



1616 - 1620 N Beckley Ave

1616 - 1620 N Beckley Ave Dallas, TX 75203

DEVELOPMENT SITE FOR SALE

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Dallas, TX 75203

EXCLUSIVELY PRESENTED BY:

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Agent

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Competitive Edge Realty

8005 Fallmeadow Cir
Plano, TX 75024

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PROPERTY SUMMARY

Offered at \$1,800,000

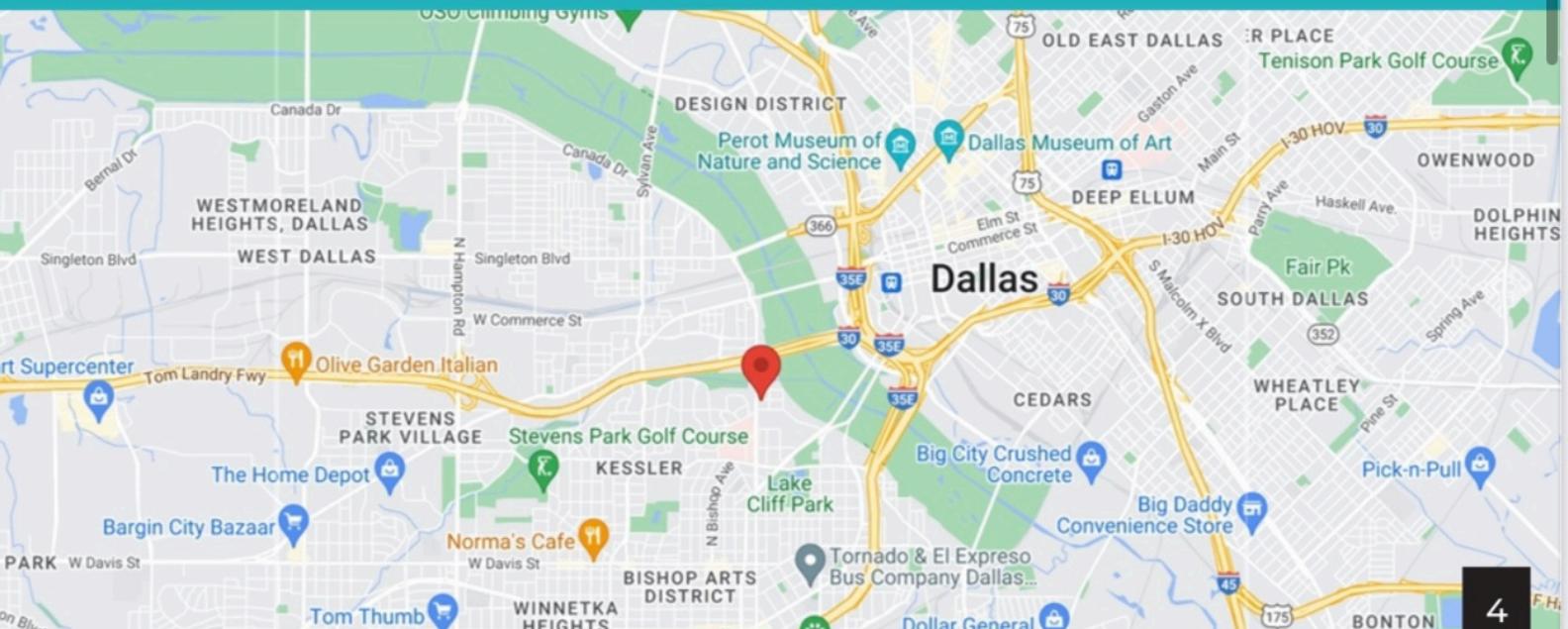
Lot Size (acres)	0.46
Frontage	1,300.00 Ft
Parcel ID	00000268024000000, 00000268027000000
Zoning Type	MULTIFAMILY
Land Use Code	F10
County	Dallas
Coordinates	32.764974, -96.822374

INVESTMENT SUMMARY

1616 -1620 N Beckley Ave, Dallas TX. presents a rare opportunity to own a valuable piece of land in one of Dallas' most sought-after locations. Situated in a rapidly developing area, this property offers easy access to major highways, downtown Dallas, and other amenities. The property spans over a large area, providing ample space for various development opportunities, including commercial, residential, or mixed-use purposes. Whether you're looking to build your dream home or invest in a promising development project, this property is an excellent choice. Don't miss out on this rare opportunity to own a prime piece of land in the heart of Dallas, Texas.

INVESTMENT HIGHLIGHTS

- A part of a beautiful new high rise community with plans for outdoor strip mall and trendy restaurants in Dallas Bishop Arts
- Dallas skyline visible from lot
- Less than one mile from major highway
- Lot zoned: Mixed use, commercial, multifamily, retail, etc.
- Corner lot
- Sandlot at 1616 and 1620 Beckley has been graded



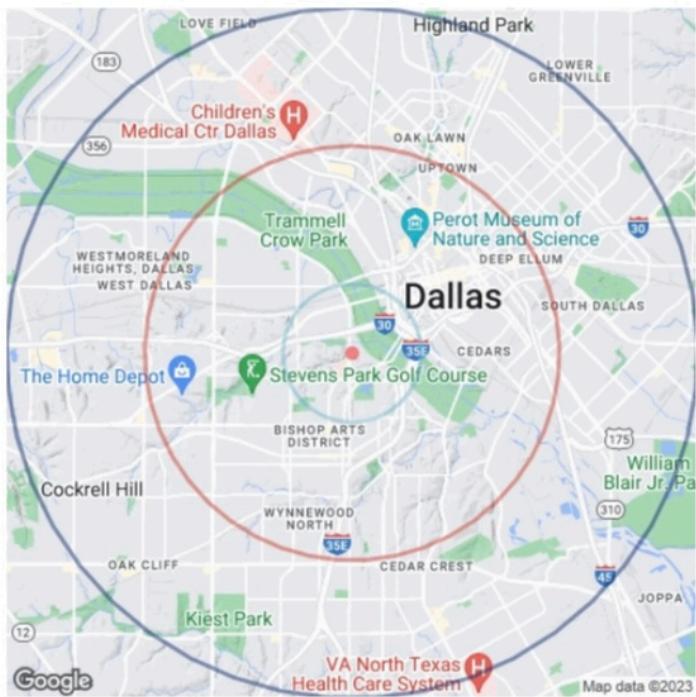






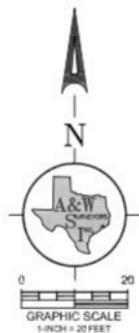
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	19,935	116,379	355,290
2010 Population	18,208	118,629	346,607
2022 Population	16,002	139,752	387,069
2027 Population	18,394	147,730	397,706
2022-2027 Growth Rate	2.83 %	1.12 %	0.54 %
2022 Daytime Population	21,862	257,499	556,557



2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	406	6,223	19,382
\$15000-24999	384	3,718	12,098
\$25000-34999	502	4,289	12,628
\$35000-49999	858	6,714	20,047
\$50000-74999	1,188	11,788	31,201
\$75000-99999	903	8,728	20,846
\$100000-149999	842	11,122	24,549
\$150000-199999	356	5,150	10,401
\$200000 or greater	660	7,560	16,038
Median HH Income	\$ 67,013	\$ 74,741	\$ 63,247
Average HH Income	\$ 102,360	\$ 110,340	\$ 98,978

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	3,649	36,805	118,459
2010 Total Households	3,633	43,930	128,411
2022 Total Households	6,099	65,295	167,194
2027 Total Households	7,601	70,281	174,099
2022 Average Household Size	1.94	2.04	2.26
2022 Owner Occupied Housing	1,682	19,201	56,466
2027 Owner Occupied Housing	1,750	19,591	57,519
2022 Renter Occupied Housing	4,417	46,094	110,729
2027 Renter Occupied Housing	5,851	50,690	116,580
2022 Vacant Housing	993	9,456	20,580
2022 Total Housing	7,092	74,751	187,774

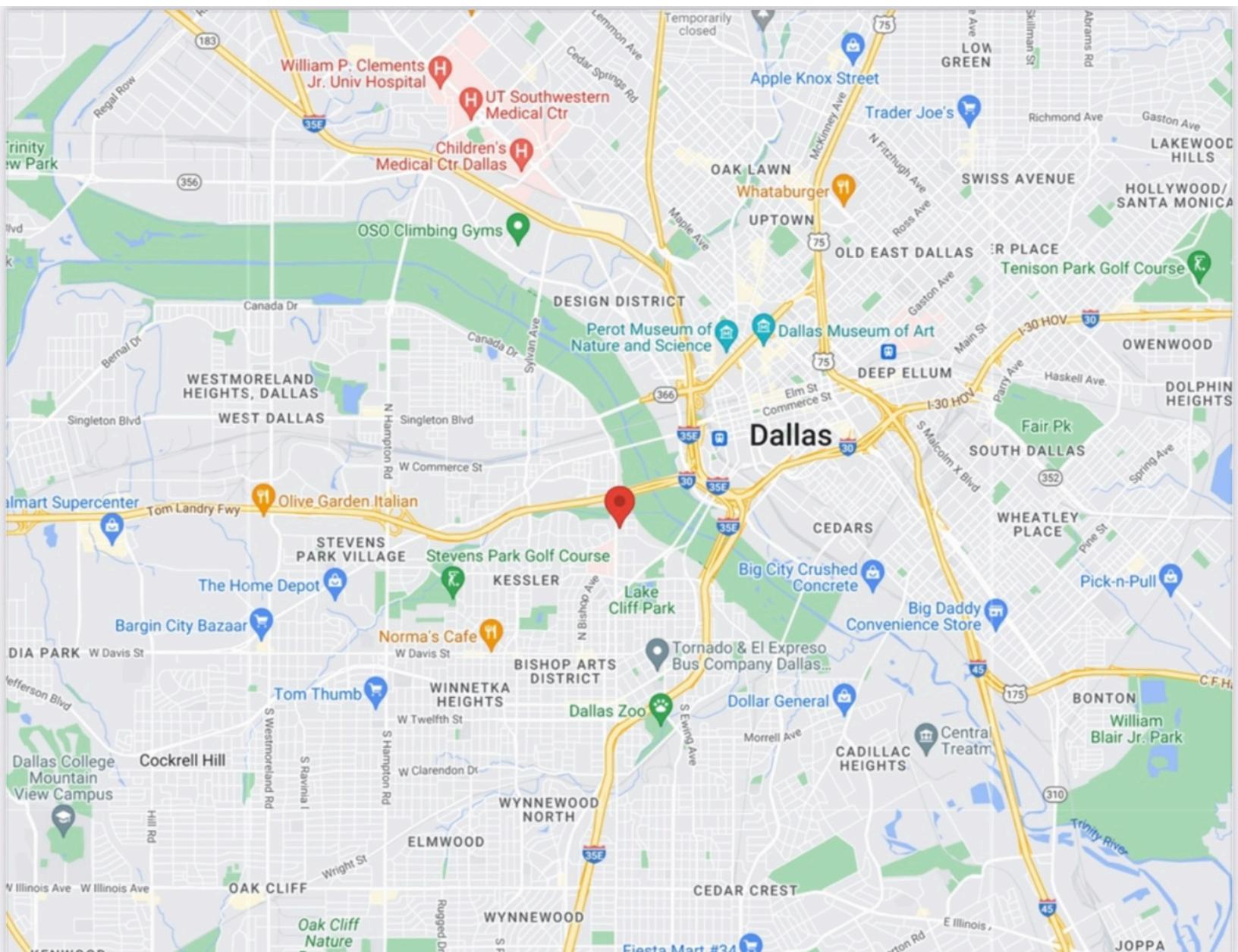


N. BECKLEY AVENUE (VARIABLE WIDTH RIGHT-OF-WAY)

N 00°42'26" E 130.01' MEAS.

1/2" IRS
FROM WHICH
BEARS 58° IRF
(S 1.41°, E 0.60°)





ABOUT DALLAS

Dallas is the third-largest city in Texas and the largest city in the Dallas-Fort Worth metroplex, the fourth-largest metropolitan area in the United States at 7.5 million people. It is the largest city in and seat of Dallas County with portions extending into Collin, Denton, Kaufman, and Rockwall counties. With a 2020 census population of 1,304,379, it is the ninth-most populous city in the U.S. and the third-largest city in Texas after Houston and San Antonio.



CITY OF DALLAS		AREA		POPULATION	
COUNTY	DALLAS	CITY	385.8 SQ MI	POPULATION	1,304,379
INCORPORATED	2/1/1856	LAND	339.6 SQ MI	ESTIMATE (NULL)	1,288,457
		WATER	43.9 SQ MI	RANK	9
		ELEVATION	430 FT	DENSITY	AUTO SQ MI
				URBAN	5,732,354



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