



WEST DALLAS TOWNHOME SITE

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

Metrics

2319, 2323 & 2325 Topeka Ave
Dallas, TX

Location

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Dallas, TX

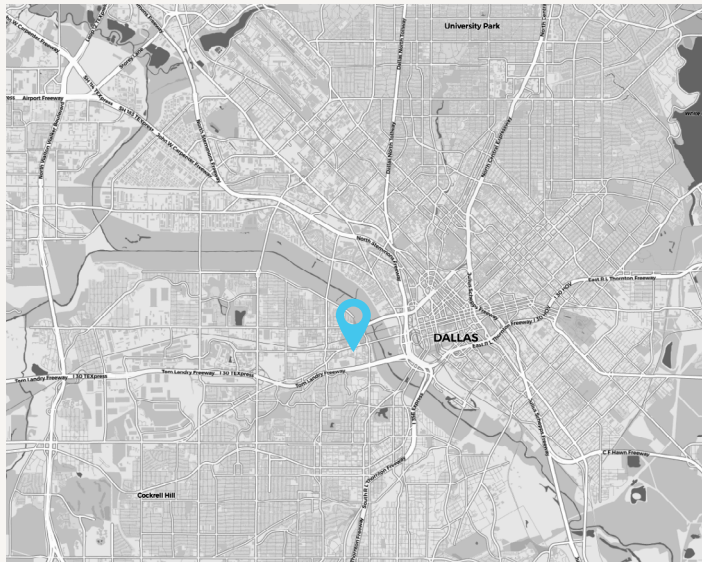
Size

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



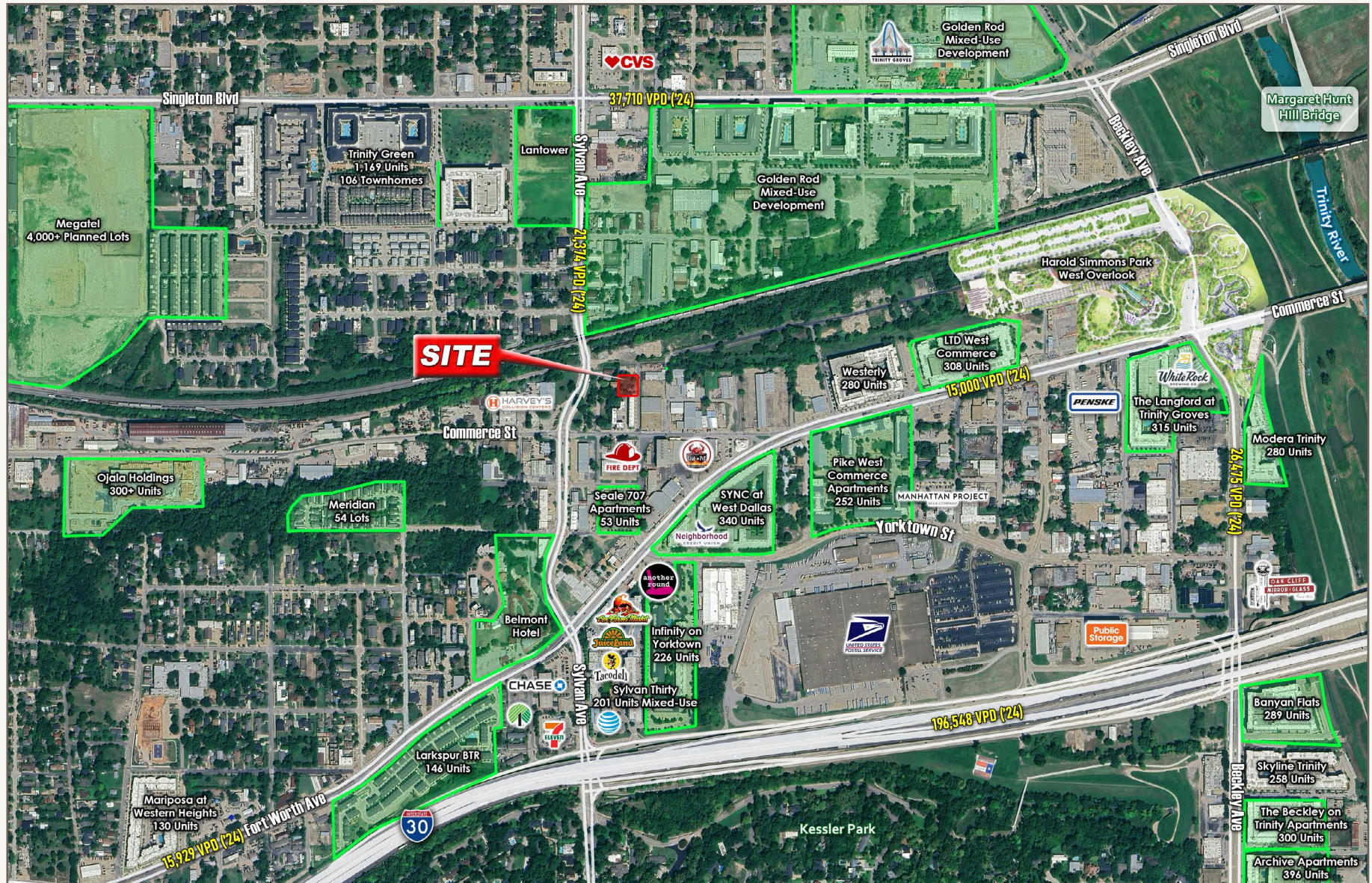
SYLVAN THIRTY



MANHATTAN PROJECT
BEER COMPANY

Aerial

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Nick Hoover
Senior Vice President
nhoover@venturedfw.com

(214) 378-1212

www.VentureDFW.com

8235 Douglas Ave
Suite 720
Dallas, Texas 75225

VENTURE

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