

FOR SALE

11325 PEGASUS
DALLAS, TX 75238



**LION'S
GATE**
MEDICAL

PROPERTY SUMMARY

11325 PEGASUS ST
DALLAS, TEXAS 75238

Nestled in the vibrant city of Dallas, 11325 Pegasus Street presents an owner/occupier with an exceptional opportunity. Boasting over 3 acres of land, this distinguished property offers a tranquil oasis with a gated patio, ample parking, and convenient access to public transportation with multiple bus stops nearby.

Its prime location off of 635 offers highway visibility and frontage road accessibility. With its serene amenities, expansive land, and proximity to major transportation routes, this property stands as a compelling investment/owner occupier opportunity with the potential for long-term growth and value appreciation in the thriving Dallas market.



FOR SALE

PROPERTY HIGHLIGHTS

| | |
|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Price | \$4,000,000 |
| Building Size | 50,569 SF |
| Class/Type | Class C, Office/Medical |
| Floors | 2 Stories |
| Occupancy | 57.22% Leased, 21,585 SF Available |
| Land Area | 3.0 AC |
| Parking | 210 Parking Spaces |
| Year Built | 1974 |
| Submarket | White Rock |
| Amenities | Event center, 24 hour access, courtyard, bus line |
| Zoning | Multiple Commercial District (MC) College, university, or seminary Hospital (SUP) Medical clinic or ambulatory surgery center Private school |



LOCATION ADVANTAGES

Easy Access to Highway 635

25 Minutes from Dallas Love Field Airport

Traffic Count: 172,932 ADV

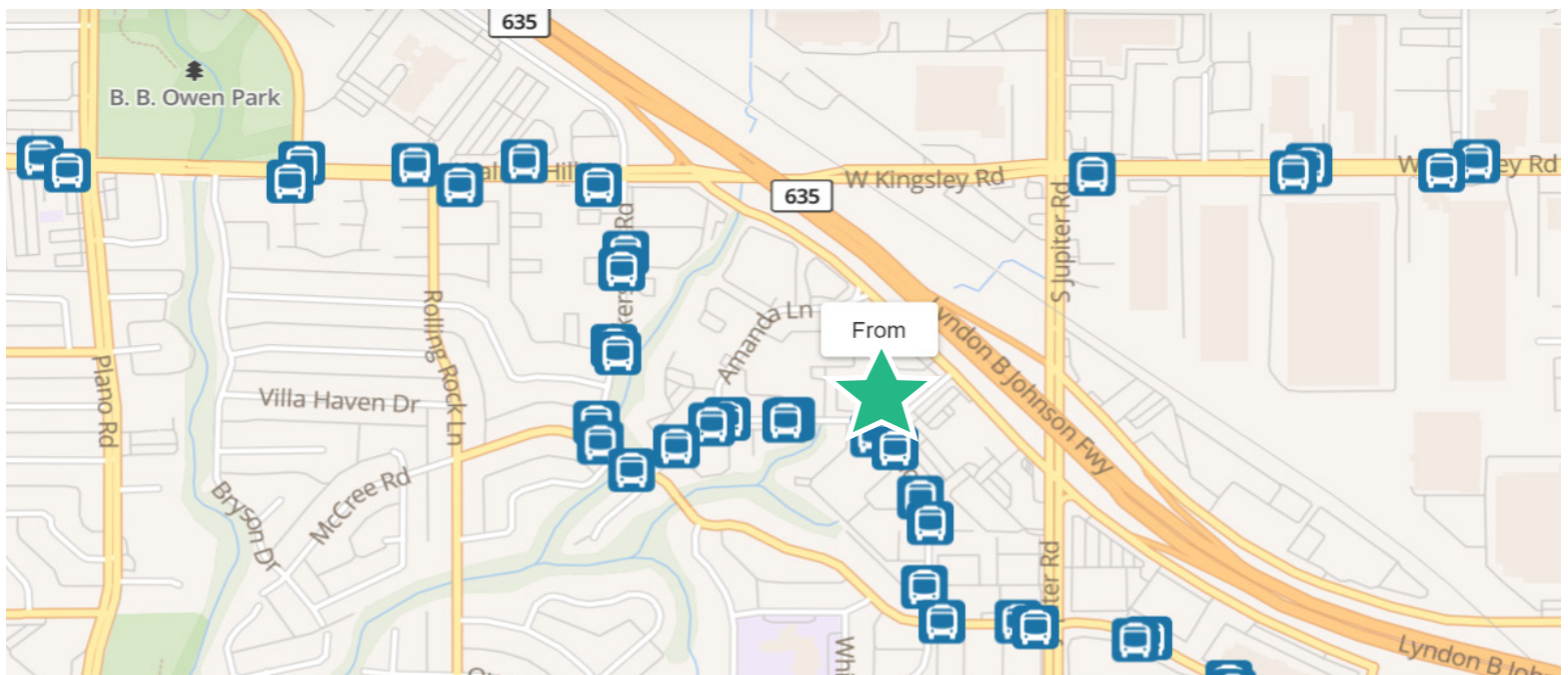
DEMOGRAPHICS

| Population | 1 Mile | 5 Miles | 10 Miles | Households | 1 Mile | 5 Miles | 10 Miles |
|------------|--------|---------|-----------|------------|----------|----------|----------|
| 2010 | 13,922 | 391,948 | 1,207,319 | 2010 | 5,537 | 148,992 | 467,316 |
| 2023 | 12,125 | 386,765 | 1,313,771 | 2023 | 4,656 | 144,234 | 509,854 |
| | | | | | | | |
| | | | | Income | 1 Mile | 5 Miles | 10 Miles |
| | | | | Average | \$66,685 | \$81,219 | \$97,759 |
| | | | | Median | \$48,271 | \$56,692 | \$68,498 |





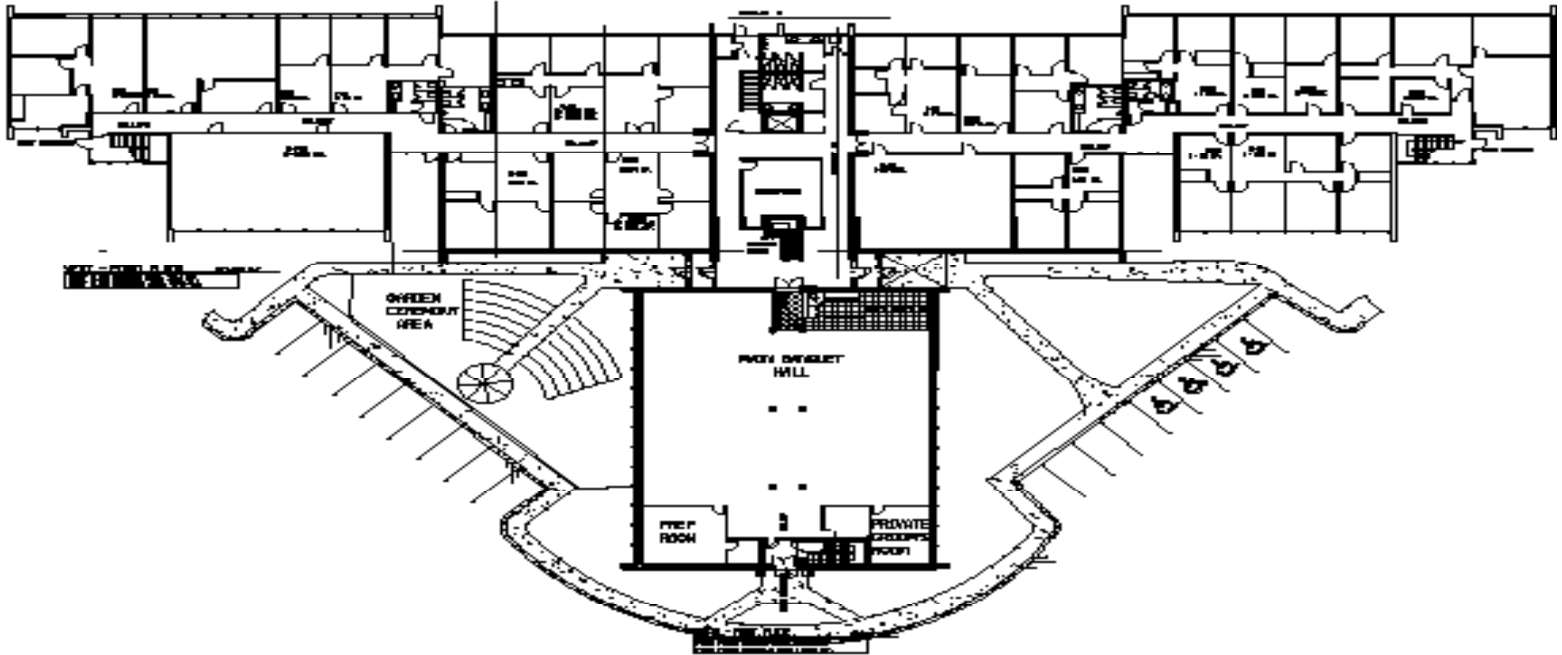
BUS ROUTE



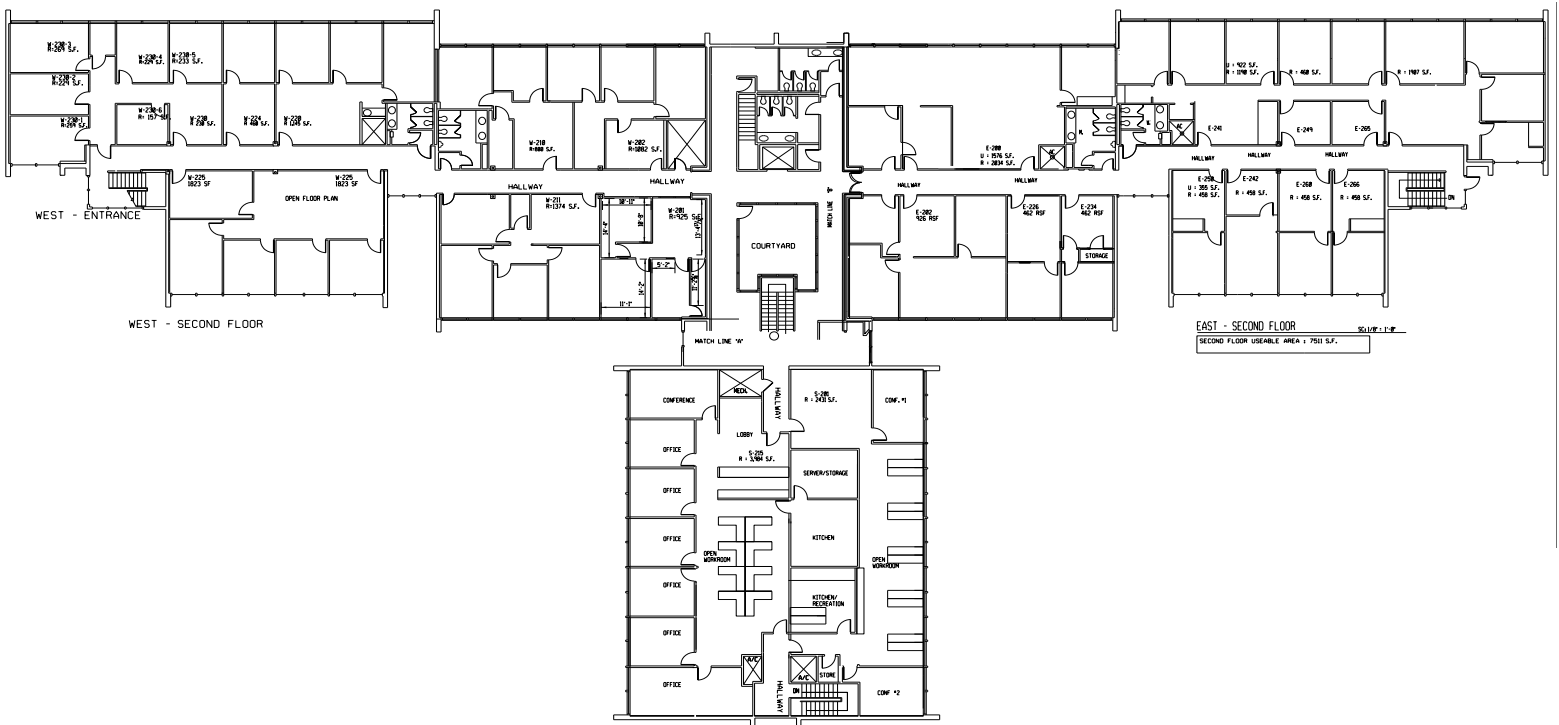
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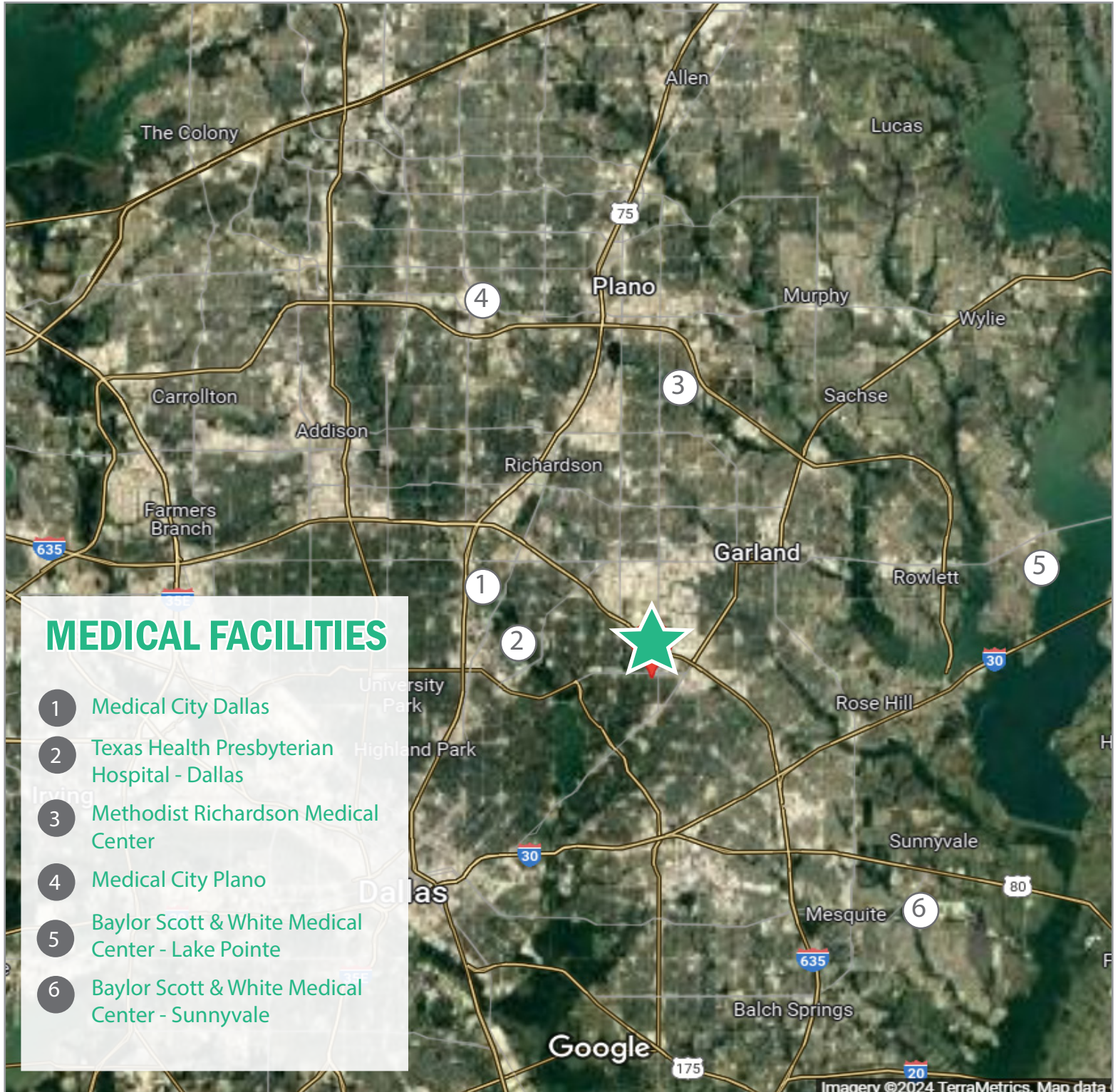
FLOOR PLANS

First Floor



Second Floor





EXCLUSIVELY LISTED BY

SANOBER SYED

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