

# 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	\$5,056,900
Building Size	50,569 SF
Class/Type	Class C, Office/Medical
Floors	2 Stories
Occupancy	57.22% Leased, 21,585 SF Available
Zoning	Neighborhood office (NO)
Land Area	3.03 AC
Parking	210 Parking Spaces
Year Built	1974
Submarket	White Rock
Amenities	Event center, 24 hour access, courtyard, bus line



## 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

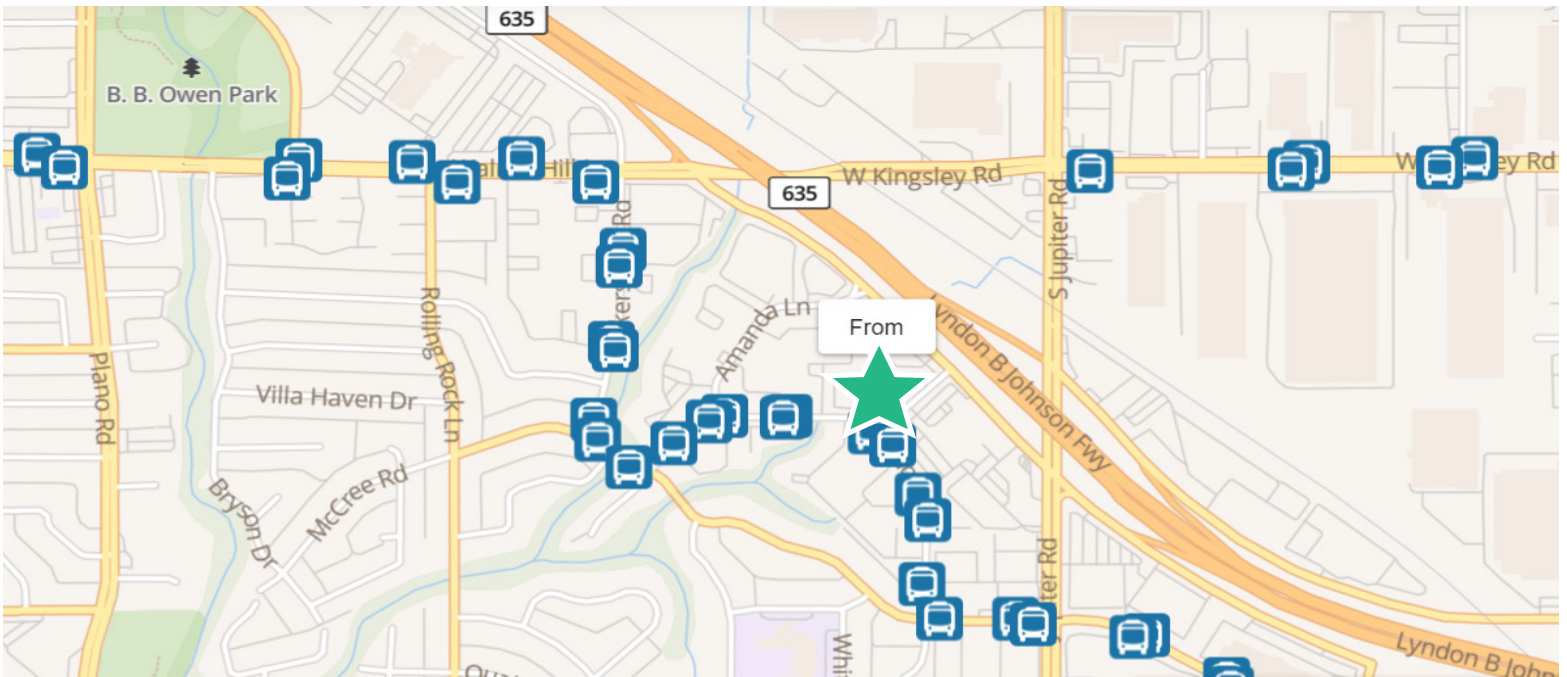
  

Income	1 Mile	5 Miles	10 Miles
Average	\$66,685	\$81,219	\$97,759
Median	\$48,271	\$56,692	\$68,498





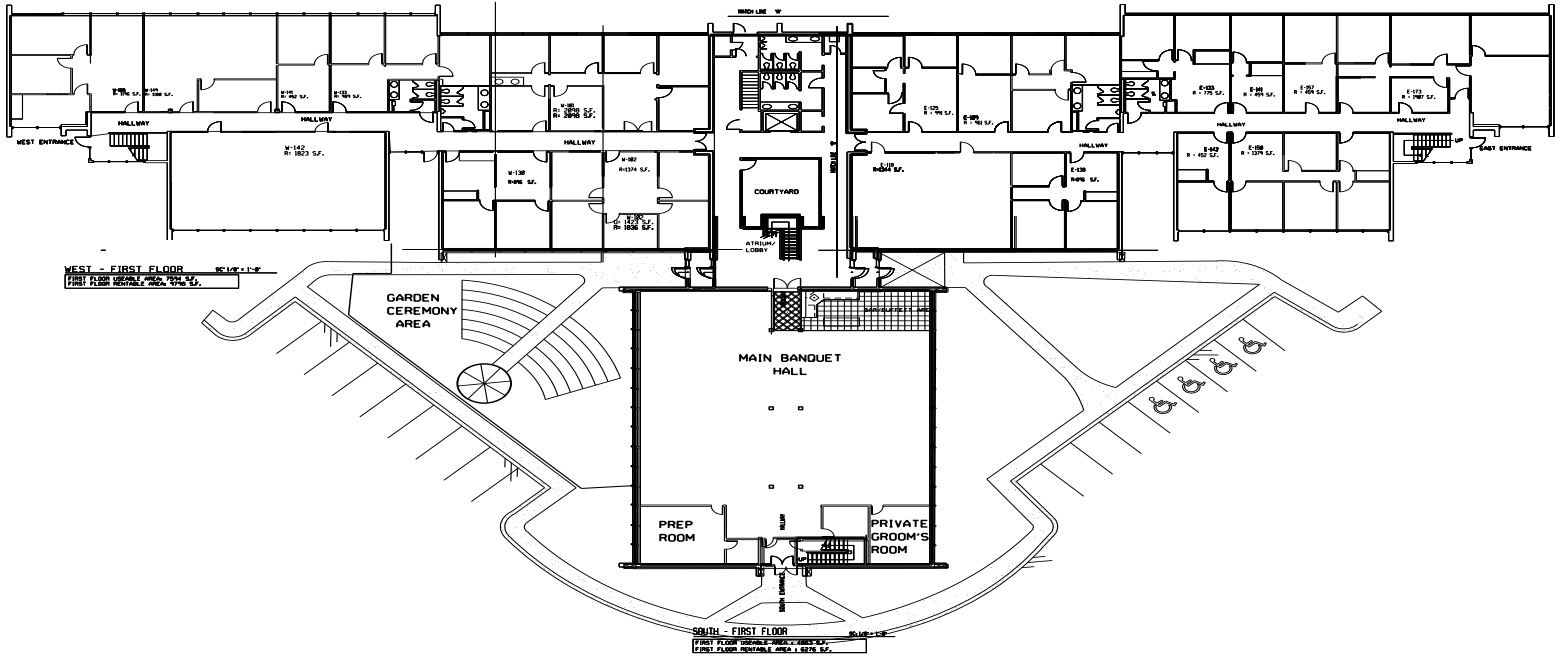
## BUS ROUTE



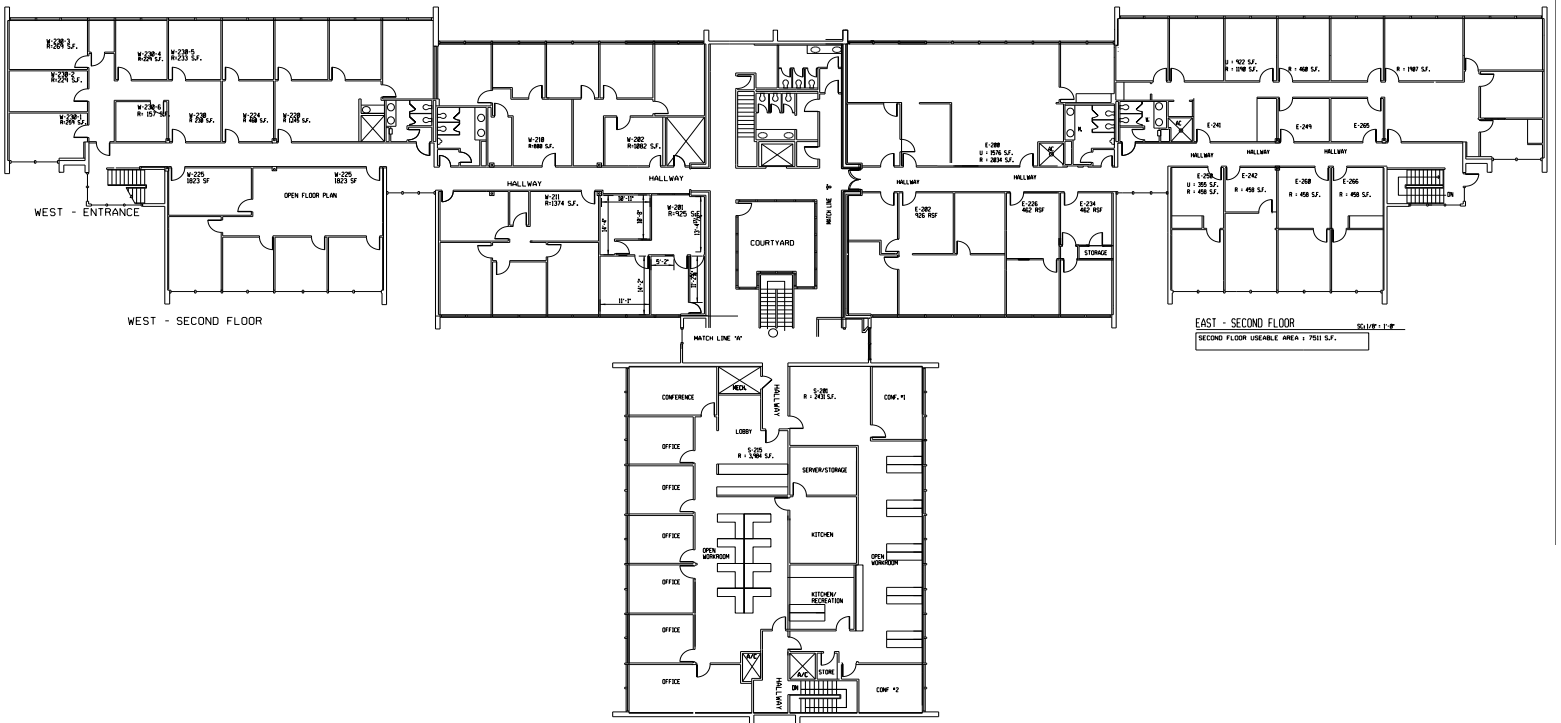
# FOR SALE

## FLOOR PLANS

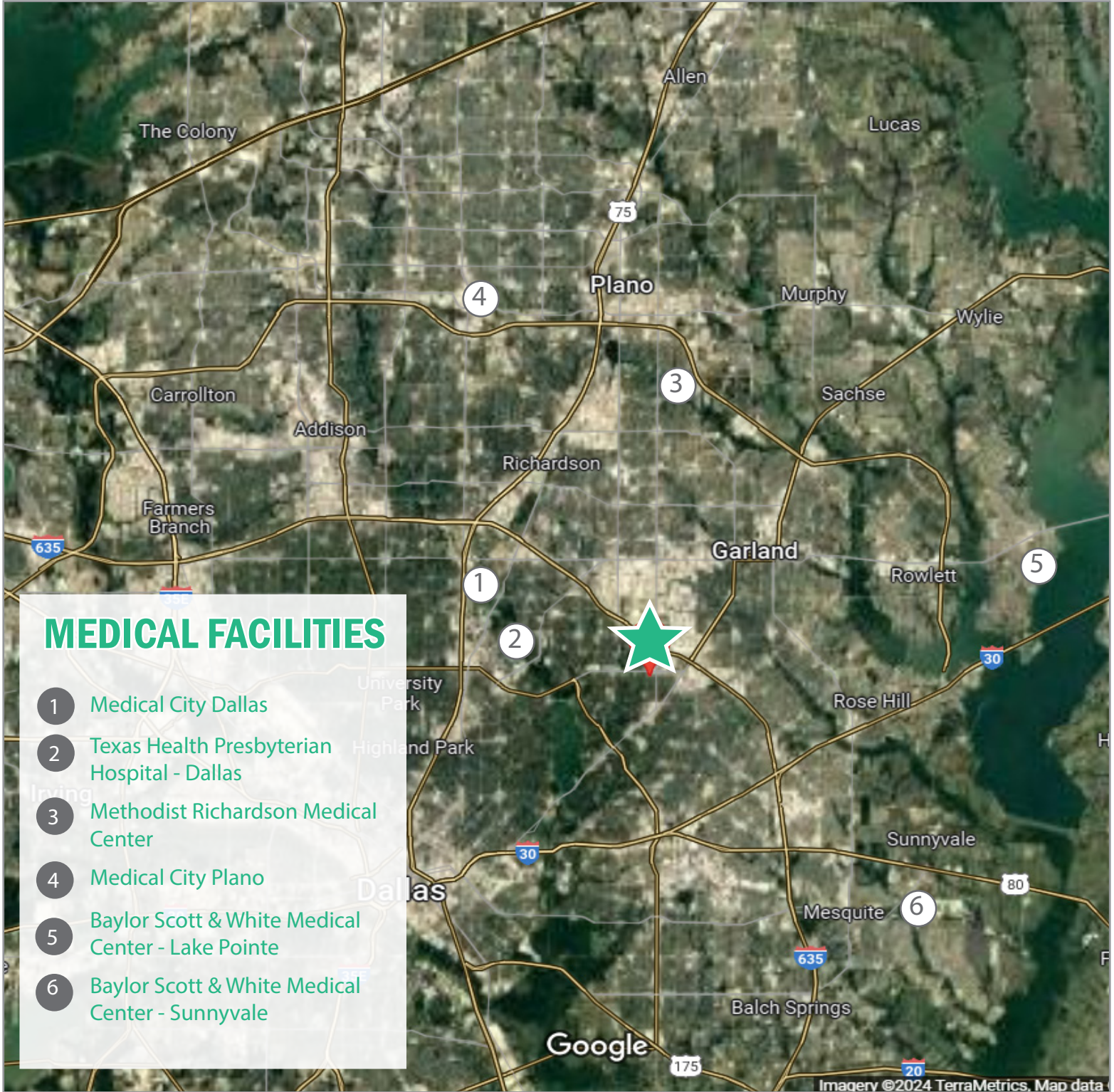
### First Floor



### Second Floor







## EXCLUSIVELY LISTED BY

SANOBER SYED

Lion's Gate Medical

12900 Preston Road, Suite 808

Dallas, Texas 75230

Direct: (972) 707-1171

Main: (972) 737-2503

Email: [sanober@lionsgatemedical.com](mailto:sanober@lionsgatemedical.com)

