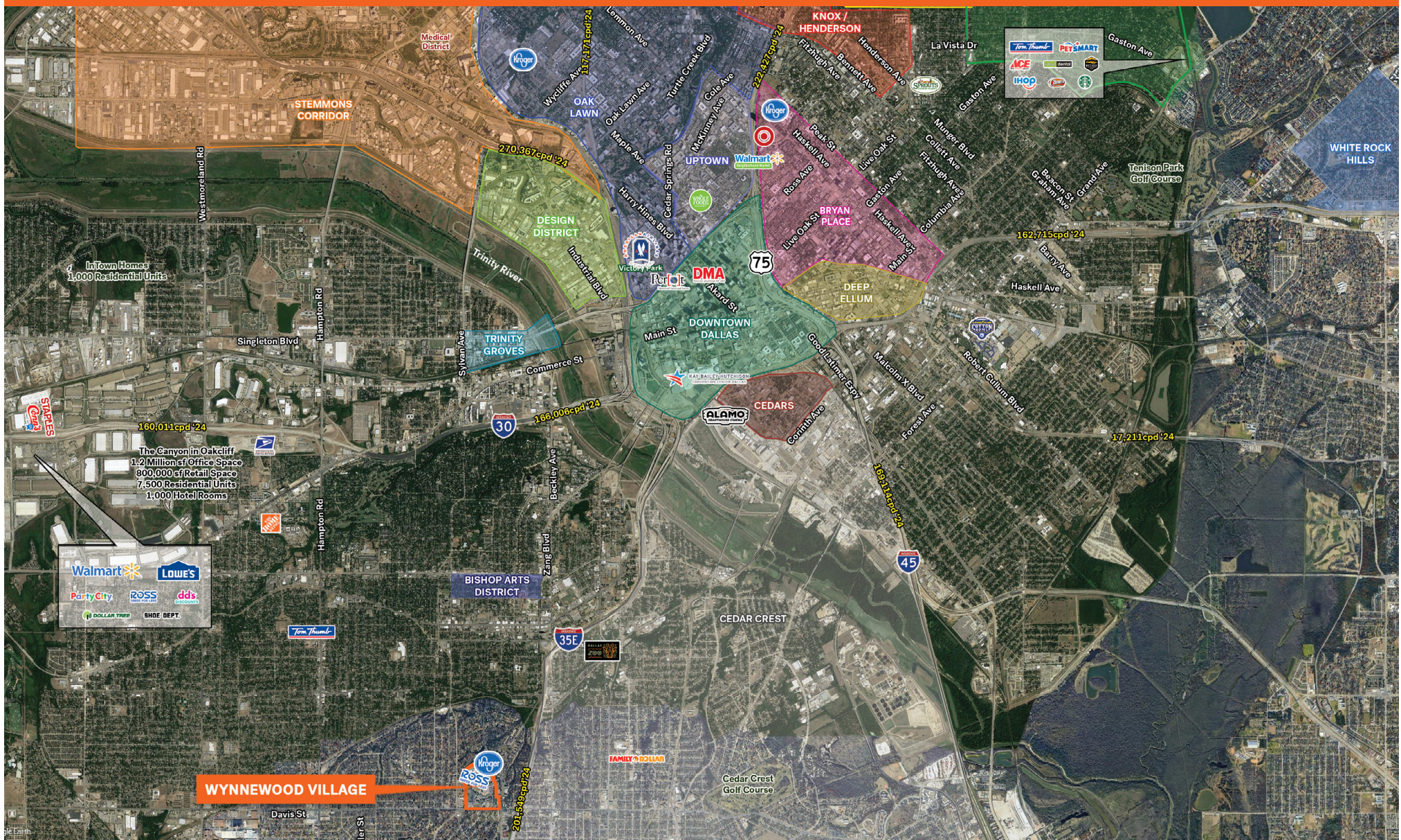
**AREA RETAILERS**

Kroger, Ross Dress for Less, Burlington, CiCi's Pizza, Wingstop, Popeyes, Southern Maid Donuts, Taco Bell, Sherwin-Williams, Great Clips, Dollar Tree, Citi Trends, Foot Locker, El Rancho Supermarket, Raising Cane's, Cricket Wireless, Subway, Melrose, Sally Beauty

**PROPERTY INFORMATION**

- Retail / Restaurants / Entertainment centrally located in dense suburban market south of downtown Dallas
- Easy access to I-35 and SH 67
- Transformative redevelopment with new sidewalks and public spaces, LED lighting, new directional signs
- Over 220,000 sf of new construction
- All new signage













- Leased
- Available
- New Construction Spaces

SUITE	TENANT	SF	SUITE	TENANT	SF
FSB1	Burger King	2,802	51 A	AVAILABLE	1,455
FSB2	Popeye's	2,802	52 B	AVAILABLE	2,293
FSB4	AVAILABLE	6,000	53	Capital One Cafe	3,139
FSB5	Raising Cane's	3,000	54	Dollar General	9,475
B-1	Lease Working	2,325	55	Cici's Pizza	5,844
B-2	CAVA		56/57	Mi Doctor	11,876
Retail C	LA Fitness	34,000	57A	Citi Trends	12,929
D1-3	Olive Garden	8,525	58	Accident & Injury	8,603
Retail E	Target	110,000	59	AVAILABLE	GL
1	Sprint	2,800	FSB6	Chase Bank	4,500
2	Citi Dental	2,200	60	El Rancho	19,565
3	AVAILABLE	4,600	61-62	Rico's Paleteria	3,680
4	Jersey Mike's	1,600	64	AVAILABLE	3,275
5	Smoothie King	1,600	65	Milano Nails	4,559
6	Wingstop	1,980	66	Dentist	3,200
7	Little Caesars	1,220	67	HR Block	2,800
8	My-Eye Lab	2,000	68	AVAILABLE	3,650
9	Service Loans	1,200	69	Kids Empire	14,650
10	Its Fashion Metro	6,400	73	Red Wing Shoes	1,811
11	Skechers	9,750	74	Bath & Body Works	2,950
12	Sherwin-Williams	5,000	75	James Avery	2,211
13-14	Foot Locker	10,945	76	Five Below	11,500
15	Subway	1,150	78	Ross	30,443
16	Signature Loan	1,028	79	Burlington	26,000
17	AT&T	2,229	81-87	DaVita	14,000
18	AVAILABLE	595	88	AVAILABLE	3,211
19	Rainbow	5,601	89	White Dog Ship & Print	1,120
20	Office	2,178	90	Top's Cafe	3,237
21	Kens African Salon	1,140	91	America's Best Vision	5,213
22	Cleaners	1,097	92	Rent-A-Center	4,395
23	Personal Finance	1,089	93	AVAILABLE	5,915
24	Dr. Gates	1,089	94	AVAILABLE	4,173
25	AVAILABLE	2,280	95	AB Wings	2,640
26	Hamptons Barber	1,173	96	MetroPCS	2,640
27	Jackson Hewitt	1,185	96-99	AVAILABLE	21,546
31	Taco Bell	2,160	100	Dollar Tree	14,000
40	AVAILABLE	1,684	101	Kroger	51,000
41	AVAILABLE	1,839	Jr Anchor	AVAILABLE	60,000 (divisible)
45	AVAILABLE	3,540			
47-48	Sally Beauty	2,068			
49	Cricket	1,102			
50	One Maine Financial	1,600			
50A	AVAILABLE	1,315			

## 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.

### INFORMATION ABOUT BROKERAGE SERVICES

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.

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Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

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Edge Realty Partners LLC	594592	info@edge-re.com	214.545.6900
<b>BROKER FIRM NAME</b>	<b>LICENSE NO.</b>	<b>EMAIL</b>	<b>PHONE</b>

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**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 or 512-465-3960.