

Village II

6300 Samuell Blvd.
Dallas, TX 75228



DOGWOOD
COMMERCIAL



Village II shopping center is a 53,000 SF neighborhood retail center located in the SEQ of Jim Miller Road and Samuell Blvd in Dallas, Texas. The center is anchored by Fresenius Medical Care and restaurants Cici's Pizza and El Regio Restaurant. Village II has abundant parking, and easy access to I-30, I-635 and Hwy 80. The center is located less than a mile from HEB's new Joe V's Smart Shop.

Demographics

(map on next page)

	1 Mile	3 Miles	5 Miles
2024 Population	15,843	113,339	342,498
Households	5,724	40,195	122,463
Average HH Income	\$74,153	\$74,330	\$82,095

Available Spaces

(site map on next page)

- Ste 140** - 1,764 SF
- Ste 142** - 1,979 SF
- Ste 143** - 2,054 SF

Traffic Counts

(count year: 2025)

- Samuell Blvd:** 15,773 VPD
- Jim Miller Rd:** 24,025 VPD



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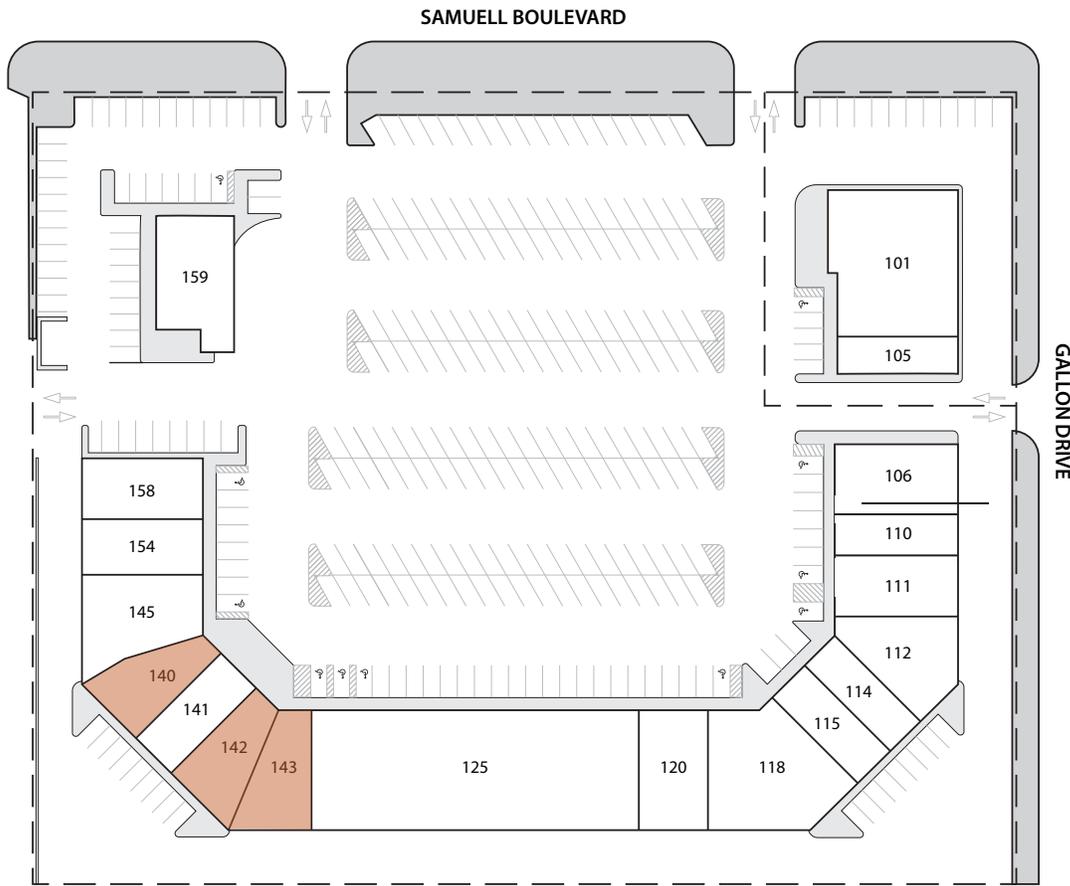
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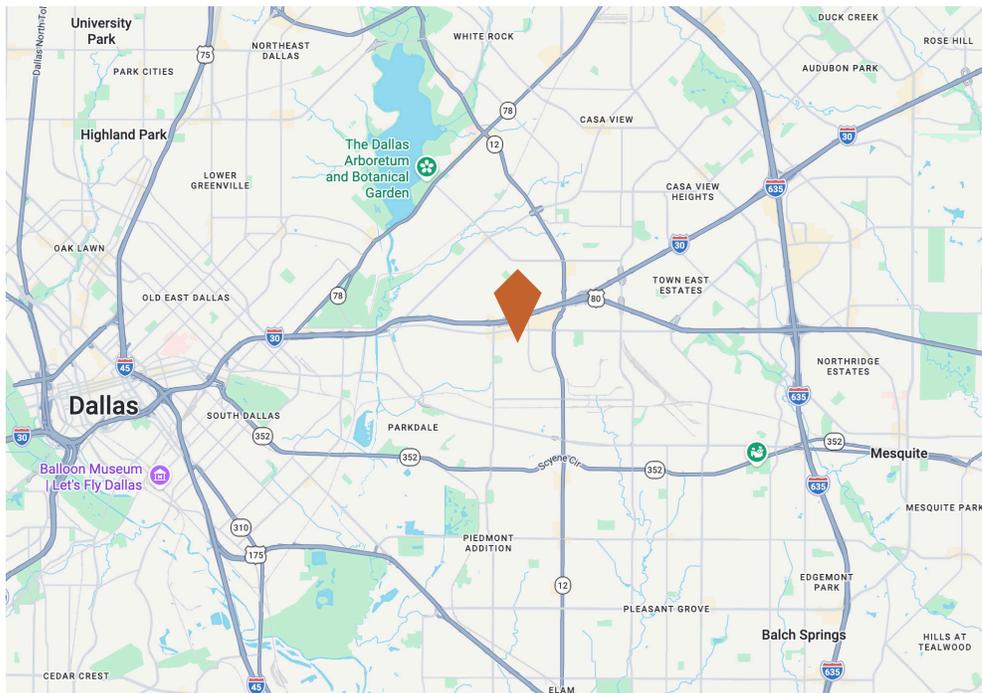
Village II Site Map



Tenant List

- Ste 101 - Cicis Pizza
- Ste 105 - Rod Hanks Insurance
- Ste 106 - Texas Best Air
- Ste 110 - The Dream Cut
- Ste 111 - The Maidsmv
- Ste 112 - Puff Puff & Pass
- Ste 114 - Bellaluz Beauty Salon
- Ste 115 - Test First
- Ste 118 - Safemed Pharmacy
- Ste 120 - Grace Southern Med Clinic
- Ste 125 - Fresenius Dialysis
- Ste 143 - Vacant
- Ste 142 - Vacant
- Ste 141 - Ice Cream Shop
- Ste 140 - Vacant
- Ste 145-154 - Woman's Specialty Center
- Ste 158 - Los Arcos de Jalisco
- Ste 159 - Pollo Regio

Property Location



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