



Vista Property Company
214-234-2555



VISTA
PROPERTY CO.

Torre Vista

NEC Lake June Road & Masters Drive, Dallas, TX

Location:

- Northeast corner of Lake June Road and North Masters Drive, Dallas, TX.

Shopping Center Redevelopment:

- This 140,000 square foot retail center is anchored by El Rio Grande Supermarket and soft good anchors dd's (Ross) and Citi Trends. The major renovation is complete along with new pylon signs, an electronic message board and pads transforming the complex of this community center.
- **New Chase Bank branch is under construction.**
- **The Children's Place is now open.**

Area Retail Development:

- The neighborhood retail options are sparse, with a complete absence of higher caliber shopping centers to serve the burgeoning needs of the area. The trade area has experienced a dramatic growth in the number of Hispanic residents since 2000.

Traffic Counts:

- North Masters Drive: (16,370 VPD)
- Lake June Road: (21,292 VPD)
Traffic counts are based on a 24 hour daily bidirectional flow. Source: NCTCOG
- The center has two traffic lights and 3 median openings allowing excellent access.

Thoroughfares:

- Lake June Road and North Masters Drive are 6-lane divided boulevards. To the east and west, Lake June Road connects Hwy 635, Loop 12 and Hwy 175. To the north and south, Masters Drive connects Hwy 175, Hwy 80 and I-30. Together, the two roads act as the main retail corridors for the trade area.



DEMOGRAPHICS			
Radius	Population	Avg. HH Income	% Hispanic
1 Mile	17,595	\$43,718	70.0%
2 Miles	59,144	\$42,248	77.2%
3 Miles	111,578	\$45,118	75.8%

*Source: Claritas 2011

For More Information Please Contact

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