

STEVENS PARK VILLAGE

FOR LEASE

2128-2154 FORT WORTH AVE

DALLAS, TEXAS 75211

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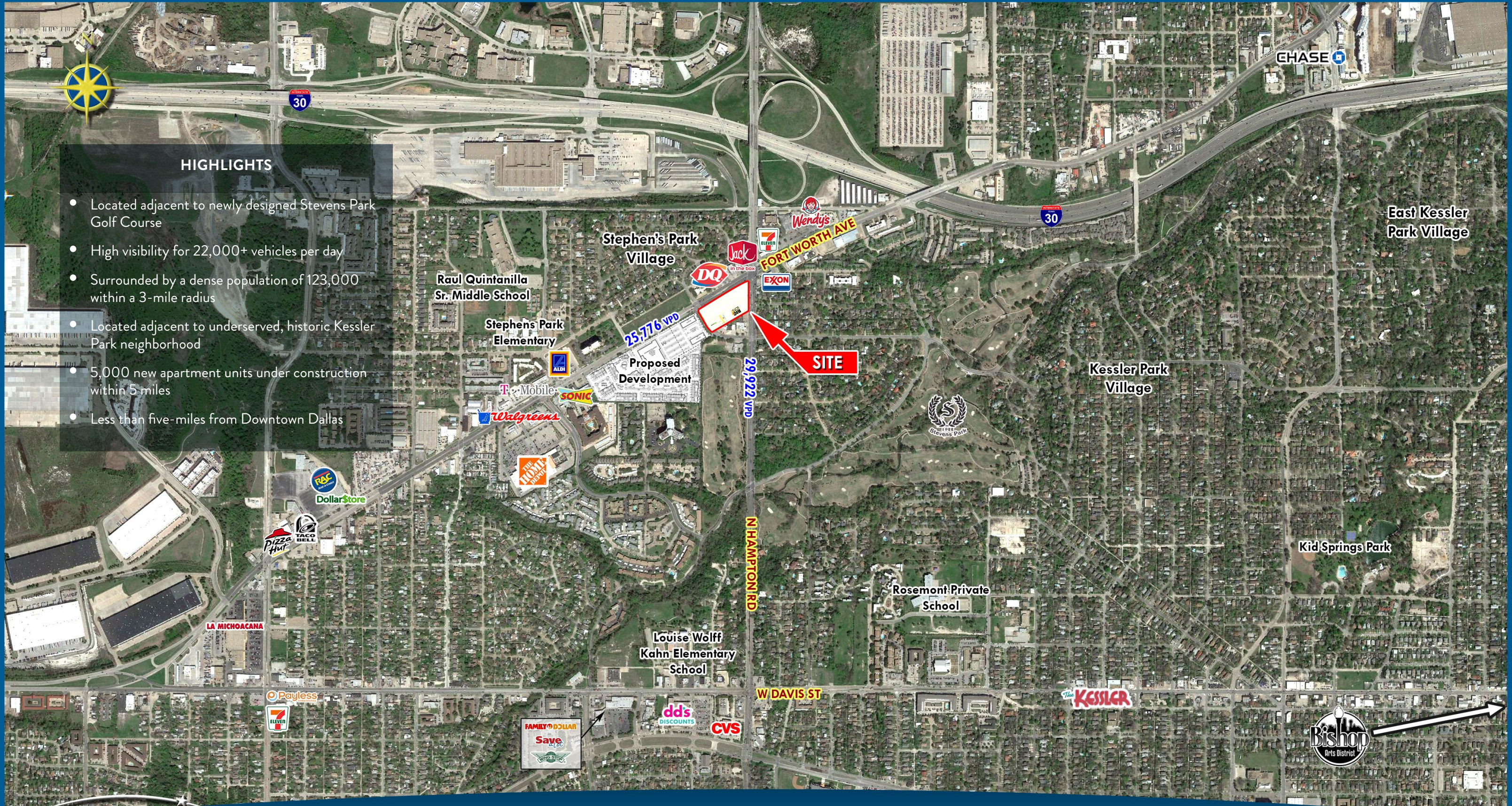


LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT

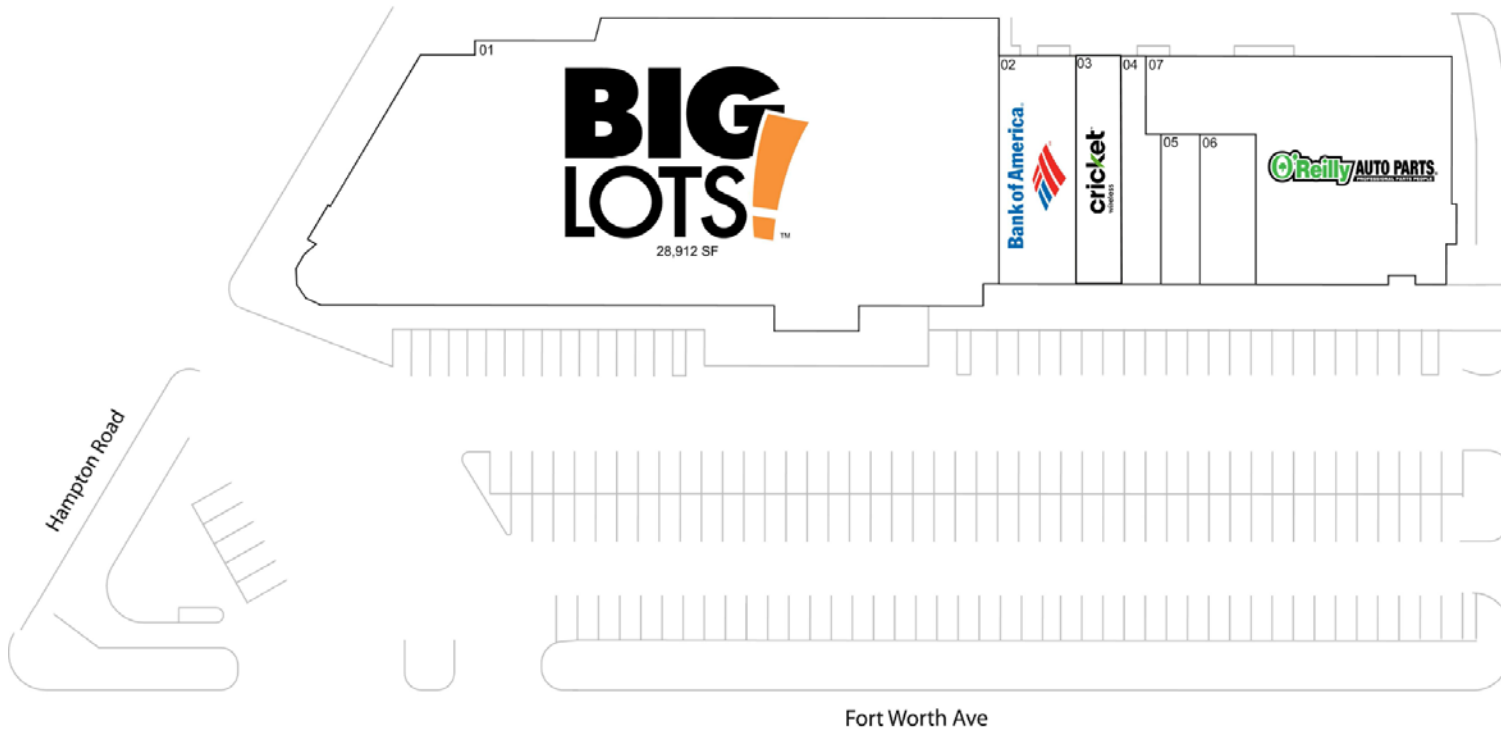


HIGHLIGHTS

- Located adjacent to newly designed Stevens Park Golf Course
- High visibility for 22,000+ vehicles per day
- Surrounded by a dense population of 123,000 within a 3-mile radius
- Located adjacent to underserved, historic Kessler Park neighborhood
- 5,000 new apartment units under construction within 5 miles
- Less than five-miles from Downtown Dallas



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01 Big Lots	28,912 SF	05 Baha Insurance	935 SF
02 Bank of America	2,835 SF	06 Go Clips	1,350 SF
03 Cricket Wireless	1,600 SF	07 O'Reilly Automotive	8,570 SF
04 Little Caesars Pizza	1,290 SF		

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2016 EST POPULATION	13,257	129,360	324,149
2016 EST AVG HH INCOME	\$67,784	\$55,966	\$66,966

TRAFFIC COUNTS	
FORT WORTH AVE	25,776 VPD (2002)
N HAMPTON RD	36,216 VPD (2001)

