

VILLAGE ON THE PARKWAY

ADDISON, TX | SEC DALLAS NORTH TOLLWAY (DNT) AND BELT LINE ROAD



AVAILABILITY: SEE PAGE 4

PRICING: PLEASE CONTACT BROKERS FOR DETAILS

AREA RETAILERS:



CAVA



Creamistry



Sushi • Bar • Restaurant

ideal dental

Puttshack

STAR

NEIGHBORHOOD SERVICES



GLORIA'S LATIN CUISINE

inLIFE WELLNESS

BATBOX

DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2023 Population	24,325	131,263	383,818
2023 Daytime Population	61,219	248,240	529,775
2023 Total Households	14,405	63,857	165,533
2023 Average HH Income	\$92,817	\$123,228	\$120,936

TRAFFIC COUNTS:

DNT: 130,242 VPD
Belt Line Road: 32,824 VPD

THE **retail** CONNECTION

FOR MORE INFORMATION,
PLEASE CONTACT:

THAD BECKNER
214.572.8457
tbeckner@theretailconnection.net

SHELLEY TAYLOR
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Suite	Tenant	SF
210	RA Sushi	4,750
220	AMC Theater	43,705
230	Yard House	10,000
300	Mattison Avenue	9,182
310	Timber Creek Capital	2,815
311	Ideal Dental	2,200
314	Upkeep Salon	2,367
316	Available	1,847
401	Sidecar Social	14,640
402	Gorji Restaurant	1,600
404	Available	939
406	Available	602
408	Nails Now	2,099
410	Vidra	5,850
420	Available	3,223
430	Hawkers	6,606
440	Landmark Bar and Kitchen	1,407
500	Lazy Dog	7,800
502	Hopbobby	4,000
510	Available	3,311
514	Fuzz Lab Arts & Crafts	2,464
520	Pluckers Wing Bar	6,960
532	Cinnaholic	1,096
534	Haute Hair	1,065
540	Stirr	4,947
544	The Crab Station	3,474
600A	Puttshack	25,000
600	Available	5,000
608	Available	2,127
610	Creamistry	952
612	Batbox (coming soon)	12,500
700	La Parisienne French Bistro	1,994
712	iLife Wellness	1,760
716	F45	2,412
728	Nando's	3,385
740	Flying Fish	2,005
748	RB Tea	1,452
752	Hand & Stone Massage and Facial Spa	3,993
752B	Nouveau Bar & Grill	3,724
764	Kenny's Italian Kitchen	2,474
776	Available	9,830
795	Neighborhood Services	4,128
796	Pie Tap	3,669
800	Ill Forks	3,453
812	Ill Forks	2,549
818	Diamontrique	1,459
820	Available	1,400
824	Snooze an A.M. Eatery	3,905
830	Cookie Society	1,525
840	Relax The Back	1,945
850	Stretch Lab	1,595
852	Charles Schwab	5,223
854	The Boardroom Salon	1,972
864	Gloria's Latin Cuisine	8,999
868	Available (expandable up to 8,901 SF 2 nd gen. restaurant endcap space)	1,679
868	Available (expandable up to 8,901 SF 2 nd gen. restaurant endcap space)	2,103
876	Available (expandable up to 8,901 SF 2 nd gen. restaurant endcap space)	4,919
900	New Building Coming Soon Multiple Stories Will Divide	46,000
1012	Whole Foods Market	39,871
1032	AT&T	5,148
1032B	Available	2,600
1052	Available	4,156
1056	Cava	2,361

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NEW BUILDING NOW UNDER CONSTRUCTION — DELIVERY Q4 2024

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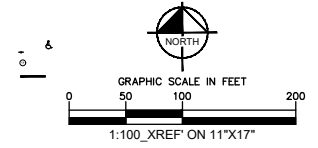
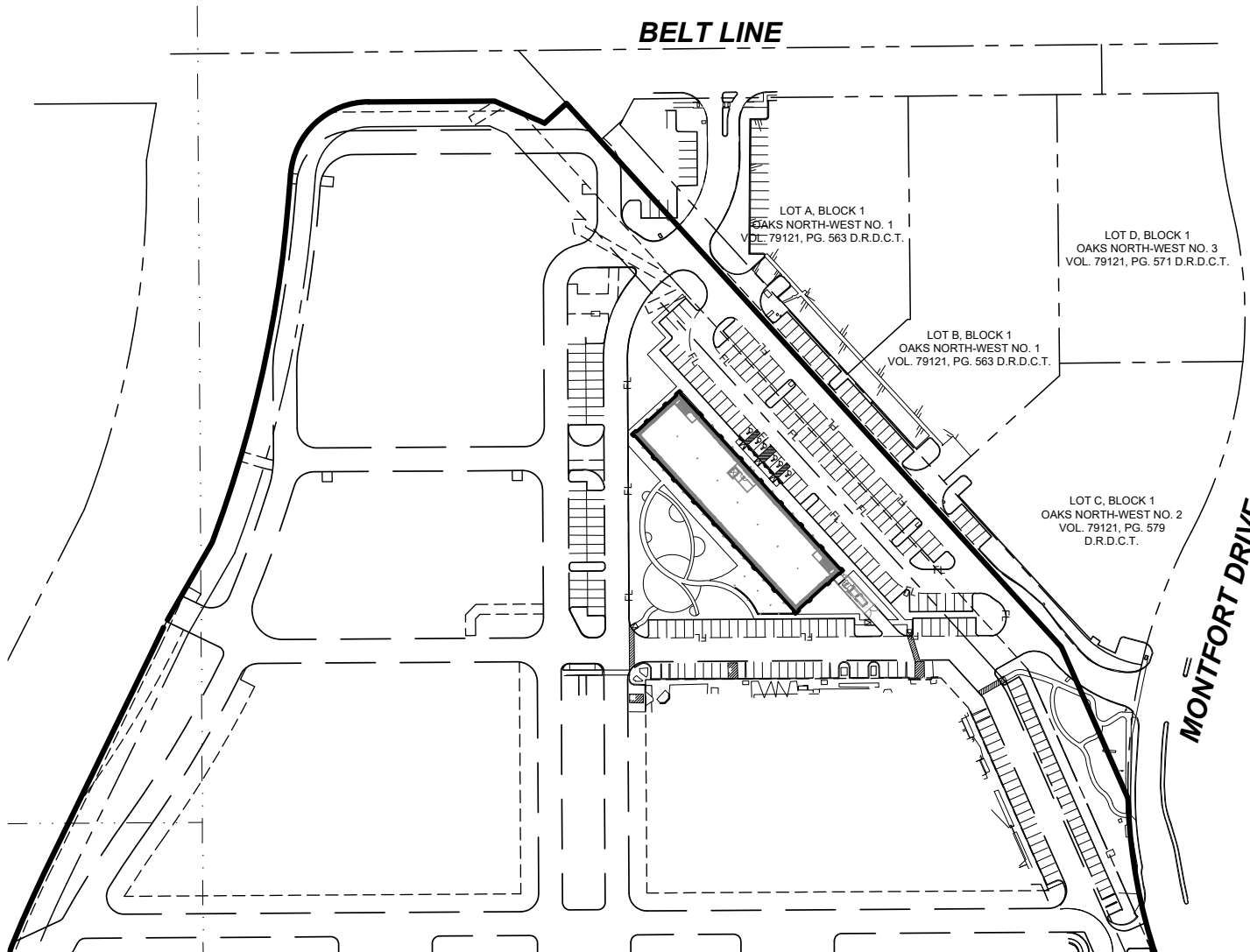
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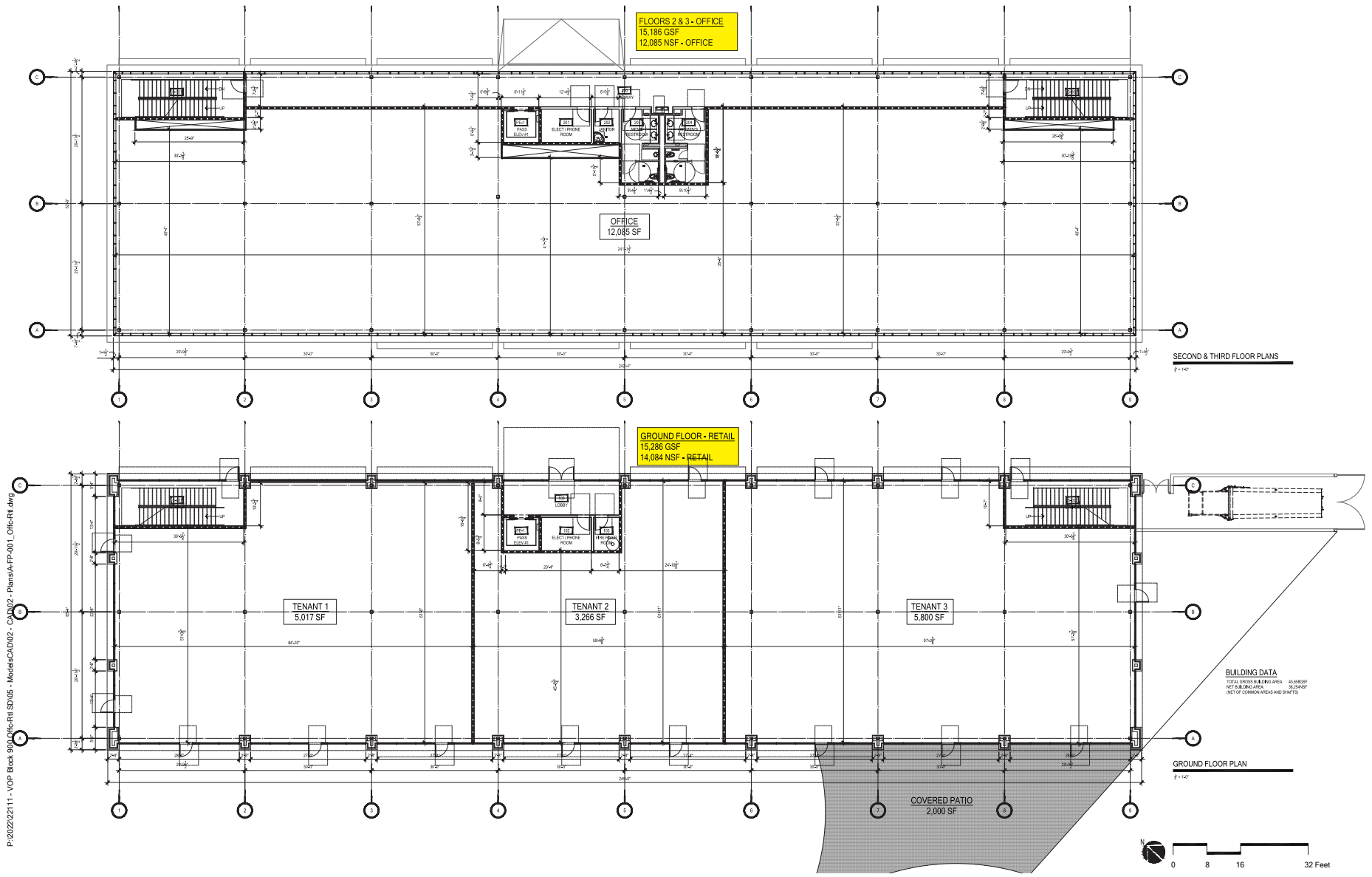
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Information About Brokerage Services

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



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.

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.

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:
 1. that the owner will accept a price less than the written asking price;
 2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 3. 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.

Retail Connection, L.P.	9006485	reception@theretailconnection.net	214-572-0777
_____ Licensed Broker/Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

_____ Buyer/Tenant/Seller/Landlord Initials	_____ Date
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