

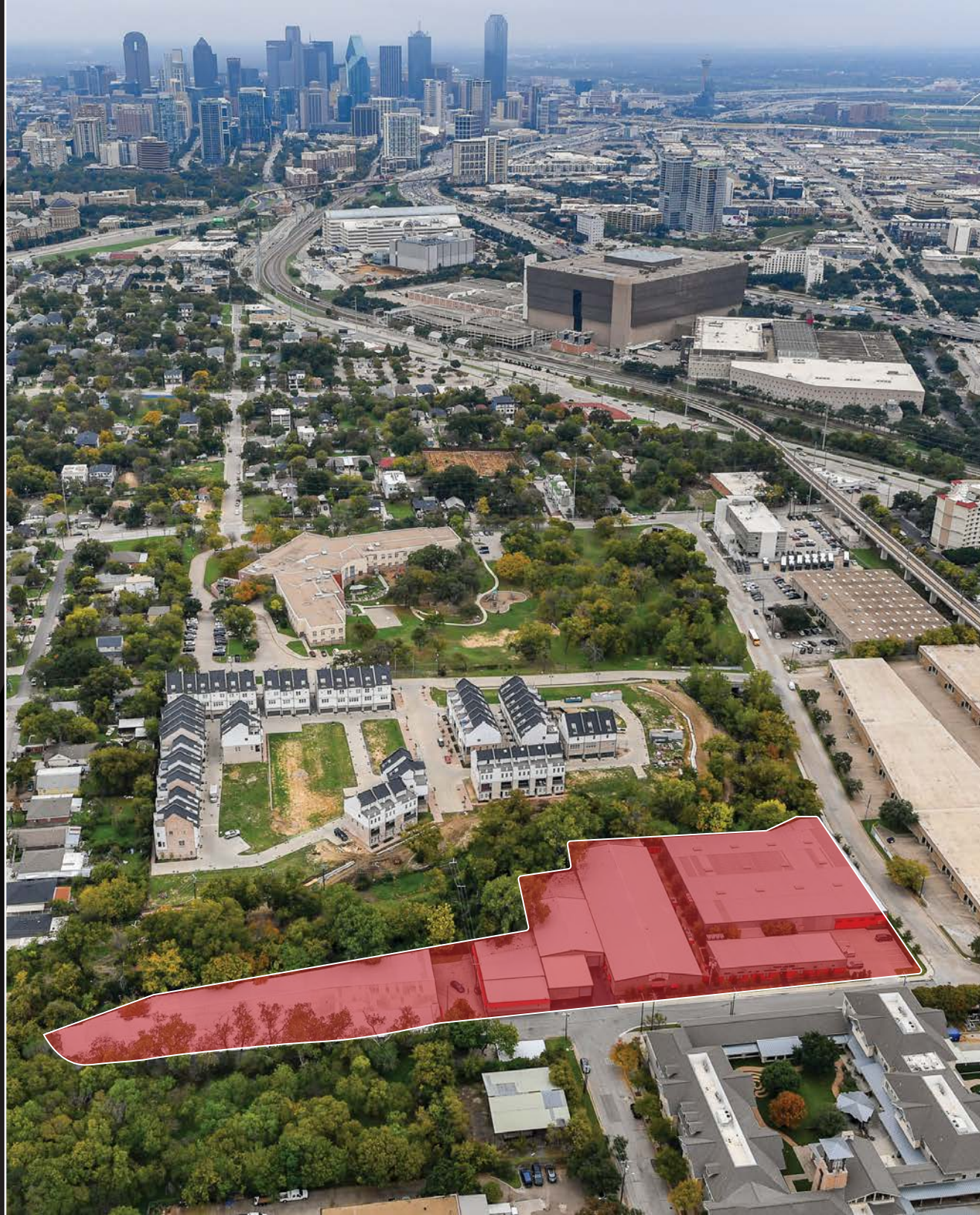
OFFERING MEMORANDUM

# MEDICAL DISTRICT LAND

Dallas, Texas

**3.74 Acres**  
**162,914 SF**

4701 Bengal Street  
4699 Production Drive  
2201 Kings Road





# TABLE OF CONTENTS

---

- Market Overview ..... 03
- Economic and Demographic Overview ..... 05
- Submarkets ..... 06
- Location / Medical District ..... 07
- Area Map ..... 08
- Property Overview ..... 09
- Asset Profile ..... 10
- Contact ..... 11





# MARKET OVERVIEW

## Dallas-Fort Worth

Dallas-Fort Worth is currently #1 in job growth in the U.S. creating an impressive 354,000 jobs over the last three years (as of December 2022). This robust growth is due to a low cost of living, business-friendly environment, and a strong employment base of well-educated and skilled workers.

There are currently 24 Fortune 500 companies located in Dallas-Fort Worth. These numbers are expected to grow over the next three to five years driven by the strong economy and workforce of Dallas-Fort Worth.

Dallas-Fort Worth is currently adding around 98,000 new residents each year and that number is expected to rise due to the amount of economic growth that the area is experiencing. This boom in residents will require new developments from multi-family, single-family, hospitals, self-storage, retail and more which makes Dallas-Fort Worth the ideal spot for investors to make their mark.

*Source: Dallas Economic Development*

**DFW GDP**  
**\$598 Billion**

2nd largest GDP  
**IN THE US**  
of 2.35 Trillion

DFW contributes more than  
**31% OF THE STATE'S GDP**  
leading Houston, Austin and San Antonio

24 Fortune 500 Companies  
**IN DFW CURRENTLY**

## Dallas-Fort Worth

Total residents in 2022

7.5 M

Projected new residents by 2029

1.4 M

Population growth from July 2021-2022 of any US Metro Area

#1

Projected 2045 population

11.2 M

New residents moving to DFW daily

267

Largest economy in the US by total GDP (the state of Texas)

#2

Source: Dallas Regional Chamber

“

TEXAS IS  
NAMED THE  
BEST STATE  
FOR BUSINESS

by Chief Executive Magazine  
for a record-breaking  
19 consecutive years



# ECONOMIC AND DEMOGRAPHIC OVERVIEW

As of 2023, the Dallas-Fort Worth (DFW) metropolitan area continues to be a dynamic economic hub, showcasing robust growth across various sectors. With a population exceeding 7.5 million, DFW remains one of the fastest-growing regions in the United States, fueled by a combination of domestic migration and job opportunities. The area's unemployment rate stands at a low 3.6%, underscoring its resilience and attractiveness to businesses.

Key contributors to DFW's economic strength include a diverse economy spanning finance, technology, healthcare and manufacturing. The region's GDP has surpassed \$598 Billion, reflecting sustained expansion. As DFW continues to attract talent and investment, its demographic and economic landscapes are poised for continued vibrancy and development.

Unemployment rate in DFW

**3.6%**

Colleges & Universities in DFW

**39**

Texas workforce totals to

**15.1 M**

Job growth rate in the US

**#1**

## Population within radius of 4701 Bengal

1-mile	26,678
3-mile	163,692
5-mile	360,010

## Median Household Income within radius of 4701 Bengal

1-mile	\$57,110.00
3-mile	\$78,818.00
5-mile	\$110,295.00

## Average Household Income within radius of 4701 Bengal

1-mile	\$72,503.00
3-mile	\$112,330.00
5-mile	\$110,295.00



Dallas CBD

Deep Ellum

Uptown

Harwood District

Victory Park

Design District

Trade Marts

10-MINUTE DRIVE  
from Downtown Dallas

Holiday Inn

UT Southwestern  
Medical Center

StorQuest  
SELF STORAGE

Ronald  
McDonald  
House  
Dallas



US 75

I-35E

HARRY HINES BOULEVARD

MARKET CENTER BOULEVARD

HAWTHORNE AVENUE

PRODUCTION DRIVE

MACATEE DRIVE

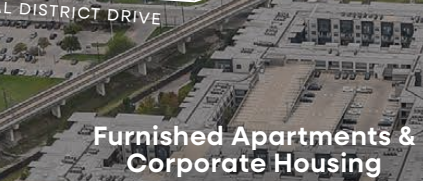
BENGAL STREET



**4-MINUTE DRIVE**  
to multiple hospitals



MEDICAL DISTRICT DRIVE



Union Gospel Mission  
Center of Hope



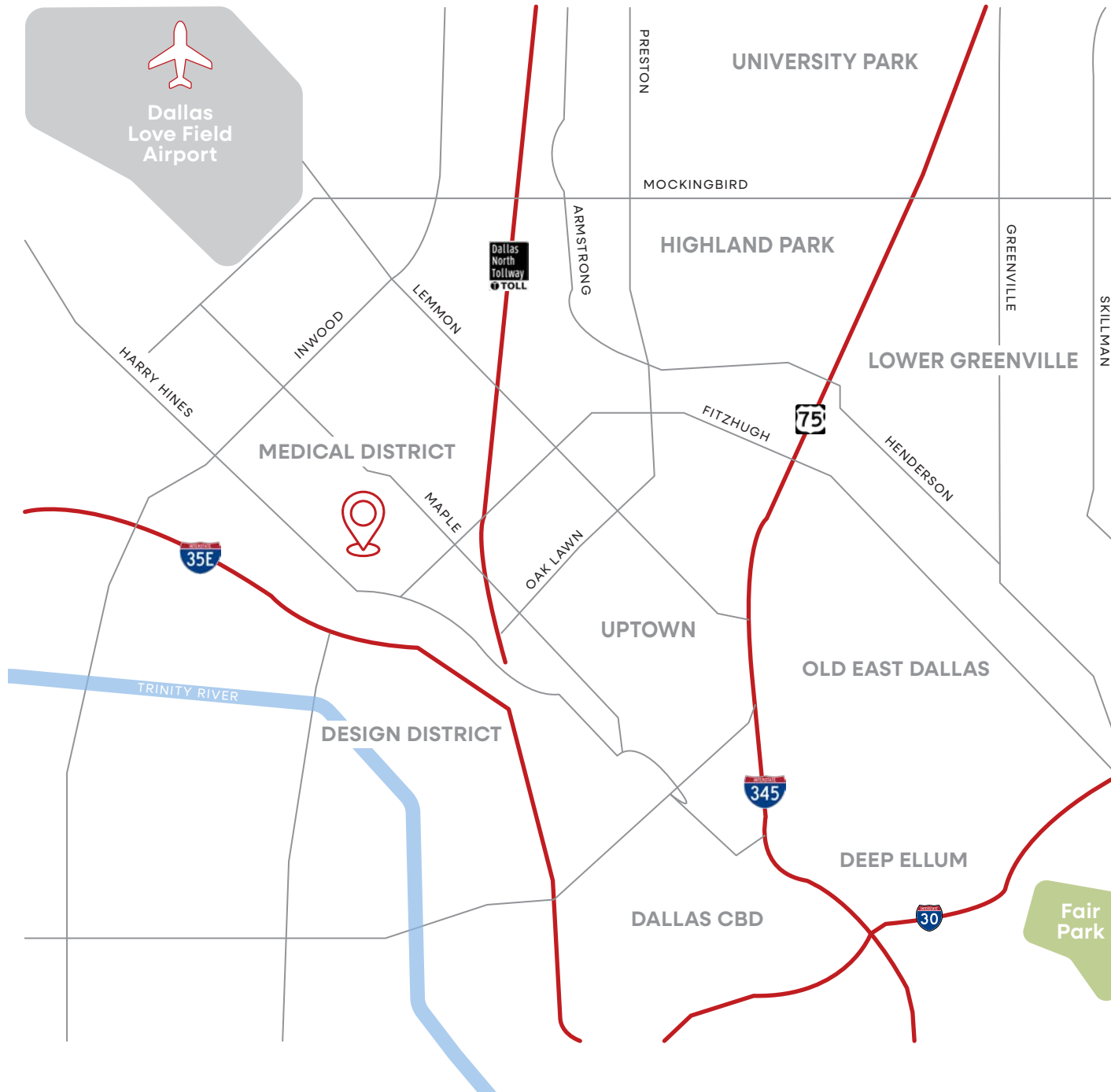
BENGAL STREET

MACATEE DRIVE

PRODUCTION DRIVE









# PROPERTY OVERVIEW

The 3.74 acres of property made up of 4701 Bengal Street, 4699 Production Drive and 2201 Kings Road gives investors a unique opportunity to own a large site in one of the most strategic locations in all of Dallas-Fort Worth. This site presents an unparalleled redevelopment opportunity adjacent to the fast-growing medical district of Dallas, Texas that has witnessed unprecedented growth over the last five years. Major hospitals including UT Southwestern, Parkland Hospital and Children's Medical Center have all experienced tremendous growth and development, and are home to over 35,000 employees. This growth creates a one-of-a-kind opportunity for developers looking to capitalize on a booming area.

This site is strategically located with easy access to 35E, Harry Hines Boulevard and the Dallas North Tollway, all major thoroughfares in DFW. This opportunity is surrounded by many hospitals, new multi-family developments, self-storage, retail and housing that create an unmatched opportunity for a developer to come in and take control of one of the last remaining development sites in the immediate area. This site is well located to both major Dallas airports with Dallas Love Field being only three miles away and DFW International Airport being 16.5 miles away.







# ASSET PROFILE

---

## Location

4701 Bengal Street  
4699 Production Drive  
2201 Kings Road  
Dallas, TX 75235

## Land Size

3.74 Acres

## Lot Size

162,914 SF

## Zoning

Industrial Research

## Accessibility

Dallas North Tollway  
Harry Hines Boulevard  
35E





# WANT MORE INFORMATION?

Contact Us

---

## **KYLE PADRON**

kp@altschulercompany.com

817.913.5968

## **BRANDON TERRELL**

bt@altschulercompany.com

214.695.7117