

# 1201 BIG TOWN BOULEVARD

## MASTER PLAN



1201 BIG TOWN BLVD. | DALLAS, TX

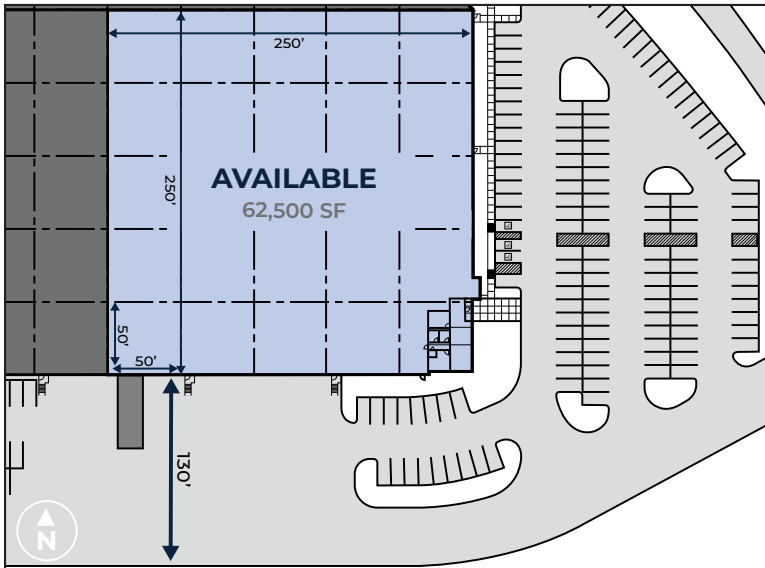
**62,500 SF Available**

*For Lease*

62,500 SF of Class A Industrial spaces available for lease in Dallas County. Conveniently located with easy access to I-635, US-80, and I-30. Includes Triple Freeport Inventory tax incentive.

 **HILLWOOD**  
A PEROT COMPANY®

## PROPERTY OVERVIEW



62,500 SF Available



1,351 SF Office Space



50' W x 50' D column spacing



130' truck court depth



(1) 14' x 16' drive-in door



(9) 9' x 10' dock doors



32' clear height



200 Auto Parking Spaces



Front Load Configuration



ESFR sprinkler system



LED's on motion sensors

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## AREA INFORMATION



## DRIVE TIMES

Union Pacific Intermodal

0.7 mi. 4 min.

US-80

1.1 mi. 5 min.

UPS Ground

1.1 mi. 3 min.

FedEx Ground

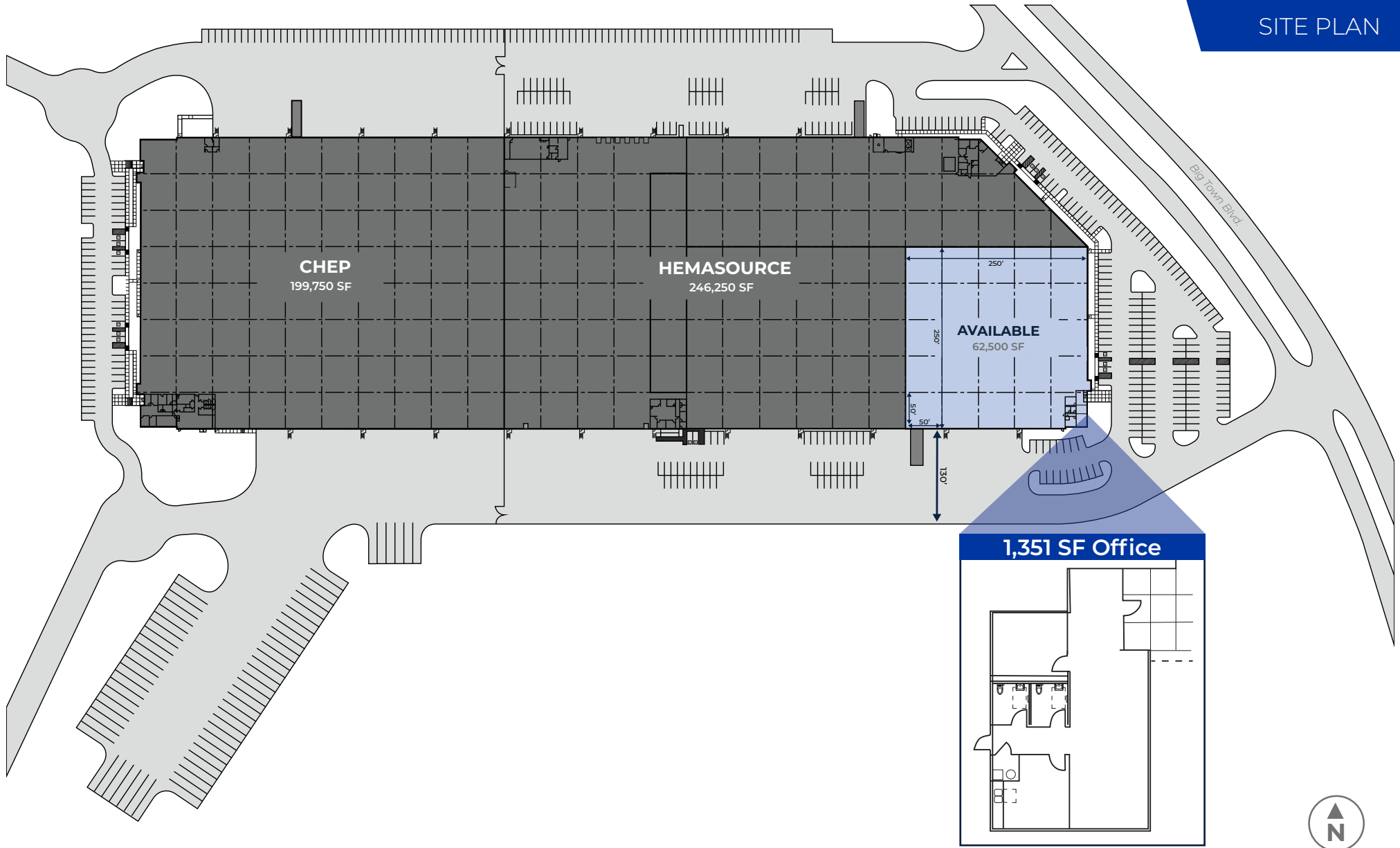
1.4 mi. 4 min.

I-30

1.6 mi. 5 min.

I-635

3.6 mi. 9 min.



A Hillwood Property



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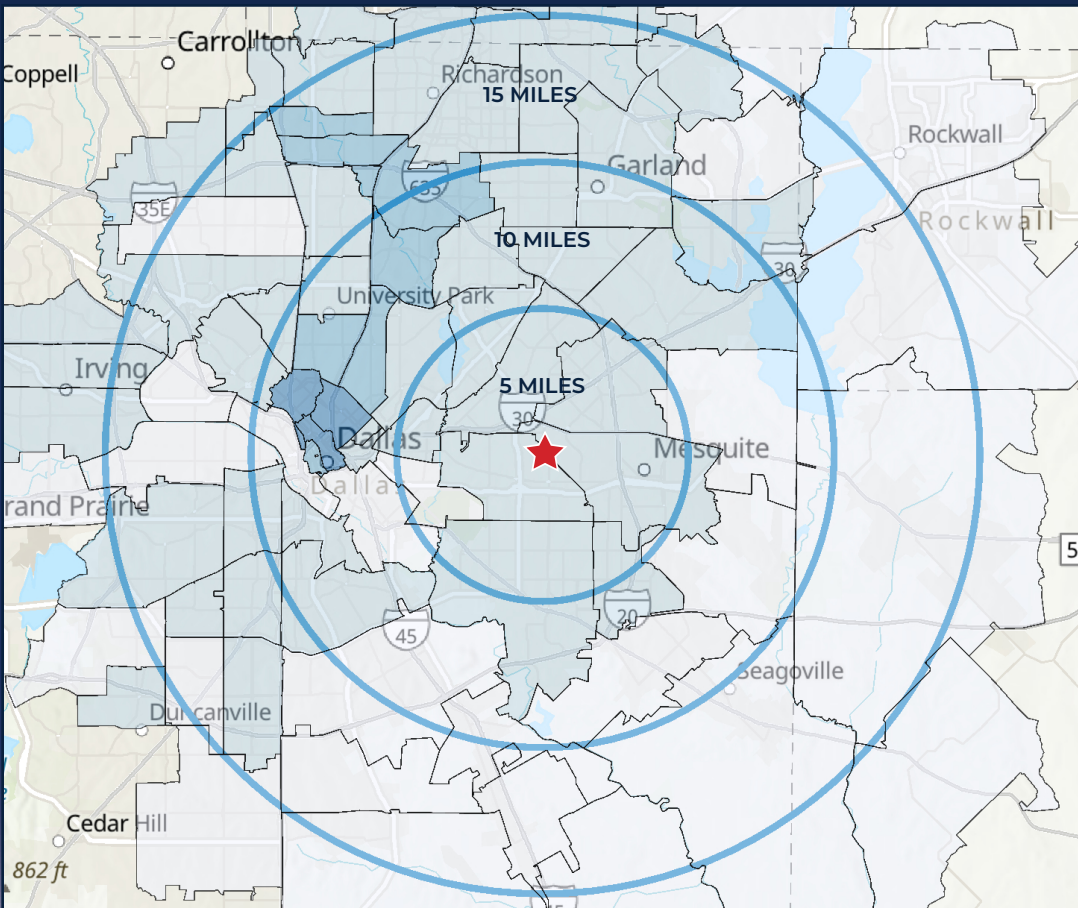
DEMOGRAPHICS

DALLAS LABOR

BASED ON 10 MILE RADIUS

White Collar Labor Force	59.5%
Blue Collar Labor Force	24.3%

Unemployment Rate	3.4%
Average Hourly Wage	\$25.39



POPULATION

BASED ON 10 MILE RADIUS

POPULATION



1,103,016

MEDIAN HOUSEHOLD INCOME



\$66,508

BUSINESSES



49,457

2024 POPULATION DENSITY BY ZIP CODE

- 10,000 - 15,000
- 6,000 - 9,999
- 3,000 - 5,999
- 110 - 2,999

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## A HILLWOOD PROPERTY



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## LEASING



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