



# WYNNEWOOD VILLAGE



You'll find it here.

**Southern Dallas is undergoing a rapid revitalization, drawing in a younger consumer base and bringing developer activity to the area.**

Contact:  
Selina Bolden / 214.618.6521  
Selina.Bolden@brixmor.com



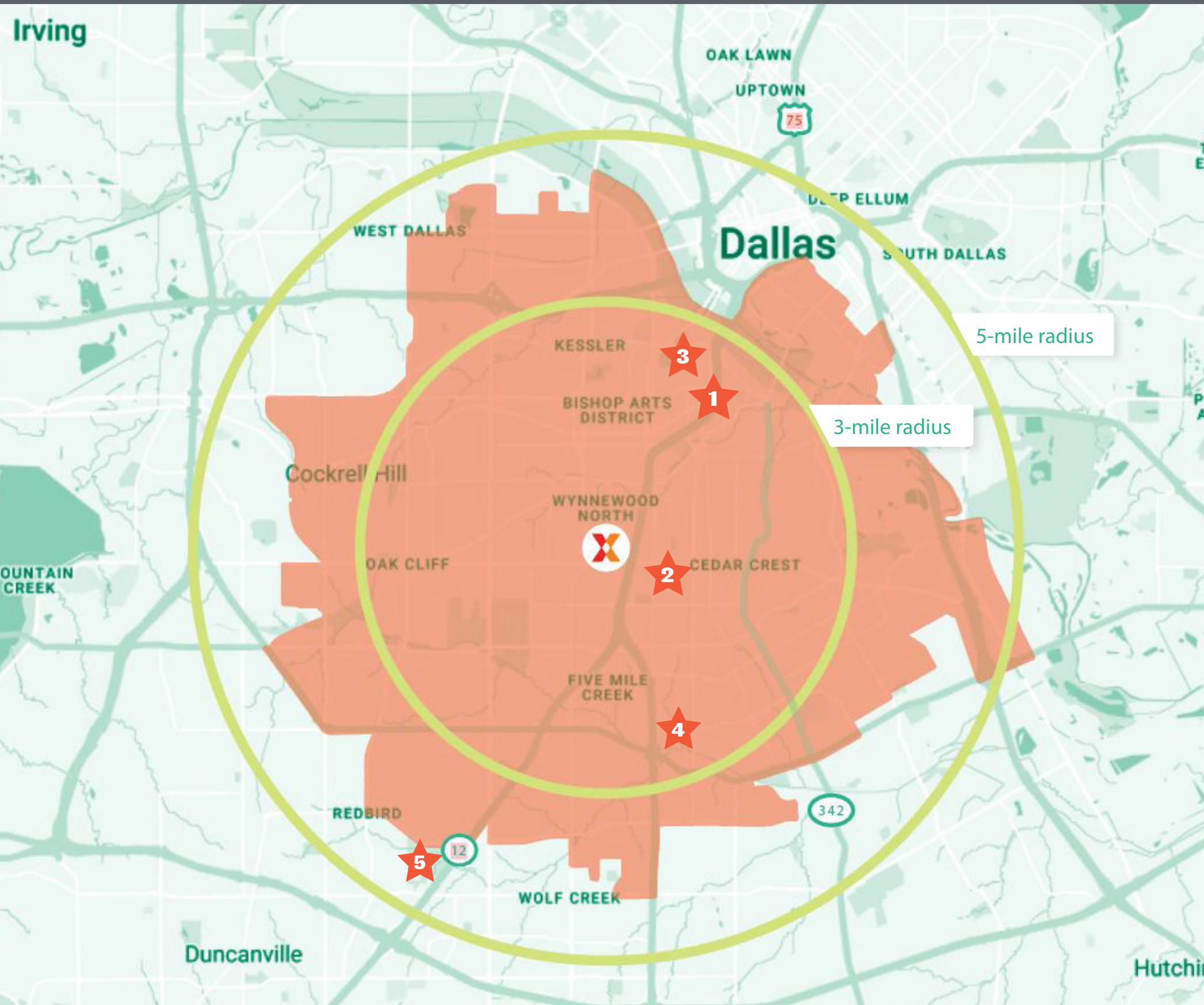
**BRIXMOR**



# WYNNEWOOD VILLAGE

Located in Southern Dallas, the Oak Cliff community is experiencing a rapid revitalization, drawing in young consumers and bringing developer activity to the area.

# Location



## Demographics

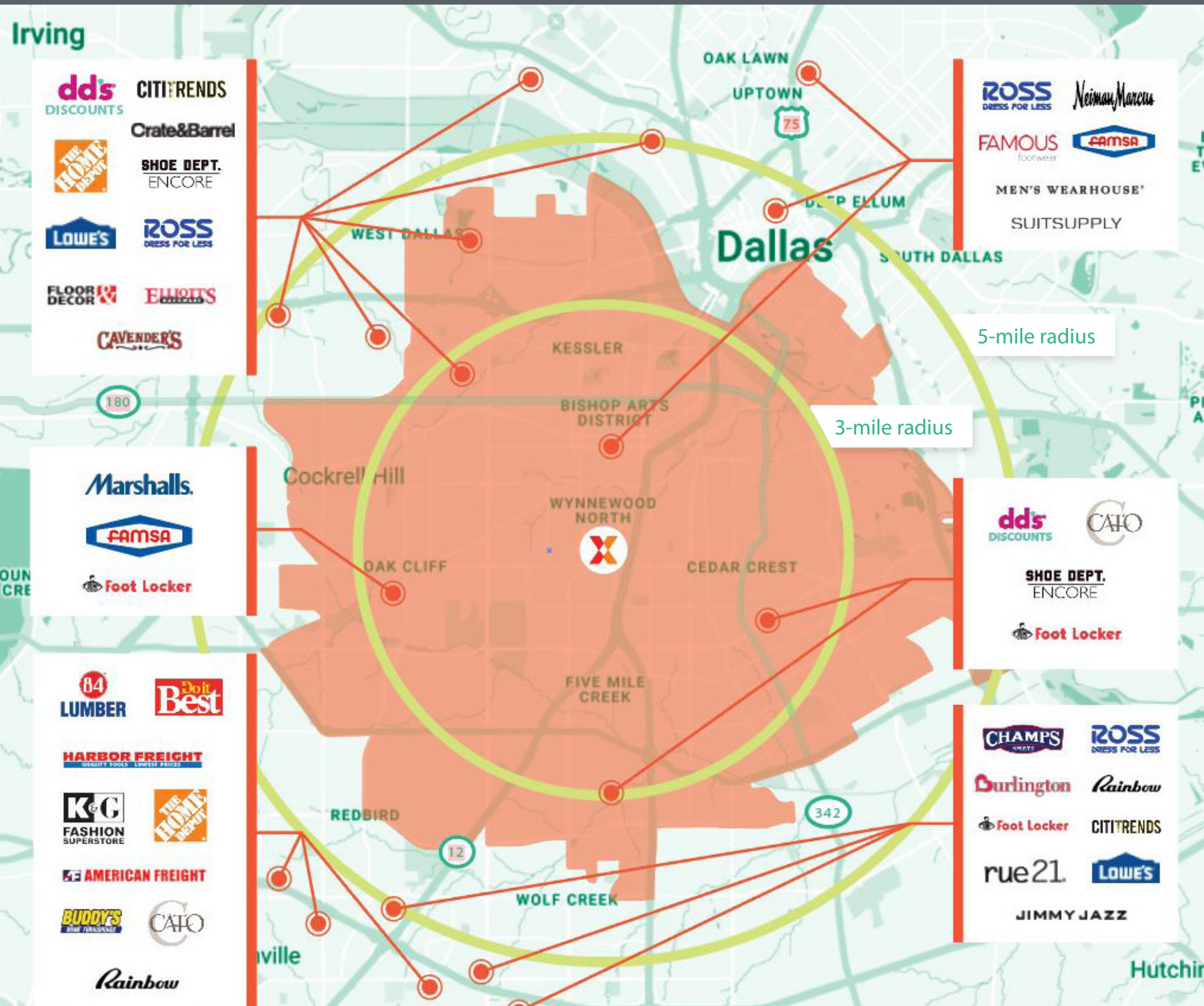
Total population	219,897
Daytime population	235,353
Households	75,050
AHHI	\$68,062
Median age	35
Median home value increase from 2017 to 2023	↑ 84%

## Recent investments include:

- 1** **The Southern Gateway Public Green/Oak Cliff Deck Park**  
Phase I of this project is an \$82M public/private investment starting construction in 2023 with the goal of opening in 2024.  
“...intended to reconnect Oak Cliff neighborhoods, provide a community gathering place and generate economic development.” - Dallas City Council
- 2** **The Southern Gateway Highway improvement project along I-35E & Rte 67**  
Provide congestion relief; increase capacity & improve safety; improve mobility in South Dallas. This \$666M project has been completed as of 2022.
- 3** **Oak Farm Dairy**  
Totals 34 acres fronting the Trinity River facing downtown and has secured zoning to allow for dense, mixed-use development up to 20 stories. The first phase of 444 units is moving forward, with another phase of 200+ soon to follow.
- 4** **University Hill**  
Adjacent to the University of North Texas at Dallas, this project is a 270-acre development currently in the planning phase. The plans contemplate 1,500 multifamily units, hundreds of single-family homes, 1.5M SF of commercial space, and 50 acres of green space.
- 5** **Reimagine RedBird**  
Redevelopment of a 1970’s-era enclosed mall is well underway. The project has developed 200k SF of healthcare space, 300k SF of office space, 175k SF of retail, 300 multifamily units, and a hotel to date. More is planned for the future of this phased development.



\*Smartphone data provided by CreditIntell used to create data-defined trade area based on the home location and trip frequency of customers who visited the center in 2023.



## Retail

High-barrier-to-entry market currently underserved and lacking many key retail categories. Wynnewood Village offers the opportunity to capture millions of dollars in sales currently leaving the market.

Furniture & Home Furnishings:	<b>\$73M</b>
Building & Lawn Supplies:	<b>\$223M</b>
Department, Clothing & Shoes:	<b>\$89M</b>
Electronics & Appliances:	<b>\$36M</b>
Sporting Goods & Hobby:	<b>\$42M</b>



Unmet demand measures total spending and sales data for specific store types to determine if supply and demand are out of balance. When demand is greater than retail supply, sales leave the trade area, illustrating that there is an opportunity to supply consumers with additional retail to meet demand. Source: Synergos Technologies, Inc.

## You'll find it here.

With limited availability in this revitalized market, Wynnewood Village offers the opportunity to meet your customers where they are and satisfy the retail void within the market. Substantial reinvestment is underway with a focus on restoring Wynnewood Village as a prominent shopping center within the Oak Cliff community. Join the exciting tenant lineup with newly signed leases from Target, Burlington Stores, Capital One Cafe, Bath & Body Works, James Avery Artisan Jewelry, Foot Locker (renovation/expansion), Taco Bell (scrape/rebuild) and Milano Nail Spa.

## Space availability

Unit	GLA	Unit	GLA
3	4,600 SF	59	Ground Lease
5	1,600 SF	62	3,300 SF
16	1,028 SF	67	2,800 SF
18	595 SF	68	3,650 SF
21	1,140 SF	73	1,811 SF
22	1,097 SF	88	3,211 SF
23	1,089 SF	94	4,173 SF
24	1,089 SF	96-99	21,546 SF*
25	2,280 SF	FSB4	6,000 SF
40	1,750 SF	New Jr. Anchor	60,000 SF*
41	1,750 SF	B-1	2,325 SF
45	3,540 SF	D-1	2,200 SF
51	3,426 SF	D-2	1,825 SF
54	9,475 SF	D-3	4,500 SF
57A	12,929 SF		

\*This space is divisible.





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A multi-million-dollar redevelopment planned to **revitalize and restore** Wynnewood Village to a **valued community** gathering place. The redevelopment includes the newly opened LA Fitness, a new 110k SF full-line Target with grocery, renovated facades throughout the existing center, enhanced public gathering spaces, and new signage throughout.

















## Wynnewood Village

655 West Illinois, Dallas, TX 75224

**Selina Bolden**

214.618.6521

[Selina.Bolden@brixmor.com](mailto:Selina.Bolden@brixmor.com)

**Brett Milke**

214.618.6531

[Brett.Milke@brixmor.com](mailto:Brett.Milke@brixmor.com)