

# BENT TREE HILLS | Dallas, Texas



**3315-3427 Trinity Mills Road  
Dallas, Texas 75287**

Northeast corner of Trinity Mills Road and  
Marsh Lane Dallas, TX

**SHOPPING CENTER SIZE:** 19.95 +/- Acres  
182,824 Sq. Ft.

**AVAILABLE SPACE:** 1,200 – 35,000 Sq. Ft.

**TRIPLE NETS EXPENSES:** \$2.31

**TRAFFIC COUNTS**

Trinity Mills Road – 19,597 per day  
Marsh Lane – 30,793 per day

**MAJOR TENANTS:**


Life Time Fitness, Pet Supplies Plus, CVS Pharmacy,  
Family Dollar, Wingstop

**DEMOGRAPHICS**

	1-Mile	3-Mile	5-Mile
Population	19,167	137,069	344,888
# of Households	9,891	63,043	147,320
Avg. H.H. Income	\$82,054	\$94,705	\$106,587

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OLD MILL ROAD



PROJECT DATA  
 COUNTY OF TARRANT  
 TRACT 142-218 (SHELF) LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

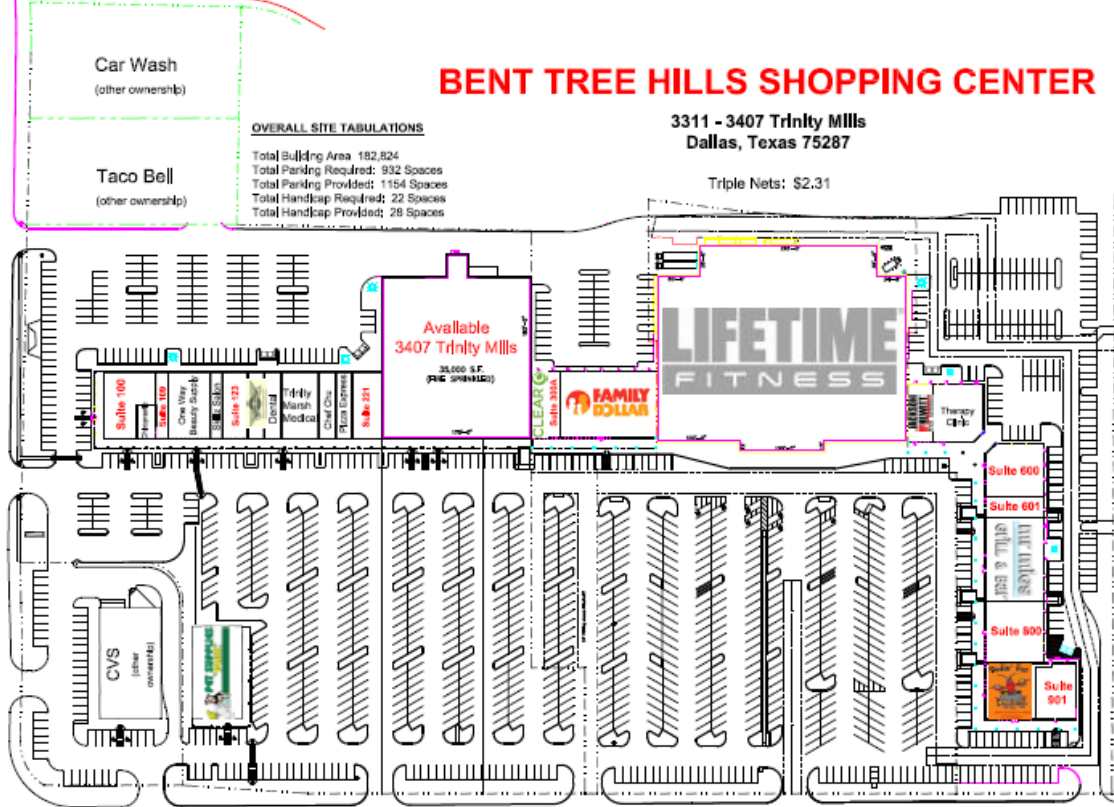
MARSH TRINITY ADDITION  
 CAB. 1, PAGE 98

MOORE OIL ADDITION NO. 2  
 CAB. 1, PAGE 199

## BENT TREE HILLS SHOPPING CENTER

3311 - 3407 Trinity Mills  
 Dallas, Texas 75287

Triple Nets: \$2.31



**OVERALL SITE TABULATIONS**

Total Building Area: 182,824  
 Total Parking Provided: 932 Spaces  
 Total Handicap Required: 22 Spaces  
 Total Handicap Provided: 28 Spaces

**3355 TRINITY MILLS**

100	RESTAURANT AVAILABLE	4,100 SQ. FT.	Irreg
101	BENT TREE CHIROPRACTIC	900 SQ. FT.	Irreg
108	AVAILABLE	1,200 SQ. FT.	16X80
113	ONE WAY BEAUTY SUPPLY	4,000 SQ. FT.	50X80
117	SKILLZ HAIR SALON	1,200 SQ. FT.	15X80
123	AVAILABLE	2,400 SQ. FT.	30X80
200	WINGSTOP	1,600 SQ. FT.	20X80
209	ONE DENTAL	1,600 SQ. FT.	20X80
211	TRINITY/MARSH MEDICAL	3,600 SQ. FT.	45X80
213/217	CHEF CHU/PIZZA EXPRESS	3,200 SQ. FT.	40X80
221	AVAILABLE	2,800 SQ. FT.	35X80

**3407 TRINITY MILLS**

3407	AVAILABLE	36,000 SQ. FT.	178X193
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**3315 TRINITY MILLS**

3315	PET SUPPLIES PLUS	8,033 SQ. FT.	30X109
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**3411 TRINITY MILLS**

300	GOOD DAY COMMUNICATIONS	1,555 SQ. FT.	19.43X80
300A	AVAILABLE	2,064 SQ. FT.	26.67X80
301	FAMILY DOLLAR	8,346 SQ. FT.	104.33X80

**3423 TRINITY MILLS**

500	JACKSON HEWITT	2,100 SQ. FT.	30X70
520	GREATER LEWISVILLE THERAPY	4,411 SQ. FT.	63X70

**3427 TRINITY MILLS**

800	AVAILABLE	4,383 SQ. FT.	82.81X70
801	AVAILABLE	1,880 SQ. FT.	24X70
700	MR. MIGS BAR & GRILL	7,000 SQ. FT.	100X70
800	AVAILABLE	6,172 SQ. FT.	73.88X70
900	BOILIN POT	4,653.5 SQ. FT.	Irreg
901	AVAILABLE	2,789.5 SQ. FT.	Irreg

**3419 TRINITY MILLS**

3419	LIFE TIME FITNESS	68,982 SQ. FT.	
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