



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.

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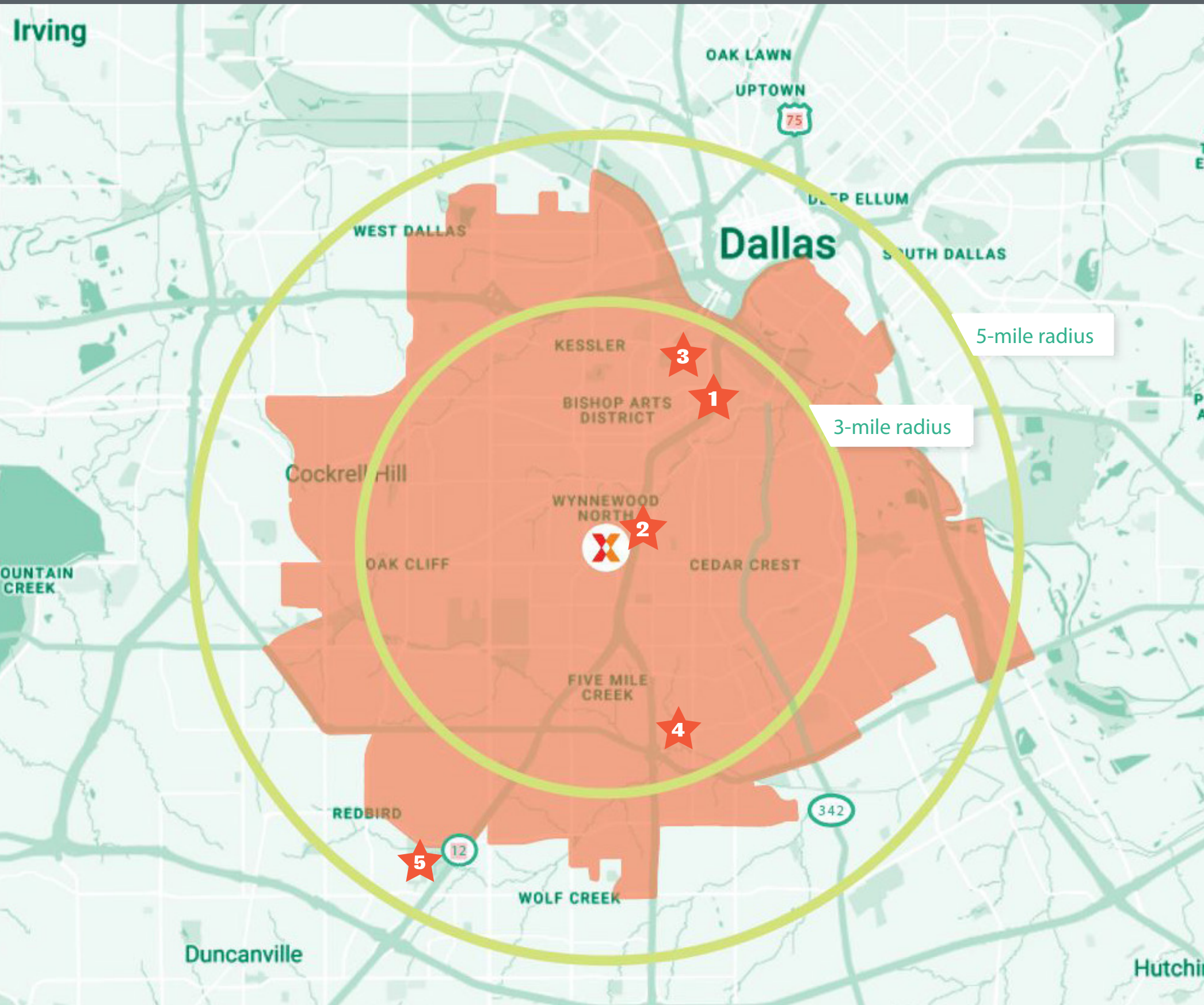


BRIXMOR



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	220,520
Daytime population	239,916
Households	75,337
AHHI	\$80,240
Median age	35
Median home value increase since 2019	↑ 62%

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 2025. *"...intended to reconnect Oak Cliff neighborhoods, provide a community gathering place and generate economic development."* - Dallas City Council
- 2** **Highpoint at Wynnewood**
New 220-unit multi-family development project totaling \$32M. Projected completion in 2024. The adjacent 22 acres are also slated for near-term redevelopment as market-rate multi-family housing.
- 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 \$240M phased development, including a new Tom Thumb.



*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:	\$57M
Building & Lawn Supplies:	\$108M
Full & Limited-Service Restaurants:	\$130M
Electronics & Appliances:	\$22M
Sporting Goods & Hobby:	\$27M



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.

Space availability

Unit	GLA	Unit	GLA
3	4,600 SF	57A	12,929 SF
16	1,028 SF	59	Ground Lease
18	595 SF	68	3,650 SF
21	1,140 SF	73	1,837 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

**This space is divisible.*





New to Wynnewood

Join the exciting tenant lineup with newly signed leases from:





Conceptual Design Disclaimer: The renderings and images are contemplated to represent design intent and concept only. They are presented at an illustrative level and only to convey general information. The design assumption may be re-evaluated as the project progresses to address stakeholder comments/approvals. Lastly, the information contained in the documents are confidential and only information for the intended recipient and may not be used, published or redistributed without the prior written consent of Brixmor Property Group.





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

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