

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

820 S MacArthur Blvd, Irving, TX 75063



- **NEW OWNER and significant renovation coming soon!!**
- Available spaces from **< 1,000 SF to > 7,500 SF**
- Anchored by Club 4 Fitness with **strong membership and a long-term lease**
- **Coanchored by Dollar Tree and Autozone**
- **Extensive capital improvements** planned including a visually impactful modernization to façade, parking lot, landscaping, painting, LED lighting, etc. to upgrade the center
- **Great Leasing Momentum:** Since 2019, leases of around 76k SF or **68% of GLA have been signed**
- Strategically located at high traffic intersection of MacArthur & E Beltline with combined traffic counts of **50,000 vehicles per day**
- **Dense and growing demographics** with 216,000 people in a 5 mile radius with incomes over \$114,000

<b>Demographic Overview:</b>			
	1 Mile	3 Mile	5 Mile
2020 Population	<b>16,000</b>	<b>69,000</b>	<b>216,000</b>
Average HH Inc	<b>\$128,000</b>	<b>\$138,000</b>	<b>\$114,000</b>

PLEASE CONTACT KEVIN KUSH OR BEN BOLZ FOR ADDITIONAL INFORMATION:  
504-402-1645 OR LEASING@PMAT.NET

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