



University Hills Blvd

University Hills Blvd

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Wasco Ln

Wasco Ln  
Killough Blvd

Runyon Springs Branch

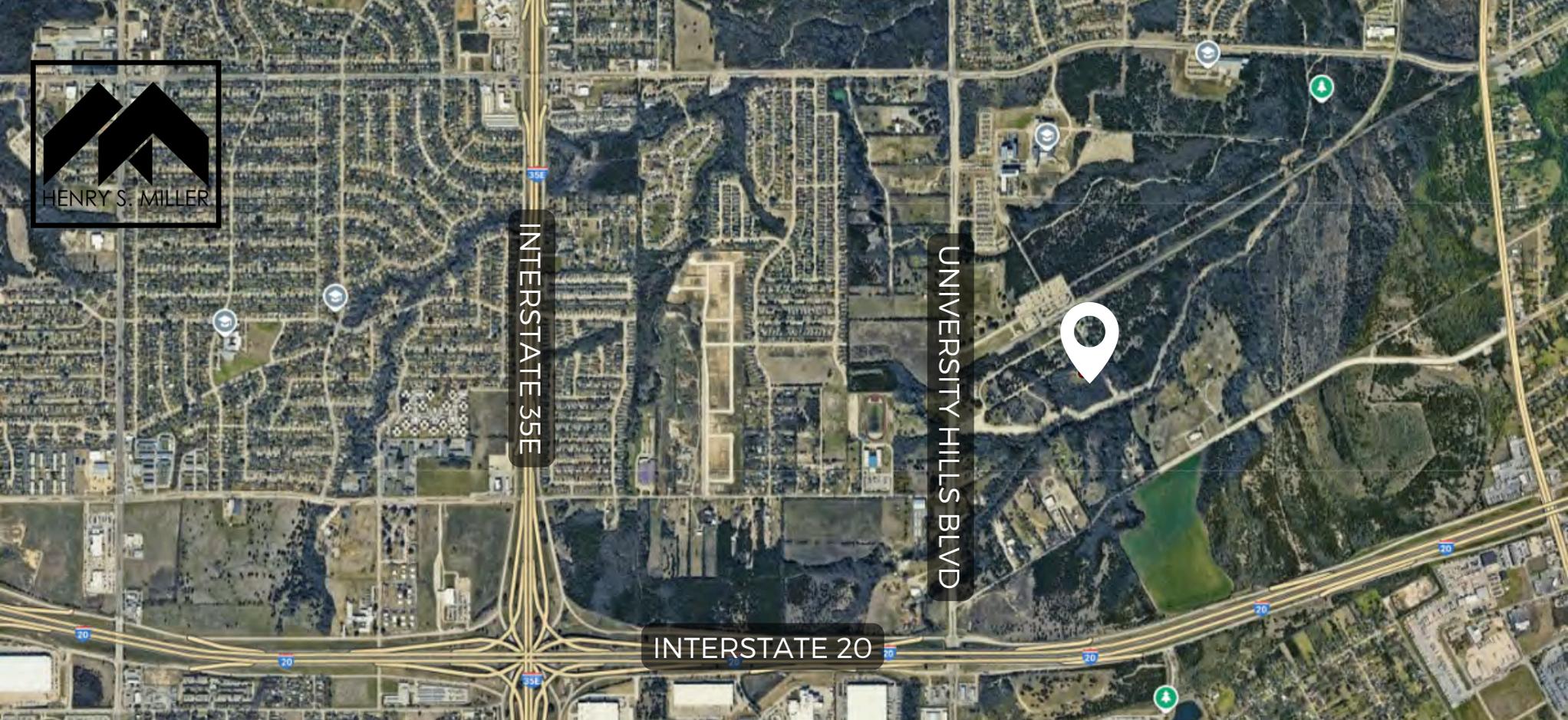
Runyon Springs Branch

Barney Branch

Beatland Rd

**±4.75 ACRES FOR SALE**

**1514 KILLOUGH BLVD  
DALLAS, TX 75241**



INTERSTATE 35E

UNIVERSITY HILLS BLVD

INTERSTATE 20

# TRAFFIC COUNTS

1514 KILLOUGH BLVD  
DALLAS, TX 75241

**63,801 VPD**

INTERSTATE 35E

**76,373 VPD**

INTERSTATE 20

**9,059 VPD**

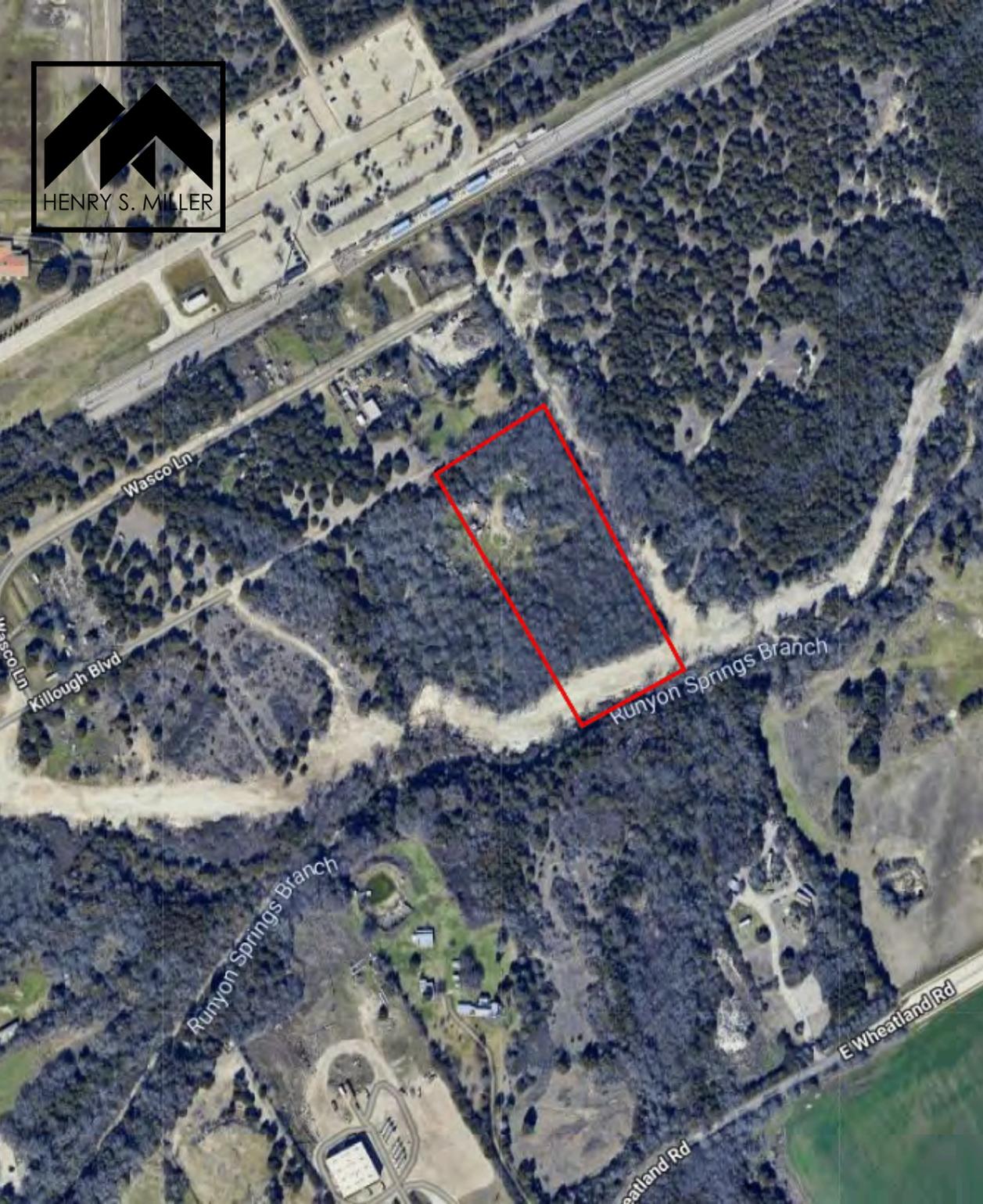
UNIVERSITY HILLS BLVD

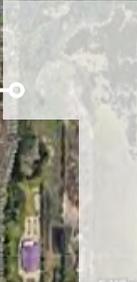


# PROPERTY HIGHLIGHTS

1514 Killough Blvd  
Dallas, TX 75241

- LOCATION  
NEQ OF I-35 AND I-20  
.....
- CURRENT ZONING  
R - 7.5  
COVERED LAND PLAY  
.....
- FUTURE ZONING  
COMMERCIAL,  
HOSPITALITY, RETAIL,  
MULTIFAMILY, OFFICE  
.....
- PROPERTY SIZE  
±4.60 ACRES  
200,376 SF  
.....
- HIGHLIGHTS  
LARGE PARCEL NEAR  
FUTURE ROAD MOUTH  
OF E WHEATLAND ROAD





# PROPERTY LOCATION

## NEARBY DEVELOPMENTS AND TENANTS



# **FUTURE ROAD DEVELOPMENT**

**FUTURE E WHEATLAND RD ADJUSTMENT  
WILL CONNECT AT  
UNIVERSITY HILLS BLVD & KILLOUGH BLVD**

# UNIVERSITY HILLS CONCEPT PLAN

## SITE TOTALS

SITE BOUNDARY: ± 274.6 ACRES

 FLOODPLAIN: ± 7.0 ACRES

**SINGLE FAMILY TOTAL:**  
± 551 LOTS / ± 123.6 ACRES

TOTAL MULTI-FAMILY: ± 1,785 UNITS

RETAIL: ± 169,800 SF

HOTEL: ± 106,326 SF / 150 KEYS

MIXED-USE: ± 390,000 SF

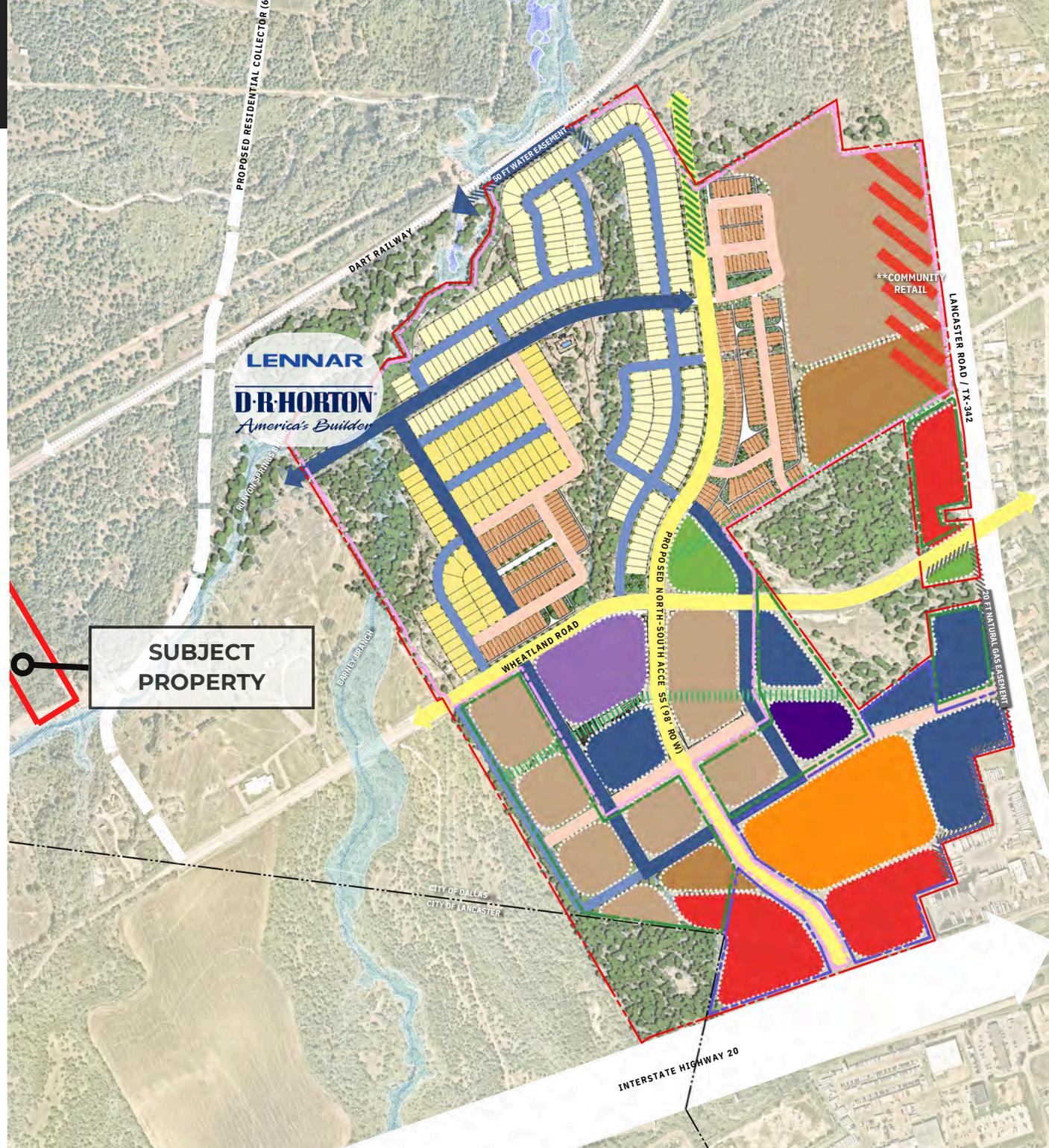
LIFE SCIENCE: ± 150,000 SF

OFFICE: ± 590,200 SF

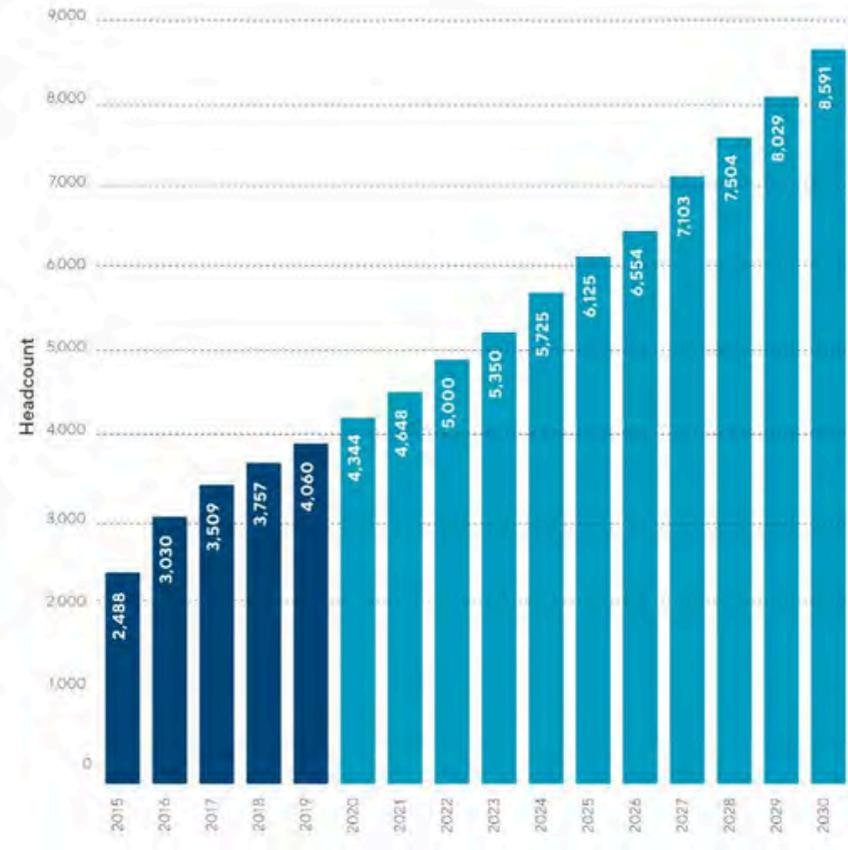
OPEN SPACE: ± 5.7 ACRES

## SITE FEATURES

-  NATURAL GAS EASEMENT
-  WATER EASEMENT
-  PRIMARY STREET (86'-98' ROW)
-  SECONDARY STREET (76' ROW)
-  MIXED-USE STREET (64' ROW)
-  PROMENADE (64' ROW)
-  NEIGHBORHOOD ACCESS STREET (52' ROW)
-  R.O.W DEDICATION
-  ZONED COMMUNITY RETAIL (\*\*SEE ABOVE)
-  PHASE 1
-  PHASE 2
-  PHASE 3



# PAST AND PROJECTED UNT DALLAS ENROLLMENT



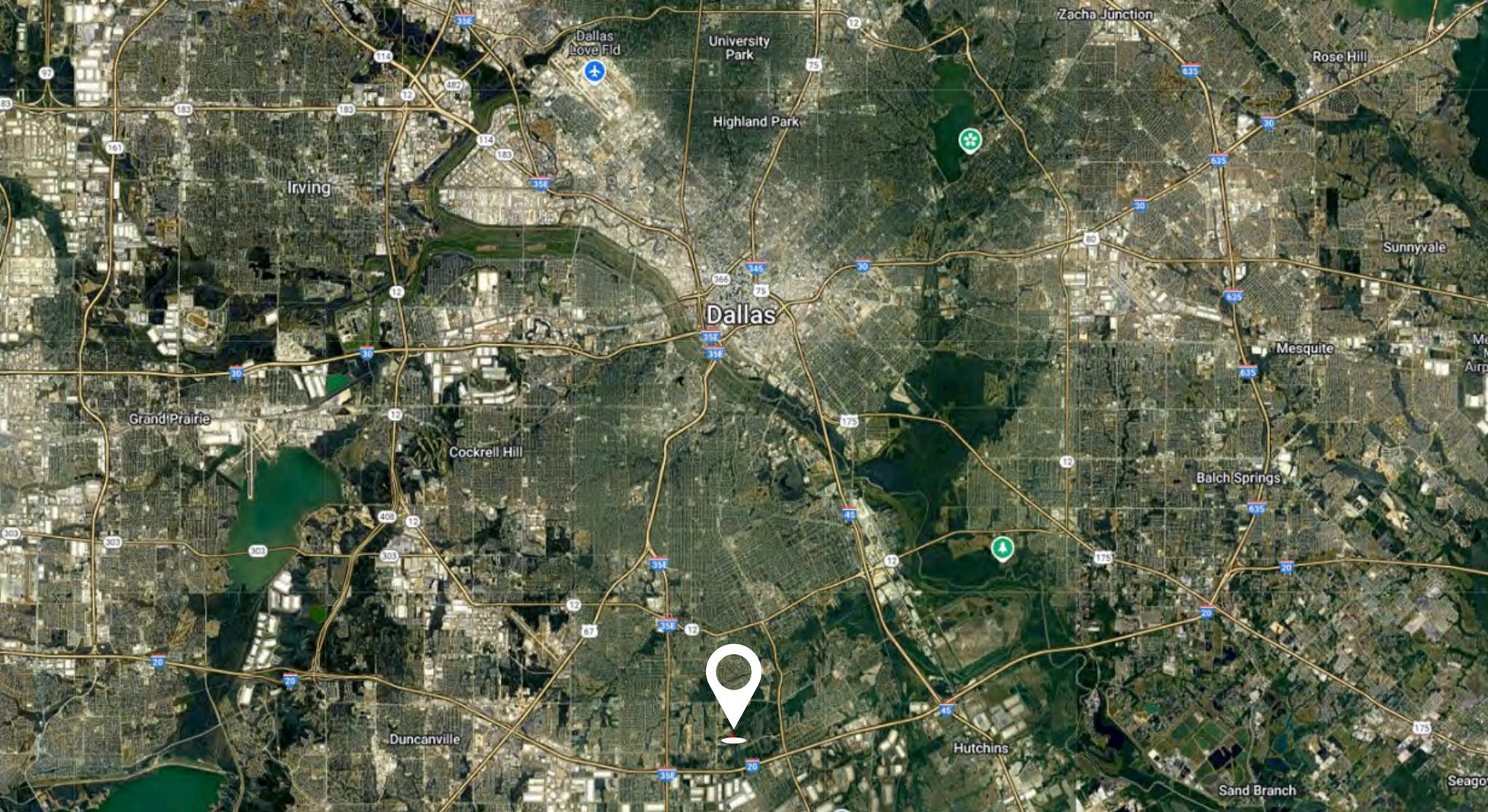
<https://www.yumpu.com/en/document/read/65198812/unt-dallas-2020-master-plan>

▲ Enrollment at UNT Dallas is projected to double in size over the next 15 years.



# UNT PROJECTED GROWTH

STUDENT BODY IS PROJECTED TO GO FROM 7,000 TO 35,000 IN THE NEXT FEW YEARS



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