

MIXED-USE LAND ON US 75 FOR SALE

214.378.1212

11520 N CENTRAL EXPWY
DALLAS, TX

NICK HOOVER
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LOCATION

11520 N CENTRAL EXPWY

SIZE

LAND
2.841 AC (123,756 SF)

TRAFFIC COUNTS

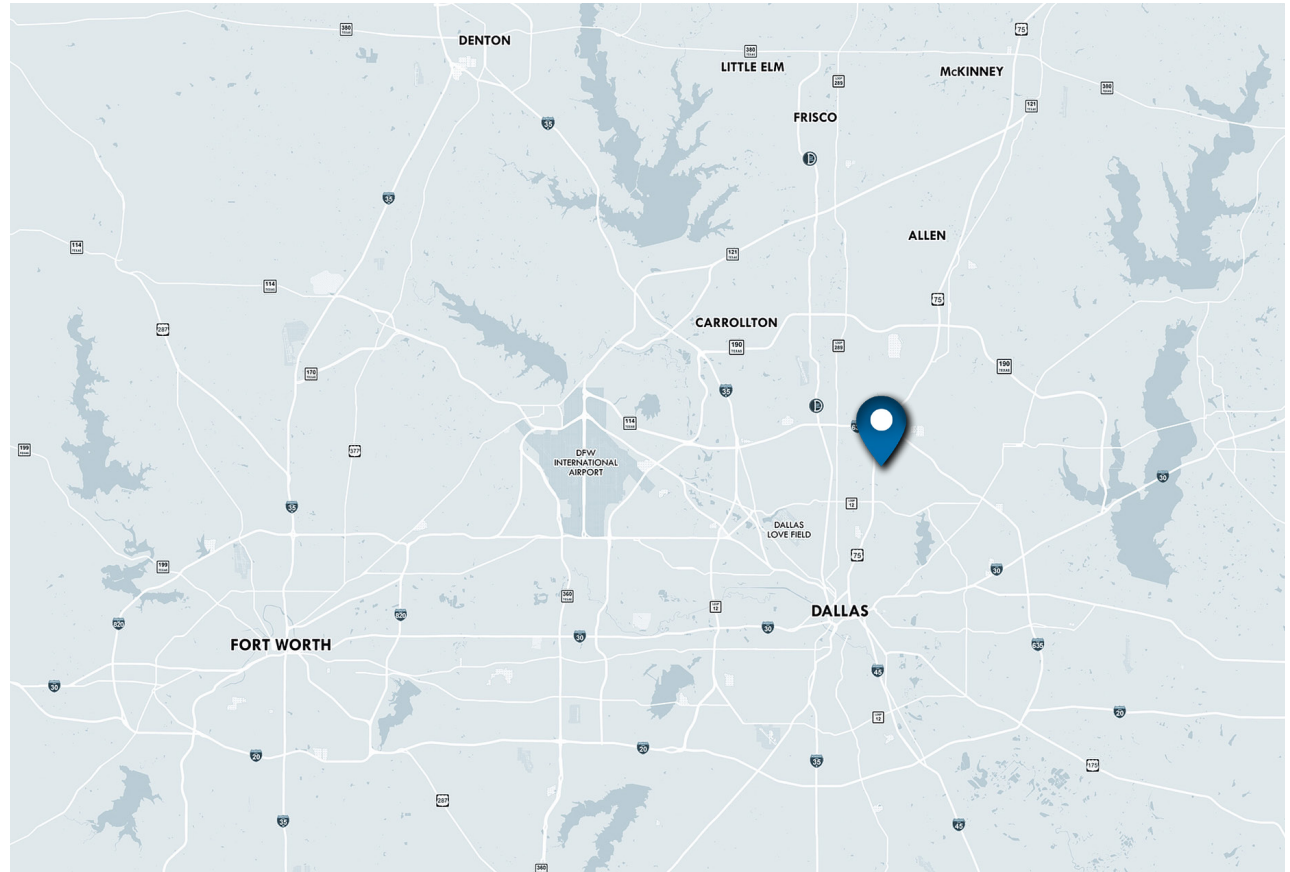
US 75 FOREST LN
243,958 VPD 32,168 VPD

ZONING

- ★ MU-3 ZONING (MIXED USE)
- ★ LESS THAN .5 MILE FROM FOREST LN DART STATION
- ★ PRIMARY USES INCLUDE: OFFICE, RESIDENTIAL, LODGING, RETAIL AND PERSONAL SERVICE

PROPERTY HIGHLIGHTS

- ★ 287' OF FRONTAGE ON US 75 SERVICE ROAD
- ★ FLEXIBLE, HIGH DENSITY MIXED-USE ZONING
- ★ CLOSE PROXIMITY TO JOBS, TRANSIT AND HIGH-TRAFFIC RETAIL

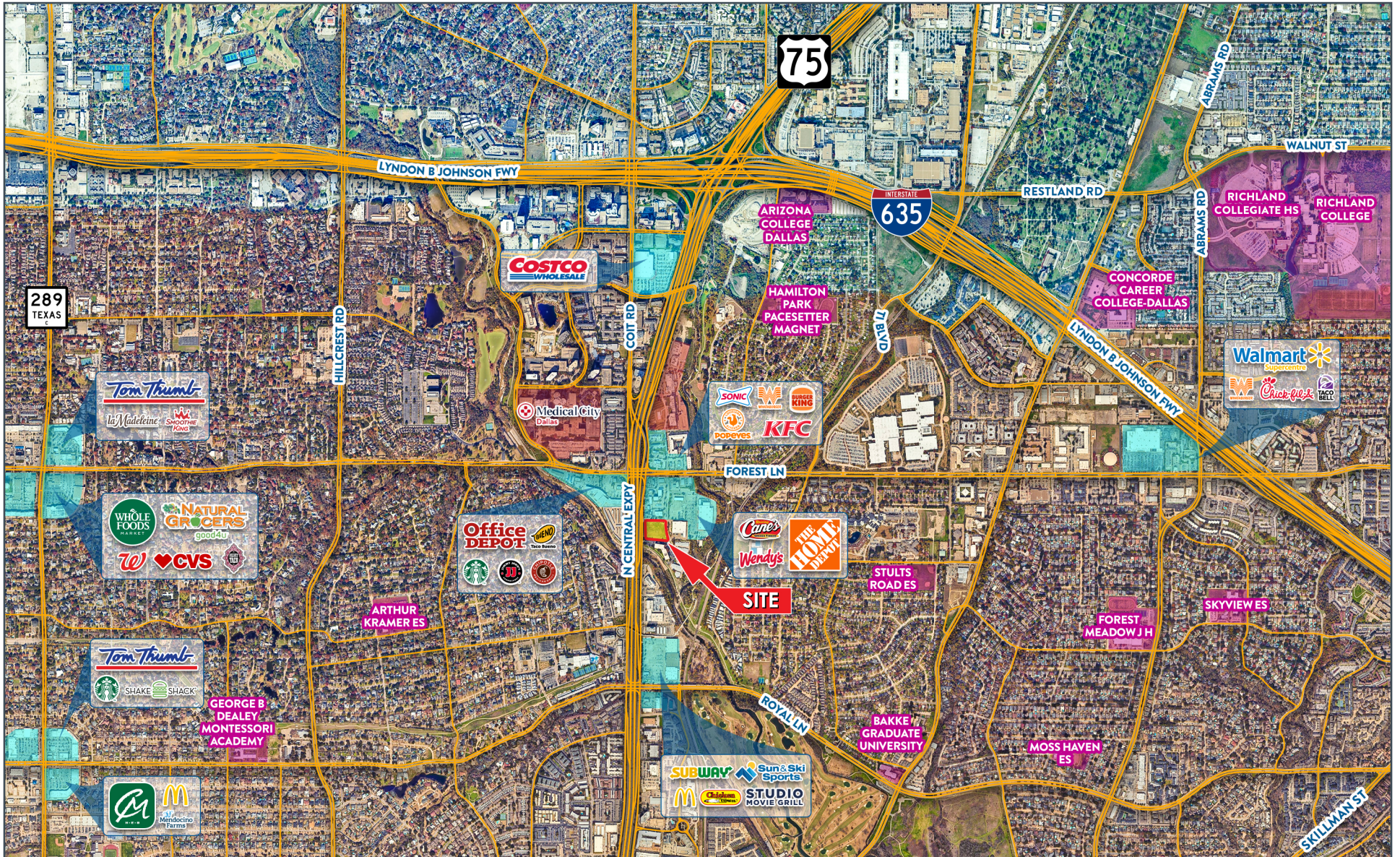


2024 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	14,633	158,281	404,753
EST. DAYTIME POPULATION	14,653	112,520	343,111
EST. AVG. HH INCOME	\$126,952	\$130,968	\$147,840

AREA ATTRACTIONS







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