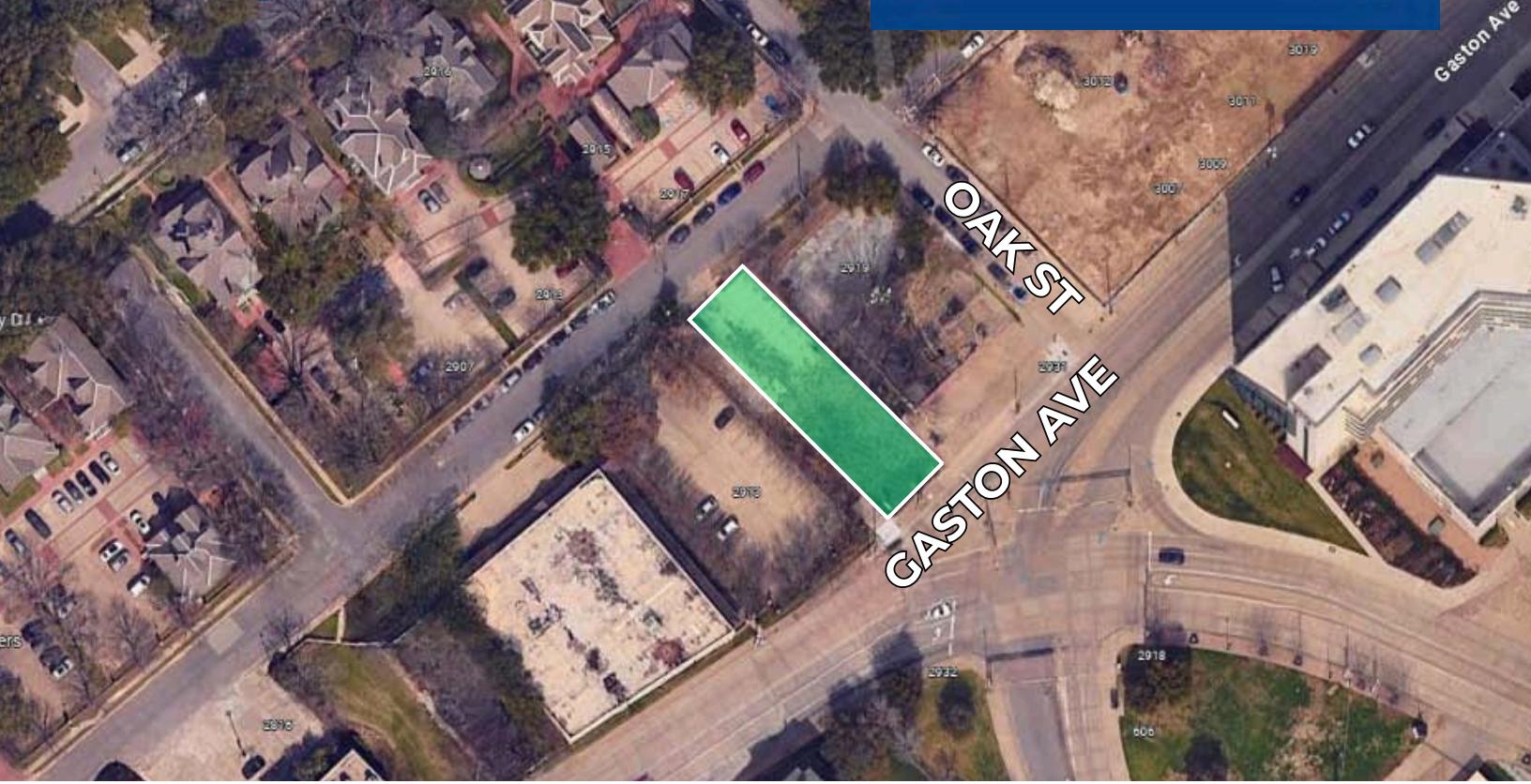




**.24 Acres/
10,454 SF
FOR SALE**



PROPERTY LOCATION

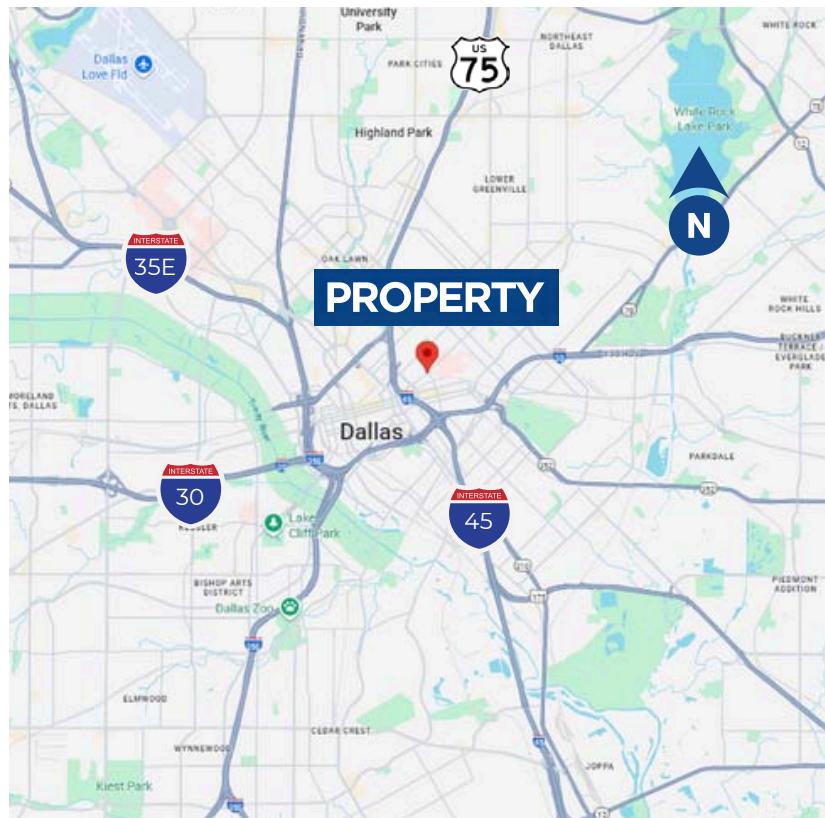
2917 Gaston Ave
Dallas, Texas 75226

PROPERTY FEATURES

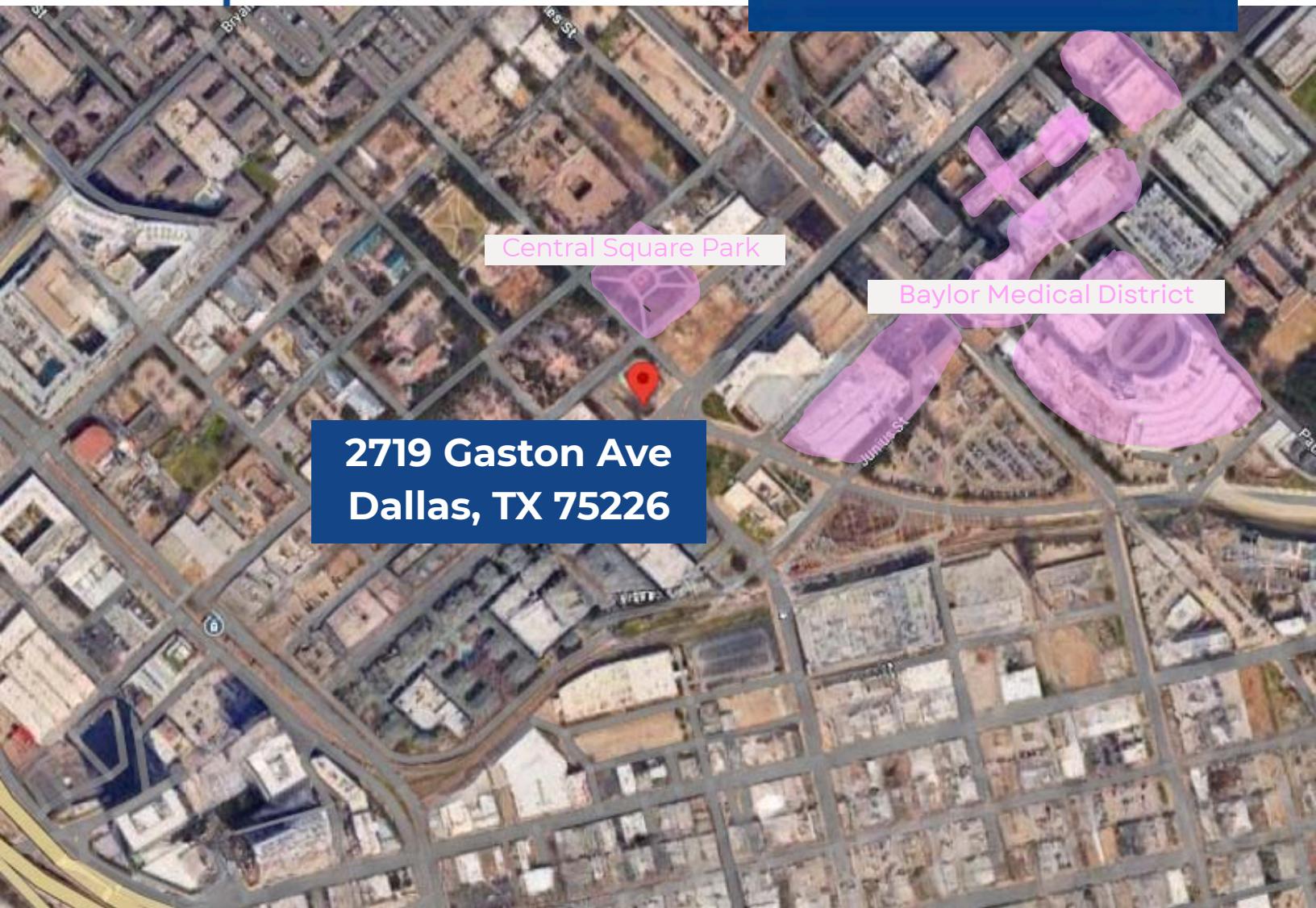
- Rare Development Opportunity
 - Southwestern Medical District Area
 - Ideal Site for medical, office, multifamily, restaurant/retail?
 - Current Zoning: PD 298
 - Vacant Lot

SIMONG FIGG

214.284.3595
simon@morrowhill.com
14800 Quorum Dr #330, Dallas, TX 75254



The information contained herein was obtained from sources believed to be accurate and reliable; however, Morrow Hill, LLC makes no guarantees, warranties or representations as to the accuracy or correctness. This presentation is subject to errors, omissions or changes or withdrawal at any time. All information should be verified by potential purchaser or other interested party.



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



