

GROUND LEASE



GALLERIA HARD CORNER PAD SITE DALLAS PARKWAY/DNT AT SOUTHERN BLVD

DALLAS, TEXAS

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DUWEST
CREATING, ENHANCING & PROTECTING VALUE

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PAD SITE FOR GROUND LEASE | 13900 Dallas Parkway, Dallas, Texas 75240

OVERVIEW

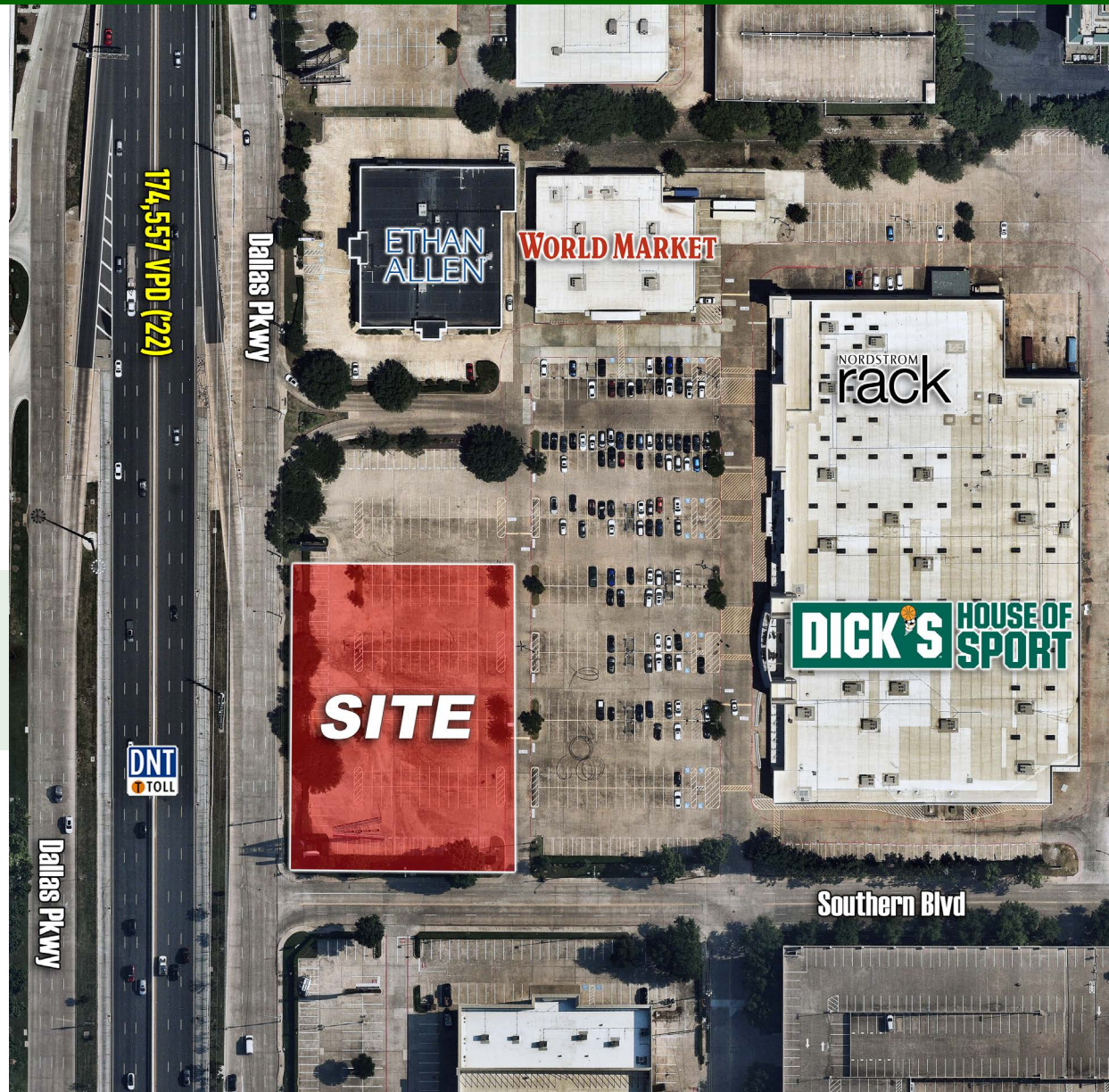
- Hard corner pad site available for ground lease
- Located on the east side of Dallas Parkway/DNT between Spring Valley Rd & Alpha Rd
- Signage Available with High Visibility from I-635
- Close proximity to the Galleria Mall and the Dallas Midtown Urban Living / Retail Development
- Strong Daytime Population - more than 250k within 3 miles
- Easy access to LBJ Fwy/I-635 & DNT
- Call for Info & Price

TRAFFIC COUNTS

Dallas Parkway/DNT: 174,557 VPD (TXDOT, 2022)
Spring Valley Rd: 21,680 VPD (Kalibrate 2023)
Alpha Rd: 22,170 VPD (Kalibrate 2023)

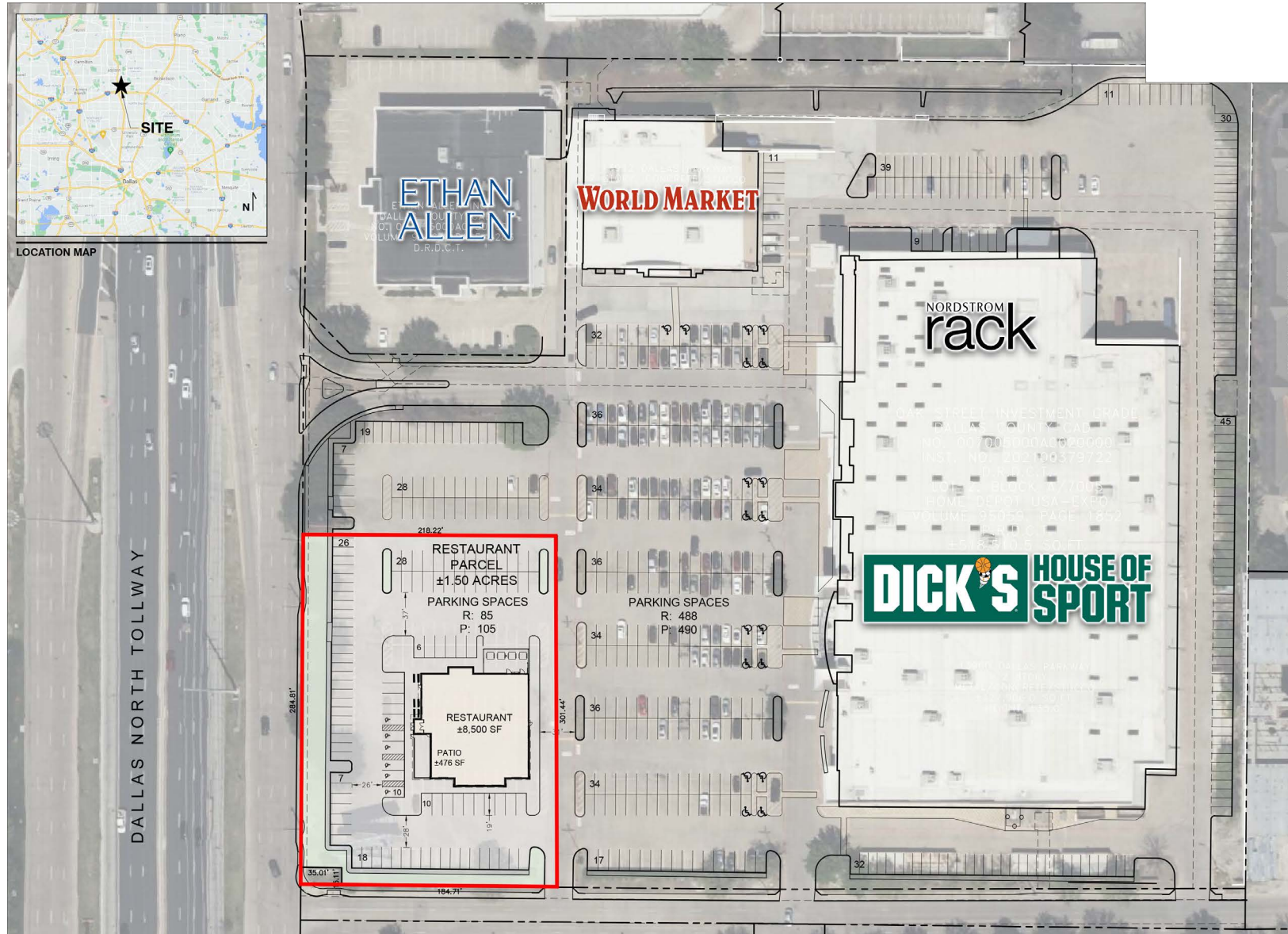
DEMOGRAPHICS

	1-mile	3-mile	5-mile
2023 Population	28,277	125,592	364,003
2028 Projected Pop.	29,436	128,843	368,559
Daytime Pop.	72,228	237,454	529,841
Avg HH Income	\$81,047	\$129,799	\$125,891



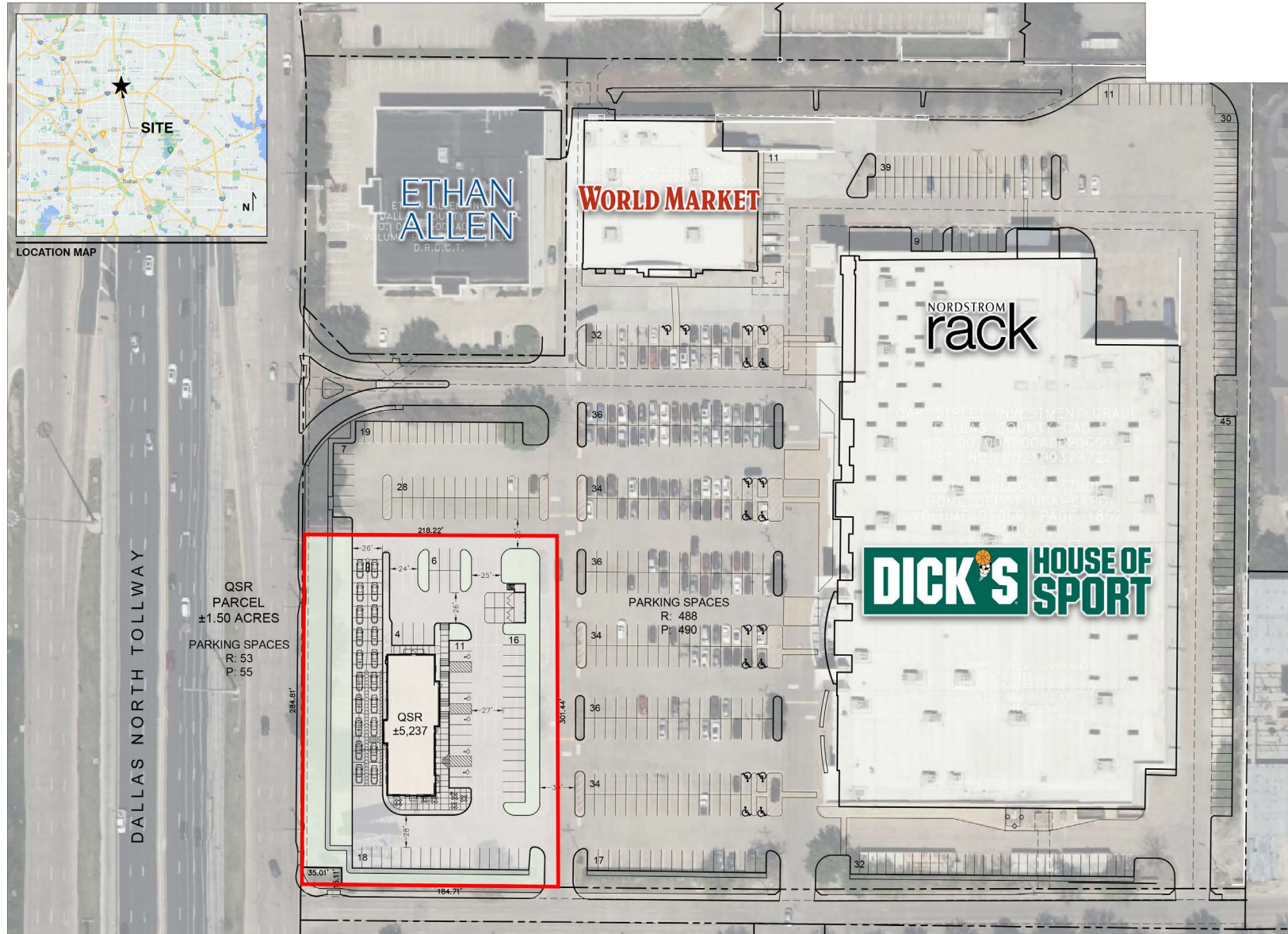
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CONCEPTUAL SITE PLAN



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Jefferson East Branch
390 Multi-family Units

Dallas Pkwy



Southern Blvd

174,557 VPD ('22)

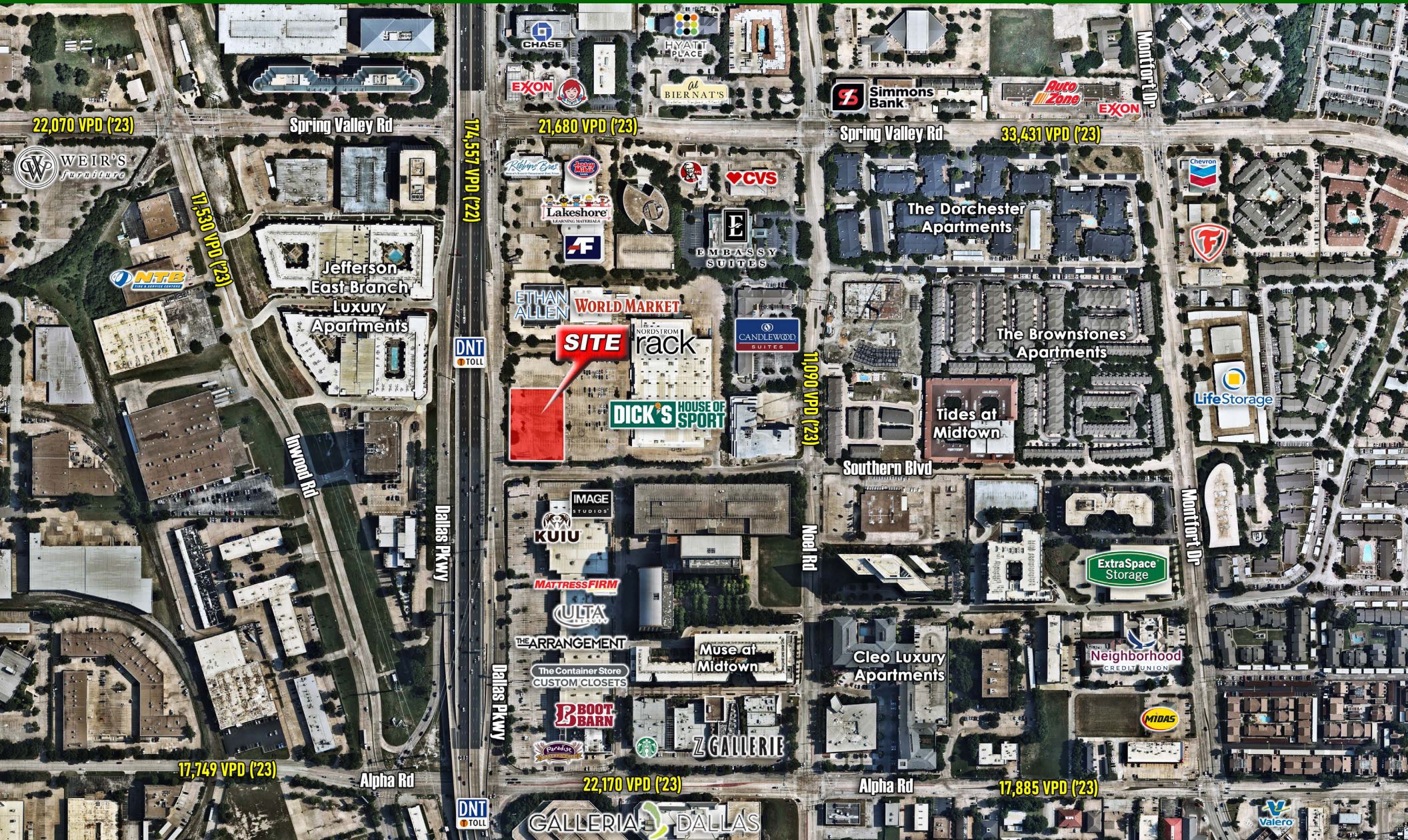
SITE

ETHAN ALLEN



WORLD MARKET

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