

FOR SALE

PRIME COMMERCIAL LAND



skyinterests

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Dallas, TX 75226

PROPERTY INFORMATION



- 0.87 ACRES (38,017 SF)
- ALL UTILITIES AVAILABLE TO THE SITE
- ZONED PD 317 SUBDISTRICT 4
- 4.5% ANNUAL POPULATION GROWTH (2 MILE RADIUS)
- 387,245 2025 POPULATION (5 MILE RADIUS)
- TRAFFIC COUNTS: I-30: 210,659 VPD, I-45: 155,093 VPD

LOCATION OVERVIEW



Exceptional opportunity to acquire commercial land with direct proximity to I-30 in one of Dallas' established and highly trafficked corridors. This site offers excellent visibility, strong access, and long-term development potential, making it well suited for a wide range of commercial and investment uses. Ideal for investors, developers, or owner-users seeking a well-located Dallas infill site.

NEW DEVELOPMENTS UNDERWAY



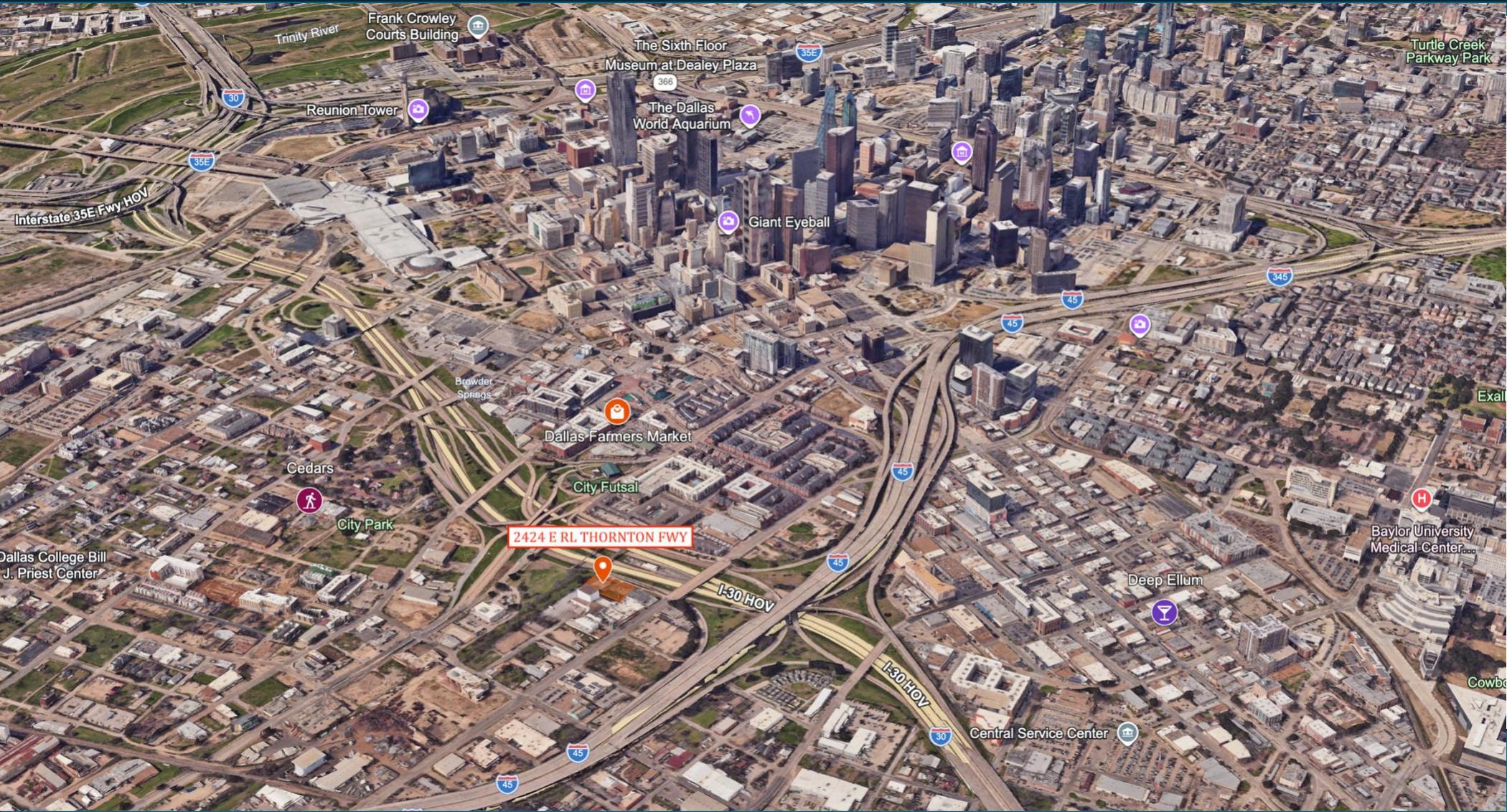
With strong development momentum, improving infrastructure, and expanding residential density, this offering represents a compelling opportunity to acquire land in a growth-oriented Dallas submarket with long-term upside. There are numerous new and nearly completed mixed-use developments nearby and, in The Cedars, driving population growth, consumer demand, and a more dynamic live-work-play environment. Future Deck Park planned in close proximity to enhance connectivity, walkability, and overall area desirability.

UNOBSTRUCTED VIEWS



Envision the skyline views from a future multifamily or mixed-use development.

MAP OVERVIEW



SELLER FINANCING AVAILABLE

Call for more information on terms.