

# SALE

## 3100-3122 SAMUELL BOULEVARD

3100-3122 Samuell Blvd Dallas, TX 75223



### PROPERTY DESCRIPTION

Discover the vibrant Lakewood-East Dallas market surrounding the area at 3100-3122 Samuell Boulevard, Dallas, TX, 75223. This great location offers a diverse array of dining, shopping, and entertainment options, attracting both residents and visitors alike. Just minutes away, Tenison Golf Course, while the nearby Dallas Arboretum and Botanical Garden provides a picturesque escape. With its proximity to White Rock Lake, outdoor enthusiasts can enjoy sailing, kayaking, and hiking along the scenic trails. The area's strong sense of community, coupled with its continuous growth and development, presents a compelling investment opportunity for Land and Other investors.

### PROPERTY HIGHLIGHTS

- Environmentals have been completed

**Paige Whiteside**

(214) 549-2540

### OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	1.14 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	182	965	4,412
Total Population	550	2,964	12,758
Average HH Income	\$75,657	\$82,498	\$86,887

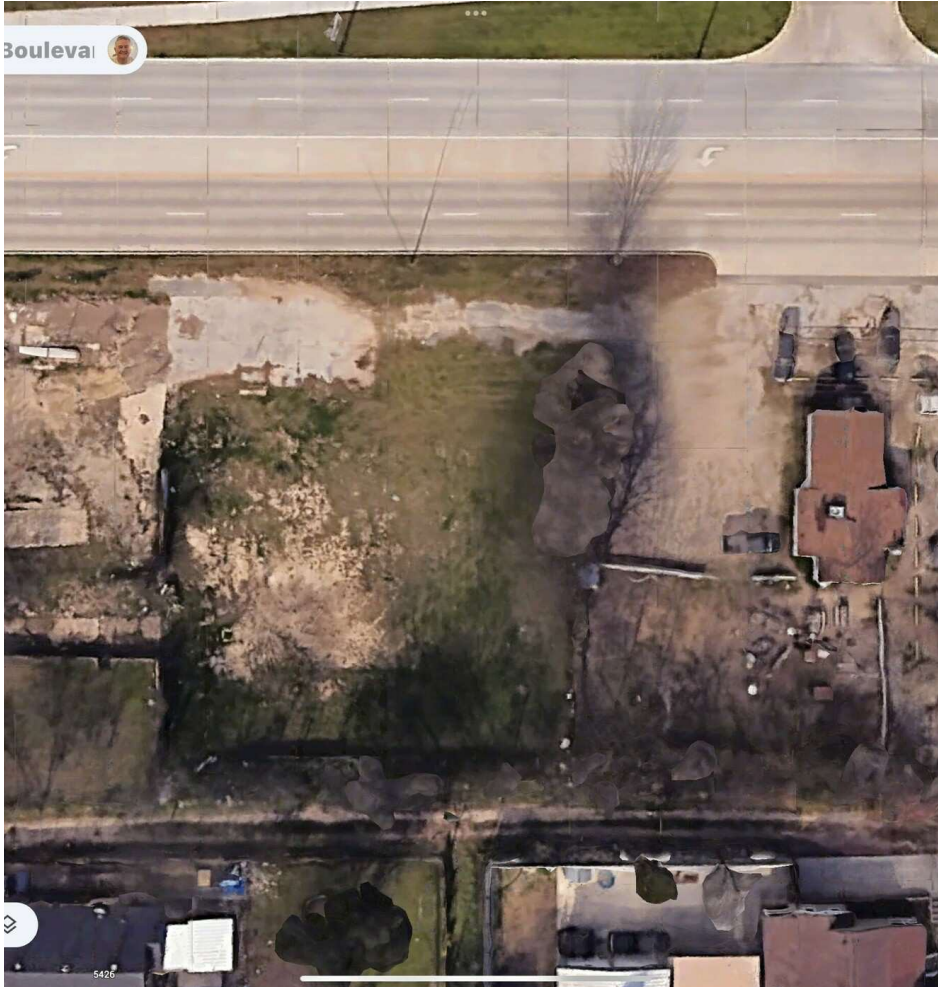


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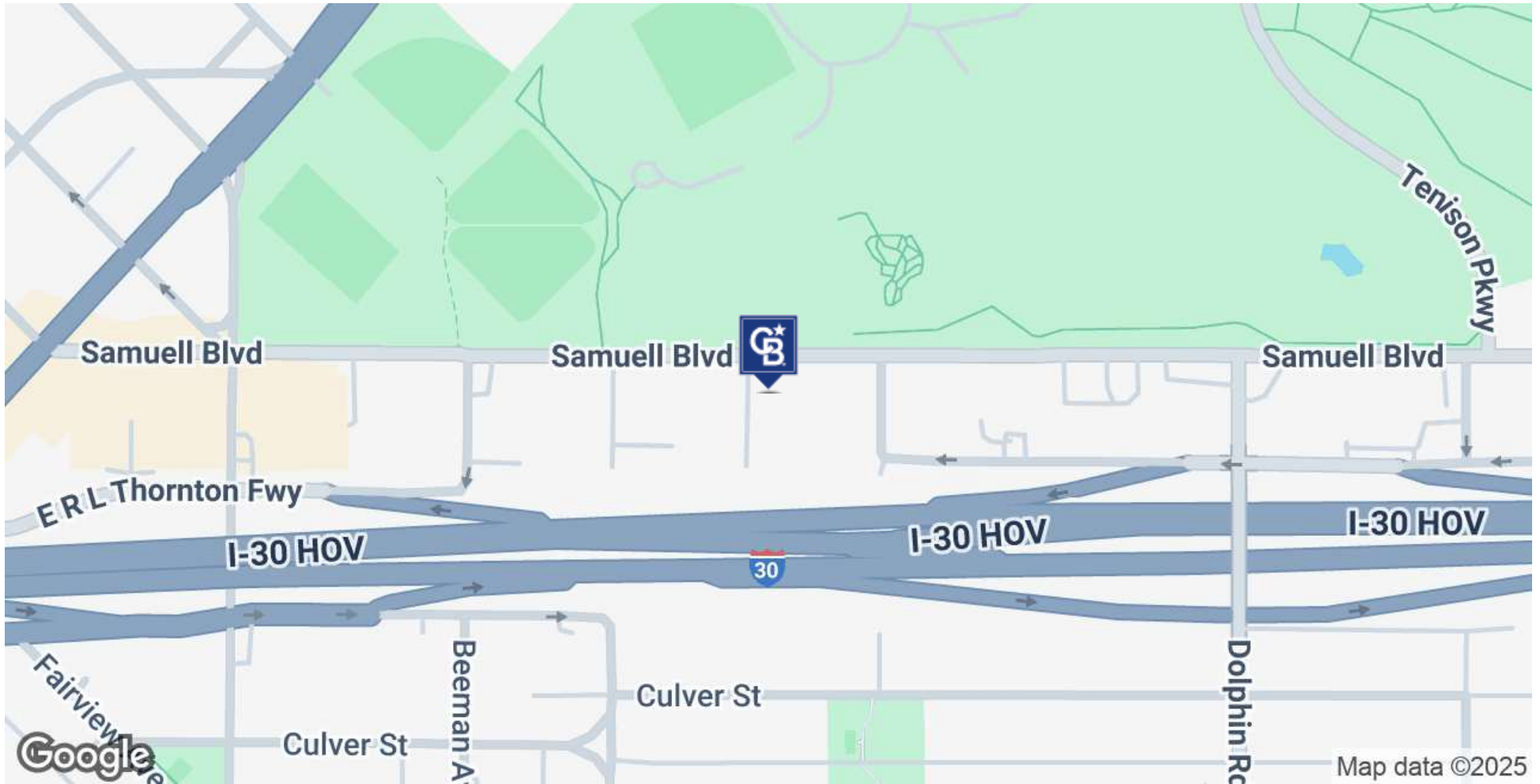
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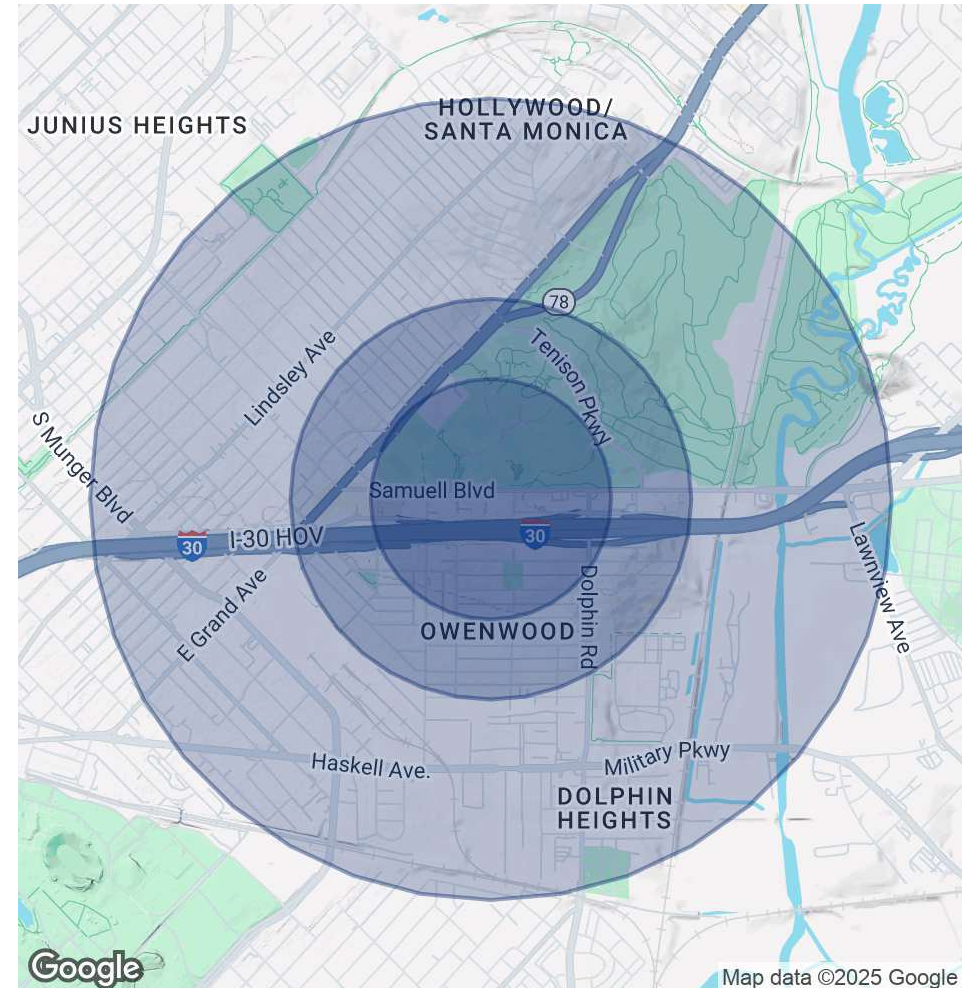
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	550	2,964	12,758
Average Age	38	38	38
Average Age (Male)	37	38	38
Average Age (Female)	39	39	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	182	965	4,412
# of Persons per HH	3	3.1	2.9
Average HH Income	\$75,657	\$82,498	\$86,887
Average House Value	\$182,259	\$284,239	\$320,416

Demographics data derived from AlphaMap



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