

PROPERTY LOCATION

2917 Gaston Ave
Dallas, Texas 75226

PROPERTY FEATURES

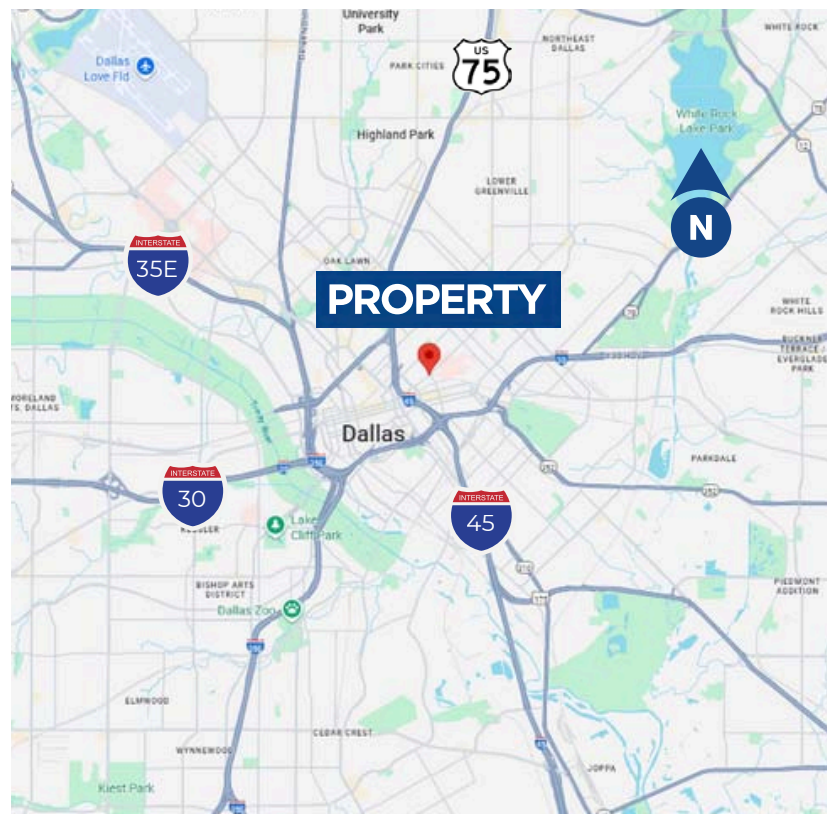
- Rare Development Opportunity
- Southwestern Medical District Area
- Ideal Site for medical, office, multifamily, restaurant/retail?
- Current Zoning: PD 298
- Vacant Lot

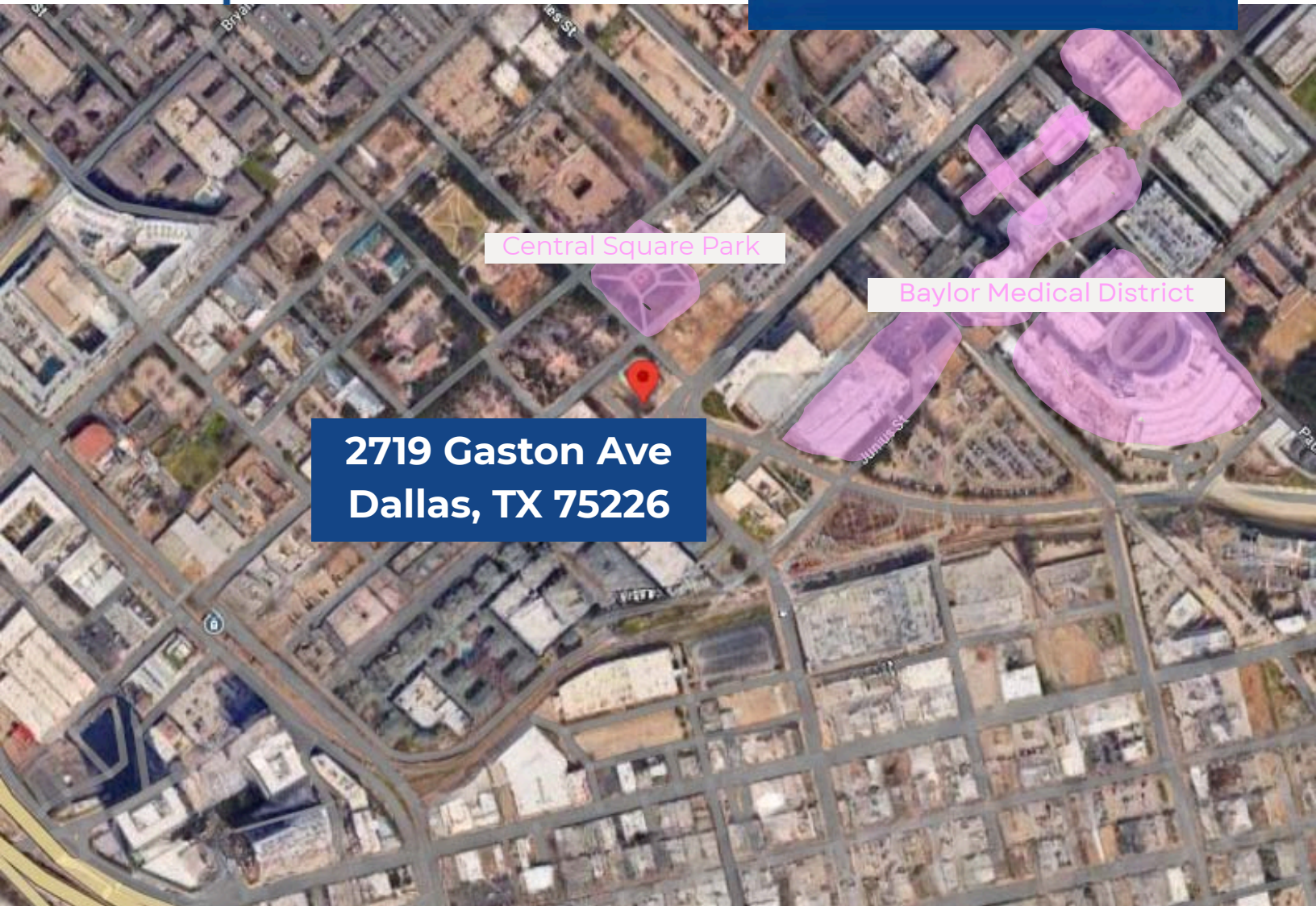
SIMONG FIGG

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**2719 Gaston Ave
Dallas, TX 75226**

DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
Total Population	29,039	195,538	395,560
Total Households	17,844	104,291	184, 213
Average Household Income	99,965	106,766	105,683
Annual Growth 2020-2024	5.4%	3.2%	2.5%

TRAFFIC COUNTS

Gaston Ave. @ Oak St. SW	17,750 VPD
Floyd St. @ Hall St. NE	12,775 VPD

