

# GROUND LEASE | BUILD-TO-SUIT

3407 MCKINNEY AVENUE, DALLAS, TX 75204



**FOR MORE INFORMATION, PLEASE CONTACT:**

ALEX FLORES | 214.418.6680 | AFLORES@TIGUSA.COM  
HUDSON DONHAM | 214.600.1208 | HDONHAM@TIGUSA.COM



**RESTAURANT/RETAIL  
AVAILABLE**



**8,176 SF OF LAND  
DEMOED PROPERTY**



**UPTOWN LOCATION  
ON HIGHLY-TRAFFICKED  
MCKINNEY AVE**



**HIGH INCOME  
AREA**



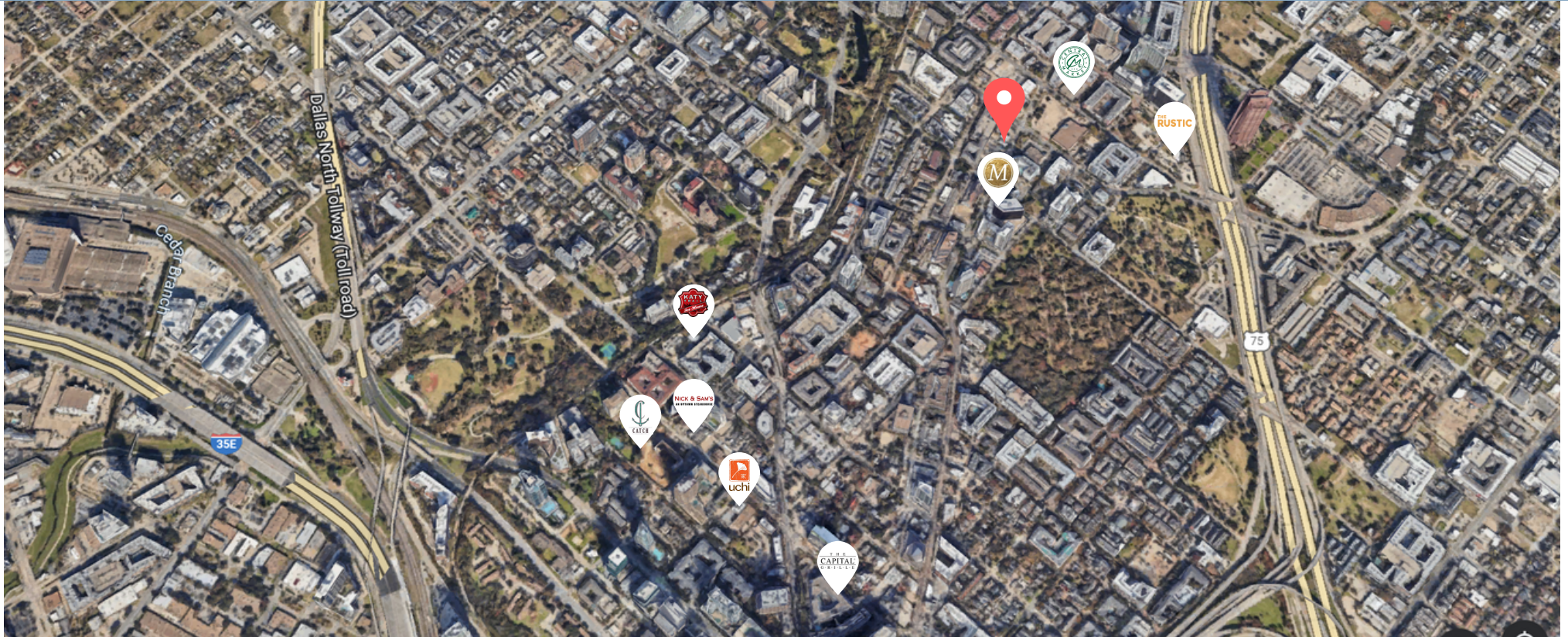
**WALKING DISTANCE  
TO WEST VILLAGE**



**UPCOMING  
ATTRICTIONS  
CATCH SEAFOOD &  
CENTRAL MARKET**

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LOCATION OVERVIEW: 3407 MCKINNEY AVENUE, DALLAS, TX 75204



## DEMOGRAPHICS (2022)

	2 MILE	5 MILE	10 MILE
• EST. POPULATION	134,024	383,489	1,190,947
• TOTAL HOUSEHOLDS	67,758	166,936	475,173
• AVG. HOUSEHOLD INC.	\$112,262	\$107,706	\$86,946

## TRAFFIC COUNTS (2022)

- LEMMON AVE X OAK GROVE AVE NW - 21,799 VPD
- MCKINNEY AVE X LEMMON AVE SW - 11,899 VPD
- MCKINNEY AVE X N HALL ST NE - 9,329 VPD

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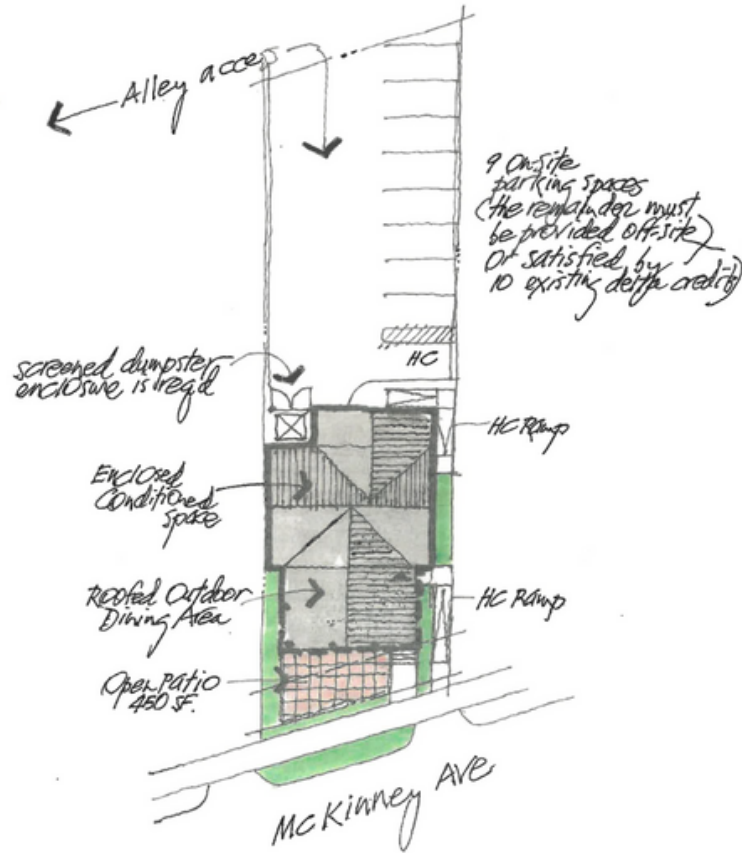
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INFORMATION ABOUT  
BROKERAGE SERVICES

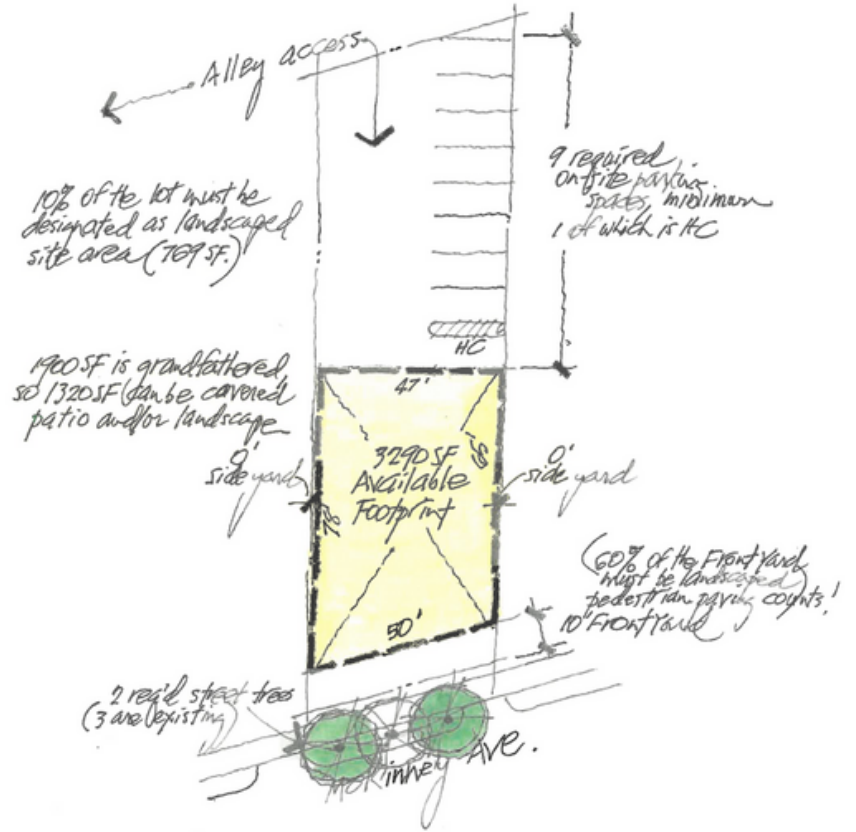


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DETAILED RENDERINGS: 3407 MCKINNEY AVENUE, DALLAS, TX 75204



1"=30'  
3407 McKinney Ave.  
Site Study



1"=30'  
3407 McKinney Ave.  
Site Study (1)



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