

# ROSS AVENUE PAD SITE

12,250 SF AVAILABLE

DALLAS, TEXAS

ROSS AVENUE & HALL STREET

COLIN BEAMS

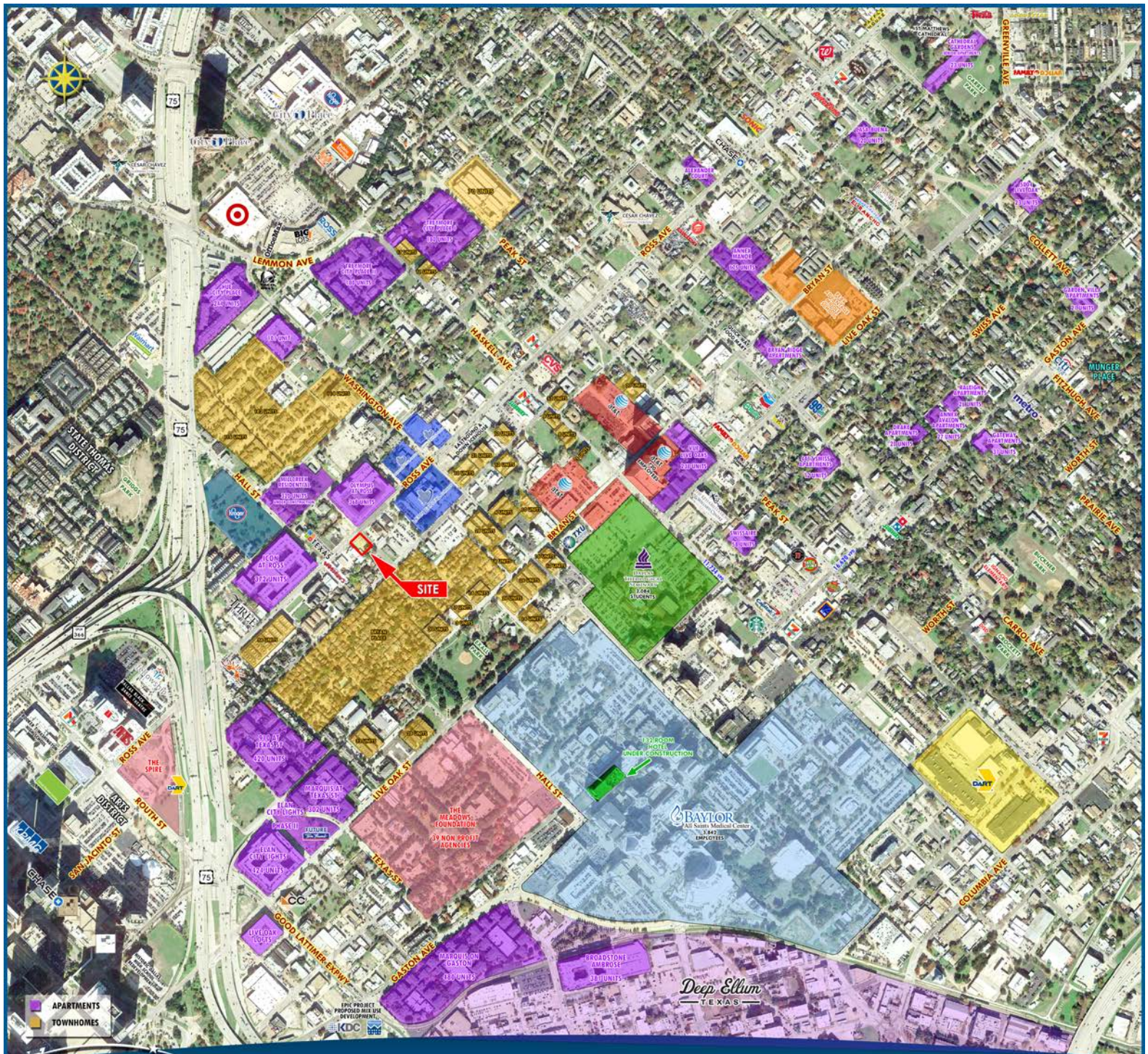
BENJAMIN HINES

GRANT M. ENGLISH



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

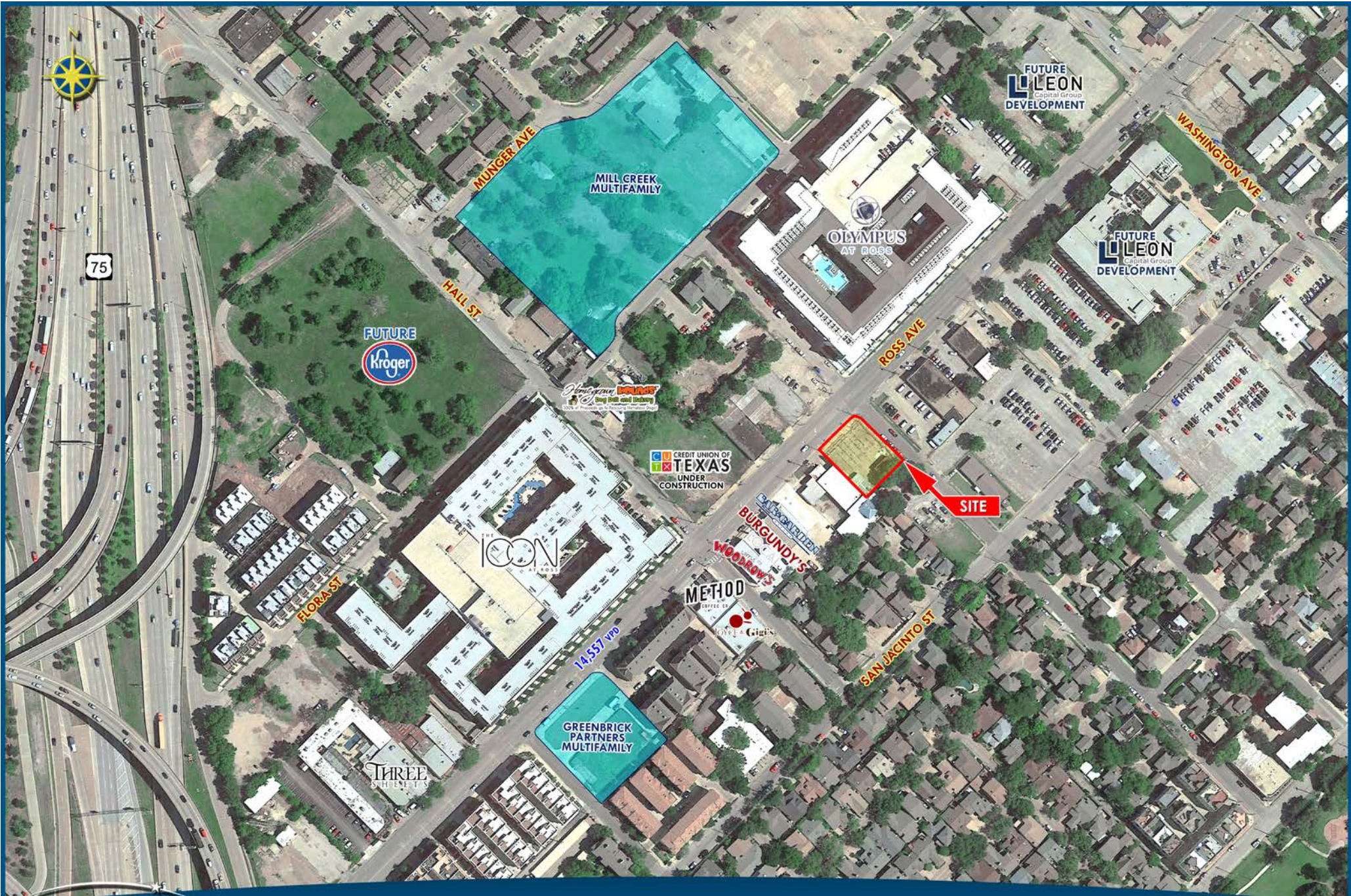




**VENTURE** 214.378.1212  
**COMMERCIAL** 8235 Douglas Ave, Suite 720  
 Dallas, TX 75225

**OLD EAST DALLAS**  
**DALLAS, TX**





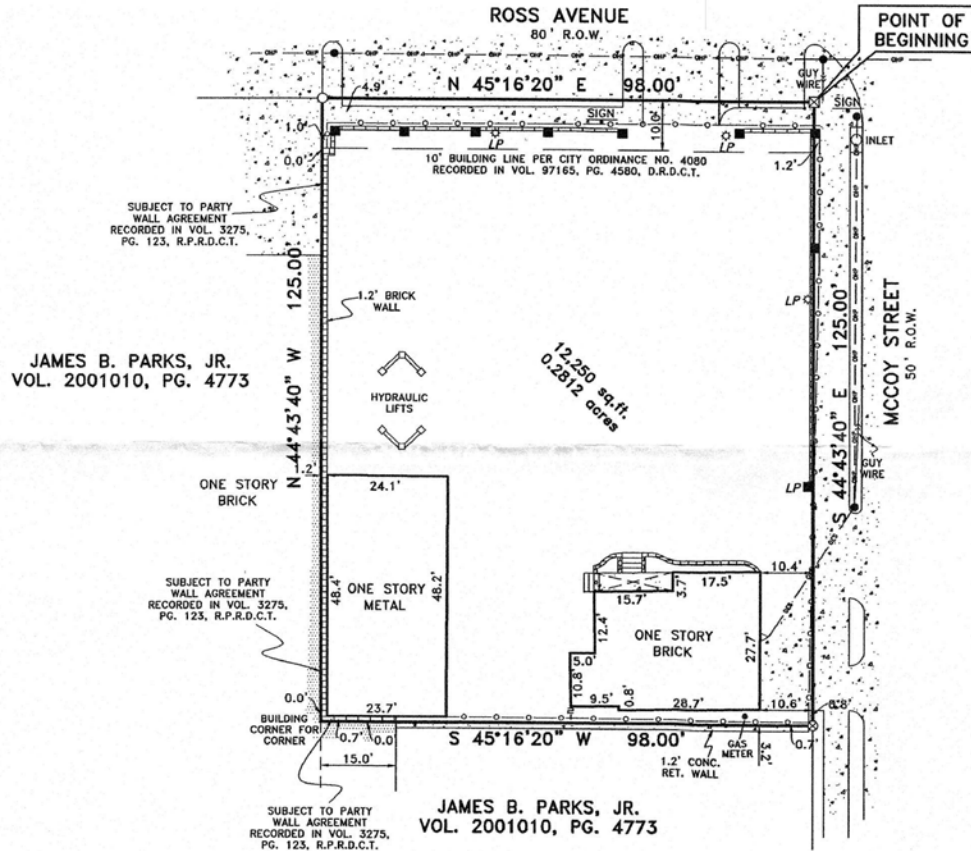
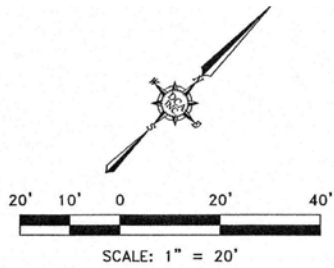
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HALL ST & ROSS AVE

DALLAS, TX



# ROSS AVENUE PAD SITE



## HIGHLIGHTS

- Prime pad site available on high-traffic Ross Avenue.
- 12,500 SF pad available for ground lease or build-to-suit
- Zoning: PD-298
- Area traffic generators include Downtown Dallas, the Dallas Arts District, Baylor Hospital, Historic Deep Ellum, Uptown and Cityplace.
- Future traffic generators include Kroger, Credit Union of Texas and hundreds of multi-family units under construction.

DEMOGRAPHICS	1 MILE	2 MILE	3 MILE
2017 EST POPULATION	27,902	98,392	175,931
2016 EST DAYTIME POPULATION	81,750	199,032	258,625
2017 EST AVG HH INCOME	\$101,227	\$98,984	\$99,062

TRAFFIC COUNTS	
ROSS AVENUE	14,557 VPD
N CENTRAL EXPWY	188,943 VPD





