

# 7800

N STEMMONS

PREMIER REDEVELOPMENT  
OPPORTUNITY AT THE GATEWAY  
OF DALLAS' MEDICAL DISTRICT



7800 N Stemmons Freeway, Dallas, TX

**CBRE** National  
Office Partners





# The Offering

CBRE, as exclusive advisor, is pleased to present 7800 N Stemmons (the “Property”), an outstanding redevelopment or owner-user opportunity located at the gateway of Dallas’ preeminent Medical District. The Property offers superior visibility and accessibility along Stemmons Freeway (Interstate 35E) near the Highway 183 interchange, and benefits from immediate proximity to the Dallas Medical District (1 mi), as well as Dallas Love Field Airport (2.5 mi), and the Uptown/Downtown core Business District (2.5 mi). Spanning over 1,000 acres, the Dallas Medical District is anchored by three prominent healthcare institutions (UT Southwestern Medical Center, Parkland Health, and Children’s Health) which together comprise the largest concentration of healthcare providers and employees in the Dallas market. The Property consists of an 11-story, 228,322-square-foot office building positioned on a 5-acre rectangular site zoned MU-3 with direct access to major highway corridors and growing DFW employee base.

- The Property is being offered unpriced and conducted on two-tier sale process as follows:
- 1) Offers on an “as-is, where-is” basis where Property is for sale in its current condition with all existing improvements as-is; or
  - 2) Offers on a “land only” basis where Property is for sale as a “land only” transaction with all existing improvements to be razed and removed prior to conveyance and close.



OFFERING SUMMARY

7800 N Stemmons Fwy  
Dallas, TX 75247

ADDRESS

228,322 SF  
GROSS BUILDING AREA

5.0 Acres  
SITE AREA

MU-3  
ZONING

1981  
YEAR BUILT

2015  
YEAR RENOVATED

11  
STORIES

21,500  
TYPICAL FLOOR SIZE

5.50 / 1,000 SF  
PARKING



# Dallas Medical District

Dallas' Southwestern Medical District covers over 1,000 acres and includes three major healthcare providers: UT Southwestern Medical Center, Parkland Health, and Children's Health. It's a key part of the city's economy, supporting more than 42,000 jobs and handling around 3.4 million patient visits each year.

3
ANCHOR HEALTH INSTITUTIONS

1,000+ Acres
ACRES AND GROWING

3.3M+
VISITS TO CLINICS & ER ANNUALLY

42,178+
EMPLOYEES

2,165
LICENSED BEDS Across 3 Institutions

110,562
PATIENTS ADMITTED ANNUALLY

\$5.2B+
PLANNED PROJECTS

- Pediatric Hospital Campus
- Bioscience and Life Science Facility
- Road Infrastructure

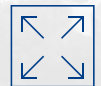




# Zoning



**Base Zoning**  
MU-3 (Mixed Use)



**Lot Coverage**  
80% Maximum



**Primary Permitted Uses**  
High density retail, office, hotel and/or multifamily residential uses in combination on single or contiguous building sites



**Maximum Height**  
270 Feet

# Location Amenities

7800 N Stemmons Fwy is centrally located between downtown Dallas and Las Colinas with direct access to Stemmons Freeway. This convenient location, adjacent to the Medical District and Design District, provides numerous options for shopping, dining, and entertainment.

## RESTAURANTS

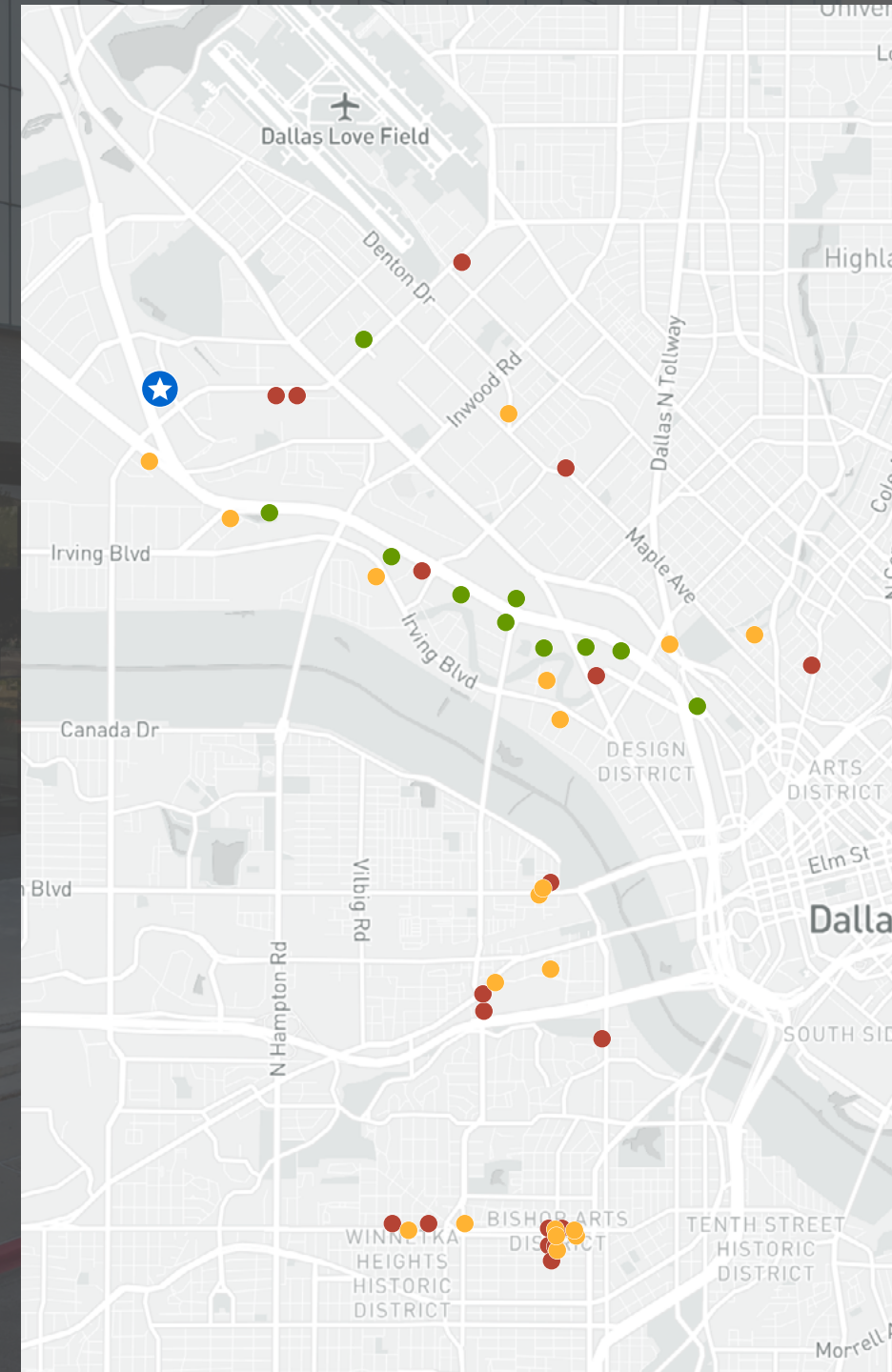
BLUES BURGERS  
SMOKEY JOHNSON'S BBQ  
PHO CHAU  
IN-N-OUT BURGER  
CHIPOTLE MEXICAN GRILL  
MABLE & MOTOR  
RODEO GOAT  
BETO & SON  
LONE STAR DONUTS  
BANH MI STATION  
TEN RAMEN  
LOCKHART SMOKEHOUSE BBQ  
NORMA'S CAFE  
NOVA  
PARADISO  
DALLAS GRILLED CHEESE CO.  
STOCK & BARREL  
LUCIA  
NORA RESTAURANT & BAR  
HEIM BARBEQUE  
EMPORIUM PIES  
CAKE BAR

## ENTERTAINMENT

COMMUNITY BEER CO.  
SAMMS CENTER FOR THE ARTS  
STEAM THEORY BREWING COMPANY  
THE ART PARK AT TRINITY GROVES  
CIDERCADE DALLAS  
BOWLounge  
CELESTIAL BEERWORKS  
ANOTHER ROUND  
MANHATTAN PROJECT BEER CO.  
TEN BELLS TAVERN  
TIN VICTORIES  
PHD - POUR HOUSE DALLAS  
BOTANIST  
OAK CLIFF SOCIAL CLUB  
PARKER BARROW'S CRAFT HOUSE & DELI  
WHITEHALL EXCHANGE  
PETICOLAS BREWING COMPANY TAPROOM  
KATY TRAIL ICE HOUSE  
OUTFIT BREWERY

## HOTELS

HAMPTON INN & SUITES DALLAS MARKET CENTER  
EMBASSY SUITES BY HILTON DALLAS MARKET CENTER  
HILTON ANATOLE  
ALOFT DALLAS LOVE FIELD  
HILTON GARDEN INN DALLAS MARKET CENTER  
RENAISSANCE DALLAS HOTEL  
DALLAS MARRIOTT SUITES MEDICAL/ MARKET CENTER  
THE GUILD VICTORY PARK I KATY TRAIL  
COURTYARD BY MARRIOTT DALLAS MEDICAL CENTER  
TRU BY HILTON DALLAS DOWNTOWN MARKET CENTER





# 7800

N STEMMONS

DALLAS, TX

## INVESTMENT CONTACTS

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