PRIME SITE FOR SALE IN MEDICAL DISTRICT

5423, 5427, & 5431 Gregg St., Dallas, TX 75235

Near Harry Hines Blvd. and Inwood Rd.
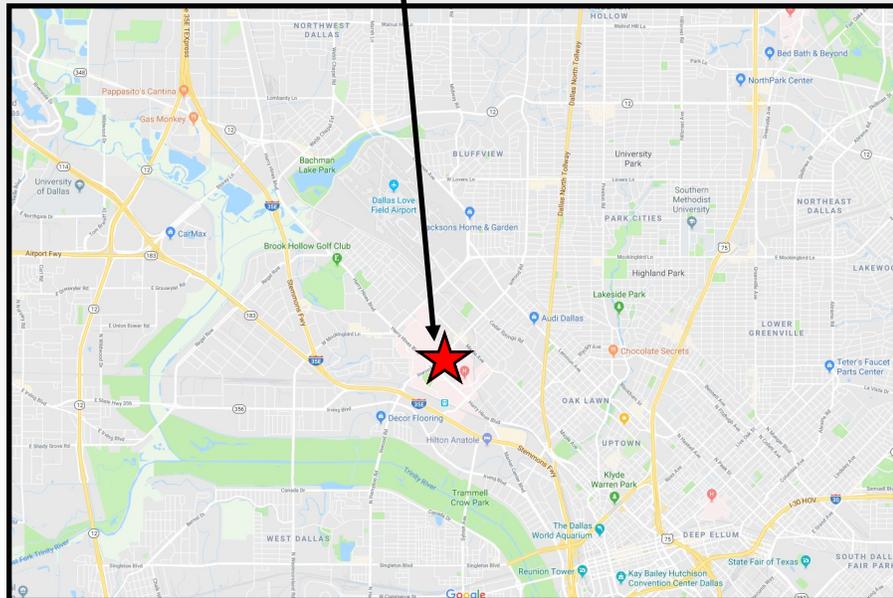
± .76 Acres or ± 33,000 SF

± 5,000 SF Building

For more information please contact:

JOHN PAUL WEST

469.759.5821

jwest@westcr.com

WEST COMMERCIAL REALTY

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DEMOGRAPHICS

2025 Demographics	1-Mile	3-Mile	5-Mile
Estimated Population	18,760	125,177	334,788
Daytime Employment	52,432	202,471	430,266
# of Households	7,892	56,357	139,500
Average HH Income	$55,353	$105,722	$98,598

PROPERTY FEATURES

- .76 Acres
- Located in the heart of the Dallas Medical District with easy access from Harry Hines, Butler St., or Inwood Rd.
- One of the last infill lots available.
- Lot Dimensions: ~150 X 225.
- Zoned: IR (Industrial Research) & MF-2(A) (Multifamily)
- Allows for Data Center, Industrial, Wholesale Distribution & Storage, Office & Retail, Multifamily, Duplex, Single Family.
- All utilities currently available
- Adjacent to new UT Southwestern Medical Biocenter & Radiation Oncology Facility.
- Minutes from Love Field Airport and DART Light Rail Station

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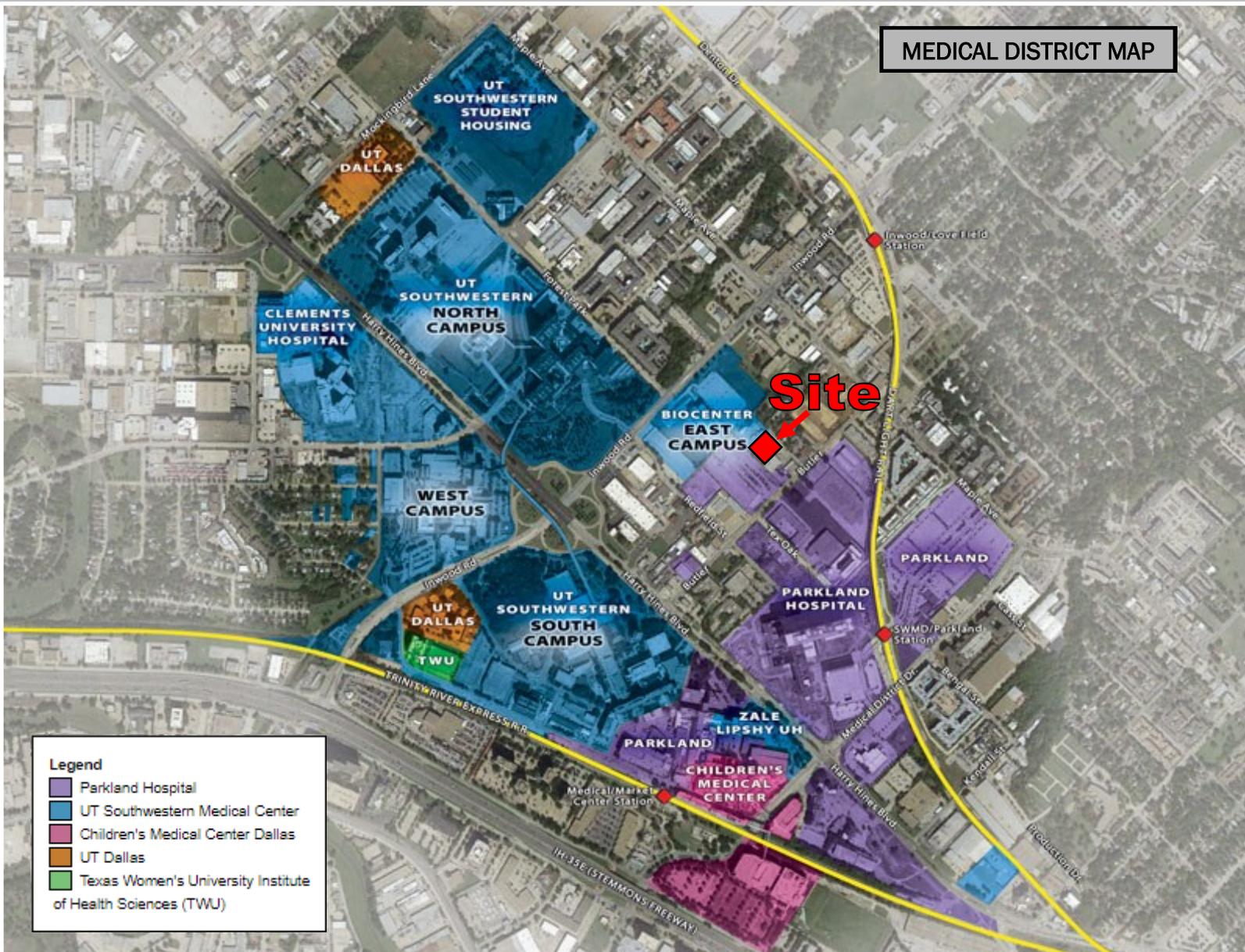jwest@westcr.com

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MEDICAL DISTRICT MAP

Site

Legend
- Parkland Hospital
- UT Southwestern Medical Center
- Children's Medical Center Dallas
- UT Dallas
- Texas Women's University Institute of Health Sciences (TWU)

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