



**AVAILABLE  
1,800 SF**

# PALOMA CREEK SHOPPING CENTER

NEQ OF US-380/UNIVERSITY DR & PALOMA CREEK BLVD

**AUBREY, TEXAS**

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**DUWEST**  
CREATING, ENHANCING & PROTECTING VALUE

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# PALOMA CREEK SHOPPING CENTER | 26735 E University Dr, Aubrey, Texas 76227

## OVERVIEW

- 1,800 SF 2nd Gen Hair Salon Available
- Between two signalized intersections cross access with Walgreens, Kwik Kar, Sonic, Sherwin Williams, Smoothie King, Wendy's and 7 Eleven
- Current tenants include Starwood Cafe, Anytime Fitness, Golden Chick, Pizza Hut and more
- Excellent Visibility and Easy Access
- Across from Braswell High School with 2,696 students enrolled
- Call for Info & Price



## TRAFFIC COUNTS

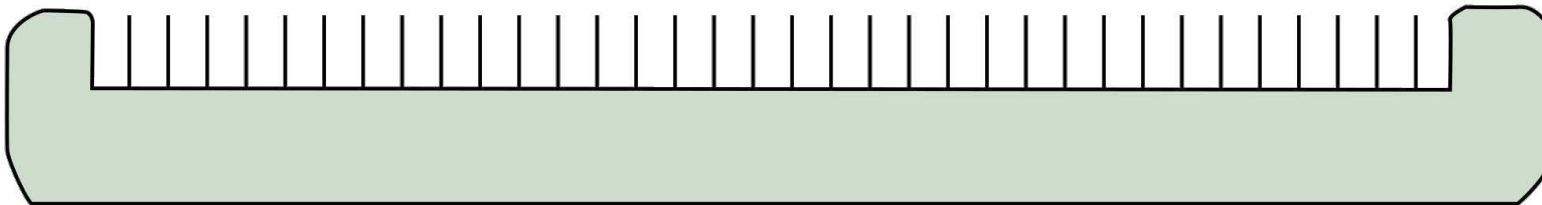
US-380/University Dr: 48,437 VPD east of site (TXDOT, 2022)  
US-380/University Dr: 40,096 VPD west of site (TXDOT, 2022)  
Navo Rd: 11,767 VPD south of US-380 (TXDOT, 2019)

## DEMOGRAPHICS

	1-mile	3-mile	5-mile
2023 Population	12,453	80,285	172,627
2028 Projected Pop.	17,427	93,986	206,938
Avg Home Value	\$345,491	\$398,356	\$409,280
Avg HH Income	\$126,167	\$142,031	\$146,149



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University Dr



NOT TO SCALE



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