



The big-box shopping hub along East Northwest Highway and Skillman and Abrams roads is adding to its roster.

A 180,000-square-foot shopping center under construction in northeast Dallas called High Point Crossing will house Academy Sports + Outdoors, Marshall's, Burlington Coat Factory and Five Below, said Jeff Kittleson, senior vice president at CBRE.

High Point is expected to open this fall. It's creating another layer of big-box retail that stretches east along Northwest Highway from NorthPark Center to Medallion Center. Both the mall and the open-air shopping center were built in the 1960s but remain anchors to this shopping district.

The northeast Dallas neighborhood has seen more than 1 million square feet of new shopping center space in the last 10 years as the Shops at Park Lane, which houses Nordstrom Rack, Bloomingdale's Outlet, Dick's Sporting Goods and others, was followed by Timber Creek Crossing in 2011. In 2015, REI opened next to the Half Price Books flagship. Developers who forever seemed to focus on suburban spaces rediscovered the area.

All together, the shopping centers house the nearest Kohl's, J.C. Penney, Saks Off 5th, Bloomingdale's Outlet, Old Navy, Target, Walmart, Sam's Club, Party City and Pier 1 Imports for many living inside LBJ Freeway in Dallas.

Houston-based Ainbinder bought the 13-acre property between Abrams and Skillman roads in 2015. High Point, which has been under construction since October, still has a vacant 10,000-square-foot space for a junior anchor, and the remaining space is open for fast-casual restaurants and smaller retail shops, Kittleson said. "It's another chance for some retailers. It's the last development site in this trade area," he said.

About 75,000 cars a day pass the intersection. A new traffic signal has been approved on Northwest Highway just west of Abrams Road at the center's entrance.

One of High Point's new stores may not be as familiar as the others to Dallas shoppers. Five Below is a fast-growing retailer focused on tweens and teens. It sells trendy merchandise that costs between \$1 and \$5. The Pennsylvania-based retailer came to Texas in 2013 and has 23 stores in Dallas-Fort Worth, including one in Far North Dallas, but none south of LBJ Freeway in Dallas.

Five Below has said it plans for Texas to be one of its five largest states and told analysts earlier this month that it expects to open a distribution center here in a couple of years. The Texas distribution center will be its fourth. So far, Five Below has 625 stores in 32 states and said it will open 125 more in 2018, aiming someday to operate 2,500 stores. The company is debt free and had \$1.27 billion in sales last year. Its stock, which closed at \$66.99 a share on Friday, has doubled in the last year.

While last year was a record year for store closings, even more mature chains like Academy and Marshalls are still opening new stores. Sometimes new stores replace older locations in the same market. Academy has a store five miles north of High Point on Forest Lane, but the company didn't respond to a question about whether that store is being replaced.