



# WEST DALLAS LAND FOR SALE

For sale:  
2319, 2323 & 2325  
Topeka Ave  
Dallas, TX

# Metrics

2319, 2323 & 2325 Topeka Ave  
Dallas, TX

## Location

2319, 2323 & 2325 Topeka Ave  
Dallas, TX

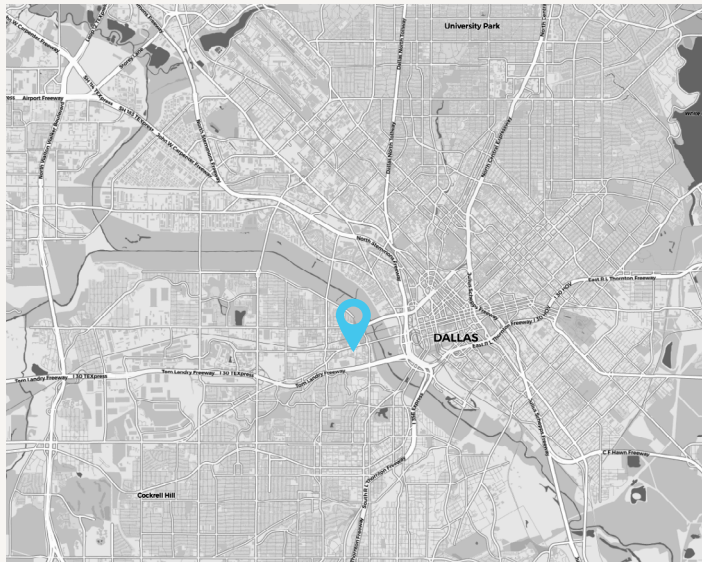
## Size

10,432 SF

## Traffic Counts

Sylvan Ave  
21,374 VPD

Commerce  
3,797 VPD



## Property Highlights

1. Zoning - Mixed Use - [PD 714 Subdistrict 1B](#)
2. Quickly developing area with trendy bars, restaurants and thousands of new apartment units within a one mile radius
3. Opportunity to assemble more adjacent land

## 2025 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	16,846	157,347	393,020
EST. DAYTIME POPULATION	6,156	215,821	363,624
EST. AVG. HH INCOME	\$112,543	\$126,342	\$128,888

## Area Attractions

HAROLD  
SIMMONS  
PARK WEST  
OVERLOOK



SYLVAN THIRTY



MANHATTAN PROJECT  
BEER COMPANY



---

2319, 2323 & 2325  
Topeka Ave  
Dallas, TX

**Nick Hoover**  
**Senior Vice President**  
nhoover@venturedfw.com

(214) 378-1212

[www.VentureDFW.com](http://www.VentureDFW.com)

8235 Douglas Ave  
Suite 720  
Dallas, Texas 75225

# VENTURE

\*The information contained herein was obtained from sources deemed reliable; however, Venture Commercial Real Estate, LLC, makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors; omissions; change of price, prior to sale or lease; or withdrawal without notice.

