



CLUB STUDIO OUTPARCEL

For Sale or Ground Lease:
7007 Arapaho Rd
Dallas, Texas 75248

VENTURE

JOHN ZIKOS
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Metrics

Club Studio Outparcel | Dallas, TX

Location

7007 Arapaho Rd, Dallas, TX

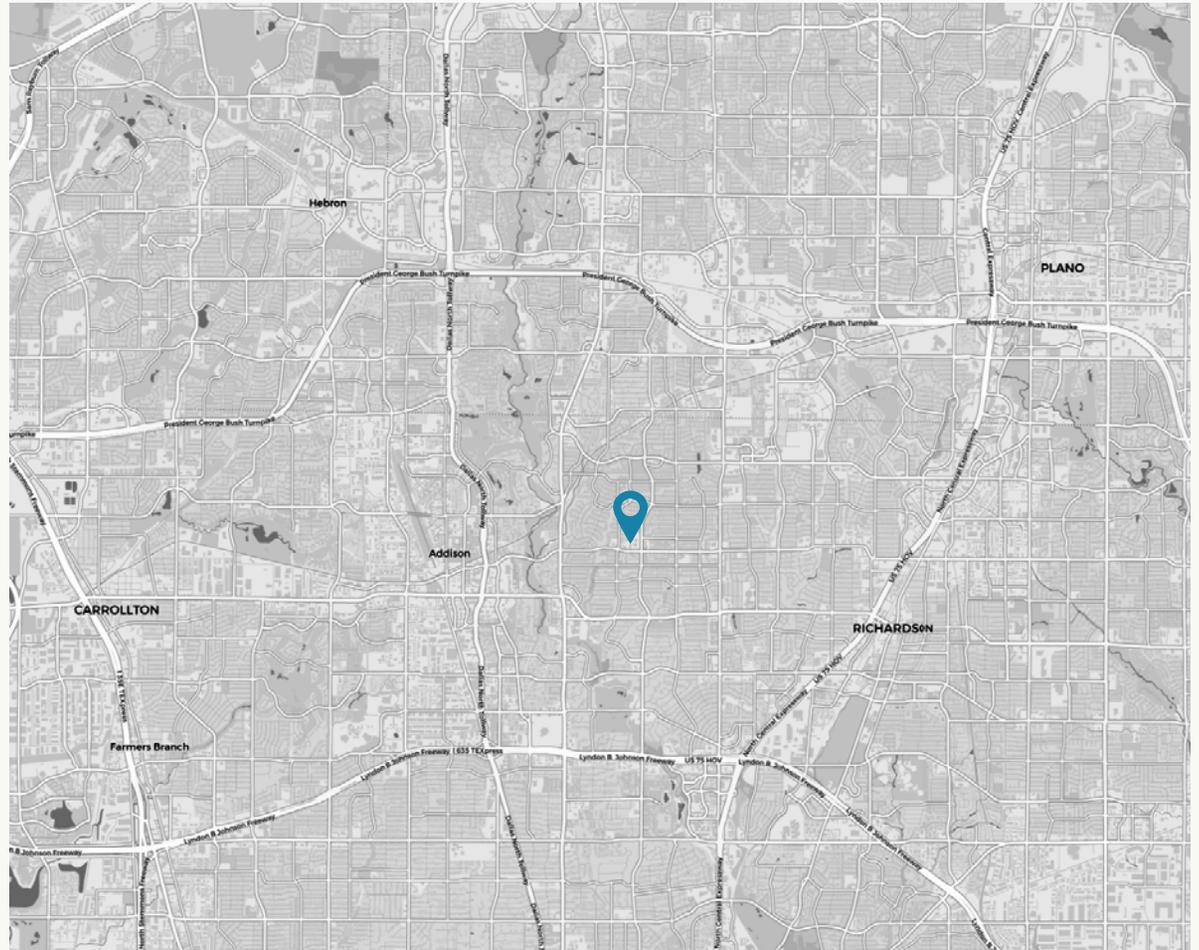
Size

±0.5 Acres

Traffic Counts

Arapaho Rd
22,197 VPD

Hillcrest Rd
15,459 VPD



Area Attractions

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Property Highlights

NWQ Alpha Rd & Inwood Rd
Dallas, Texas 75201

1. Pad site available for purchase or lease with full access off of Hillcrest Rd
2. Outparcel to Club Studio which generates over 1,000 daily visitors
3. Excellent household incomes within a three-mile radius with average household incomes in excess of \$137,000
4. Strong population density with over 169,000 people within a three-mile radius
5. Over 37,000 VPD at the immediate intersection of Hillcrest Rd & Arapaho Rd



2025 Demographic Summary

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------------|-----------|-----------|-----------|
| EST. POPULATION | 15,675 | 169,309 | 406,445 |
| EST. DAYTIME POPULATION | 7,226 | 219,882 | 475,263 |
| EST. AVG. HH INCOME | \$216,881 | \$137,484 | \$138,777 |

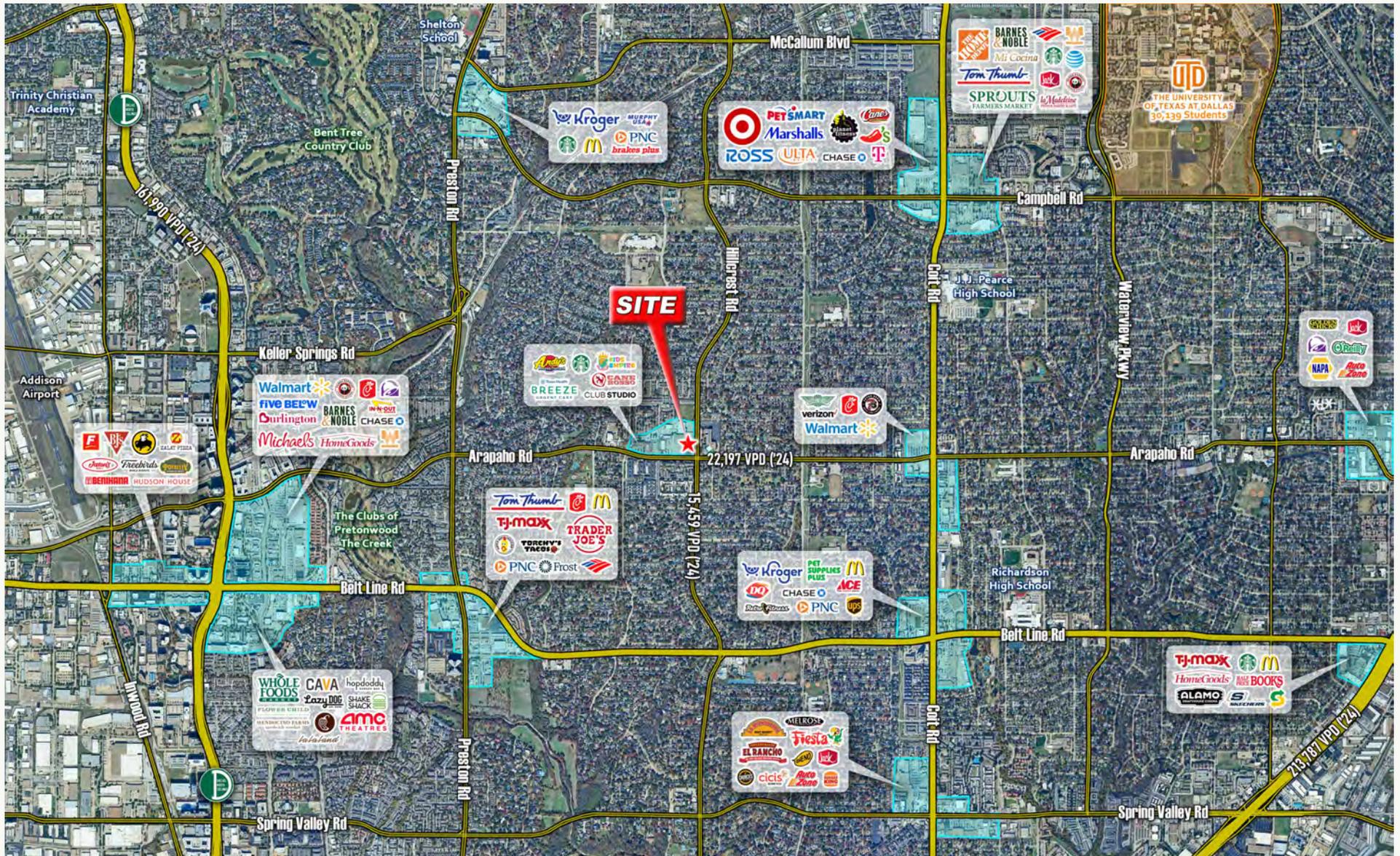
Close Aerial

Club Studio Outparcel | Dallas, TX



Far Aerial

Club Studio Outparcel | Dallas, TX



Photos

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VENTURE

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