



UP TO ±16.28 ACRES

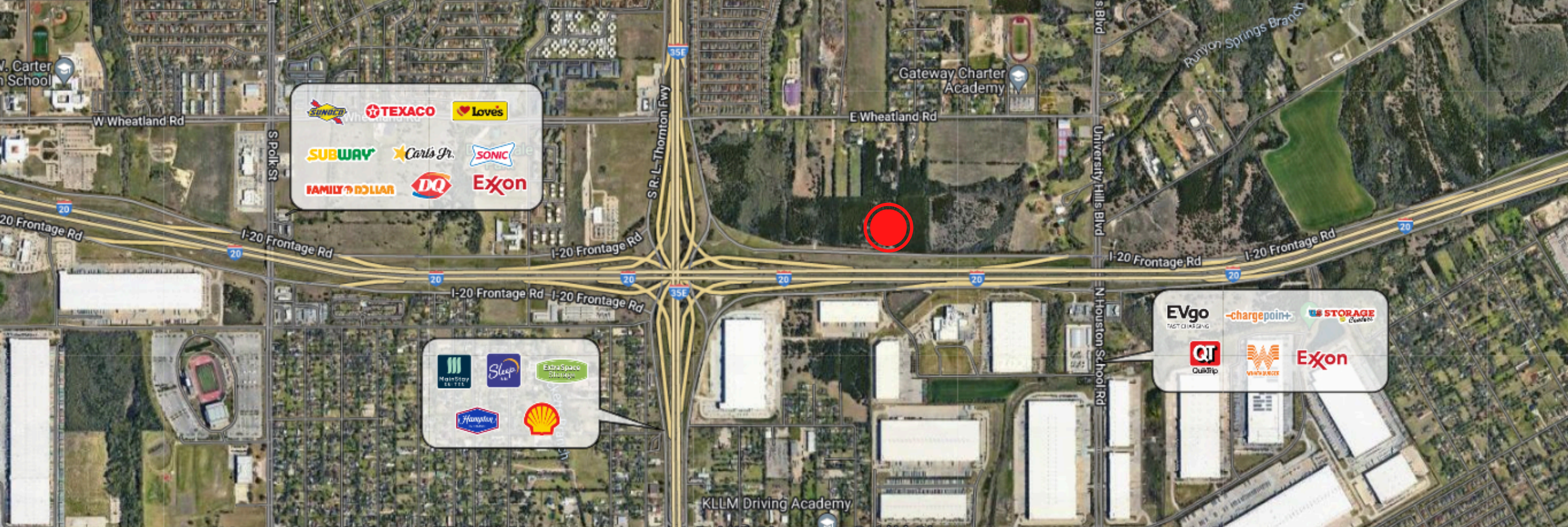
**±8.78 ACRES
DALLAS**

**±7.49 ACRES
LANCASTER**



LAND FOR SALE

NEC OF I-35E AND I-20
DALLAS, TEXAS 75241



PROPERTY DESCRIPTION

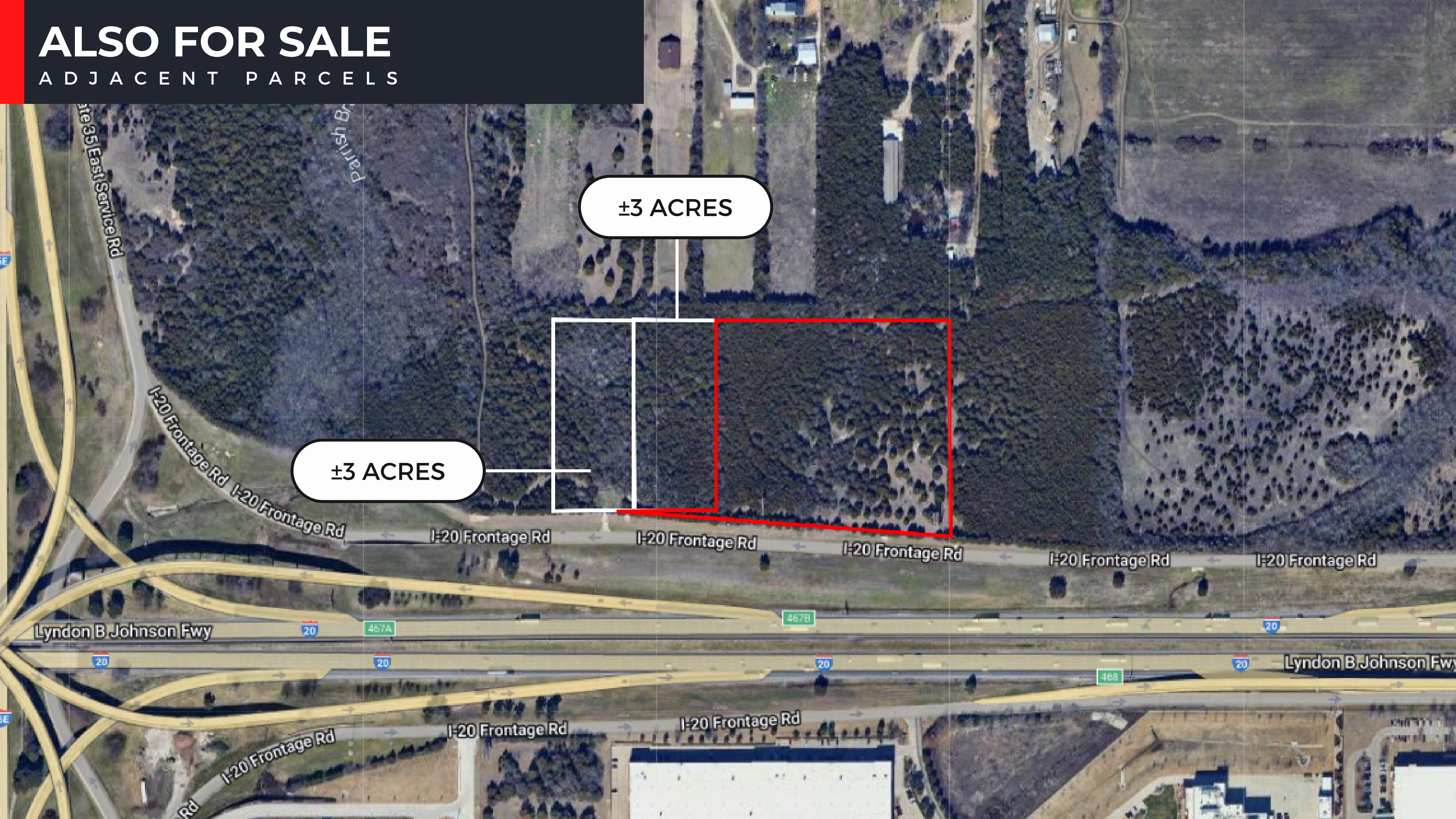
NEC OF I-35E AND I-20
DALLAS, TEXAS 75241

At the epicenter of this dynamic intersection, businesses have a unique opportunity for prime retail or take advantage of the urban mix/multifamily housing close to University of North Texas' South Dallas Campus.

With only one minute away, there is an abundance of student housing potential. Located only 15 minutes south of Dallas and egress from I-20 with ingress to I-35E, this property is an ideal spot for commercial real estate entities looking to capitalize on an ever growing market.

ALSO FOR SALE

ADJACENT PARCELS



±3 ACRES

±3 ACRES

Lyndon B Johnson Fwy

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I-20 Frontage Rd

I-20 Frontage Rd

I-20 Frontage Rd

I-20 Frontage Rd

I-20 Frontage Rd

I-20 Frontage Rd

I-20 Frontage Rd

I-20 Frontage Rd

State 35 East Service Rd

Parish Br

457A

467B

468

20

20

20

20

20



PROPERTY DETAILS

NEC OF I-35E AND I-20
DALLAS, TEXAS 75241



LAND SIZES

±8.78 ACRES IN DALLAS
±7.49 ACRES IN LANCASTER



ZONING

REGIONAL RETAIL IN DALLAS
MIXED USE IN LANCASTER



PRICE

\$ 6.25 PSF



CITIES

15 MINUTES
SOUTH OF DALLAS



PROXIMITY

1 MILE FROM UNT
DALLAS SOUTH CAMPUS



ACCESS

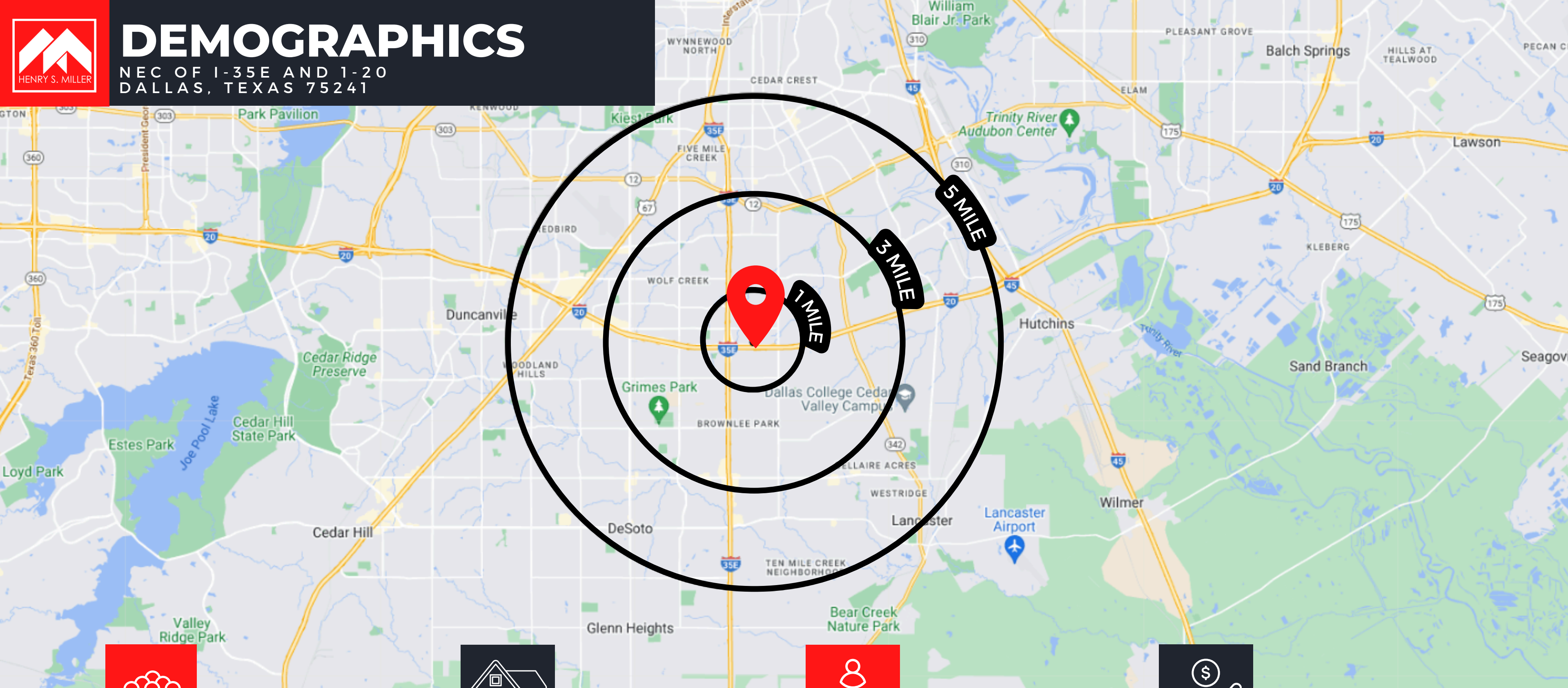
PRIME LOCATION WITH
FRONTAGE ACCESS OFF I-20 & I-35





DEMOGRAPHICS

NEC OF I-35E AND I-20
DALLAS, TEXAS 75241



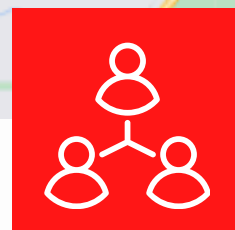
2023 Population

1 MILES 5,286
3 MILES 63,252
5 MILES 206,643



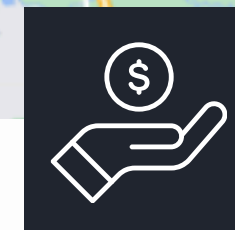
2023 Households

1 MILES 1,617
3 MILES 21,501
5 MILES 71,782



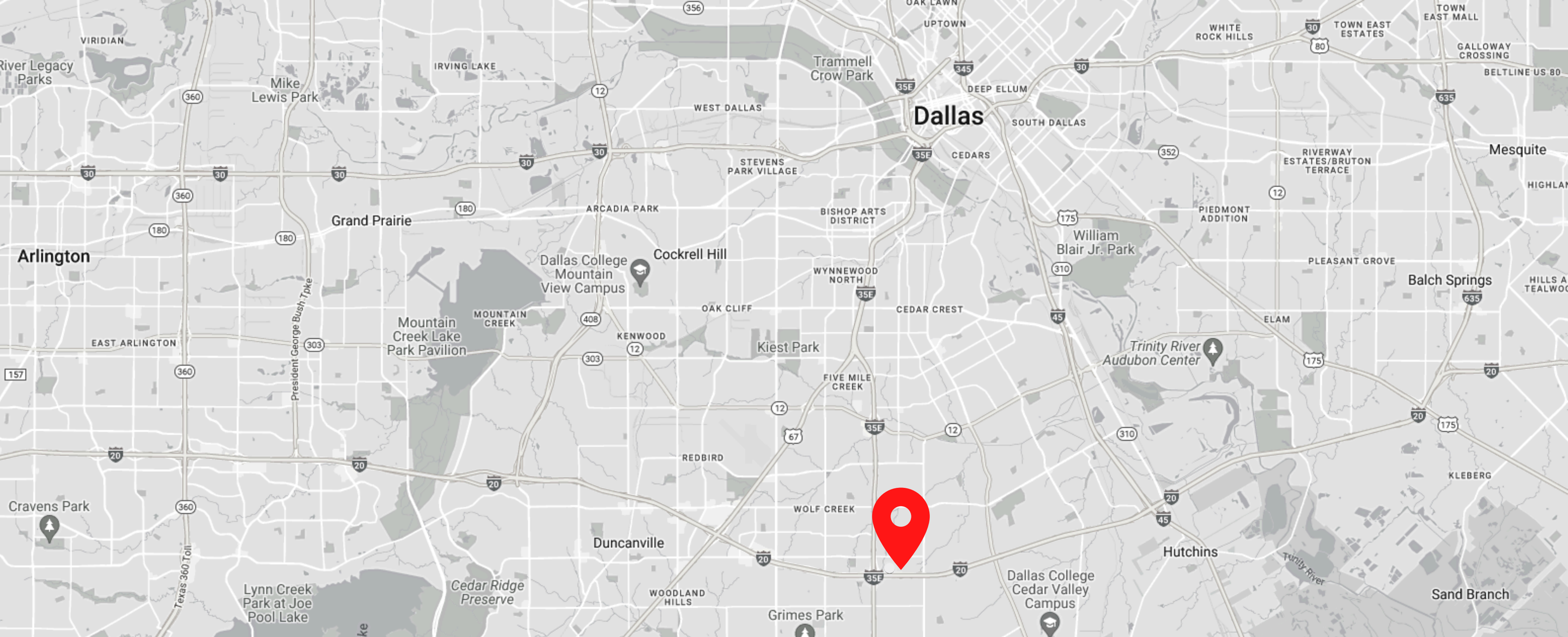
Daytime Employees

1 MILES 842
3 MILES 17,074
5 MILES 53,170



Average Household Income

1 MILES \$43,253
3 MILES \$59,517
5 MILES \$59,447



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