



Green Meadow
CAPITAL



9,135 SF – 26,296 SF BUILDING AVAILABLE FOR LEASE IN SOUTHEAST DALLAS

9000 Bruton Rd, Dallas, TX

Eric VerDuin

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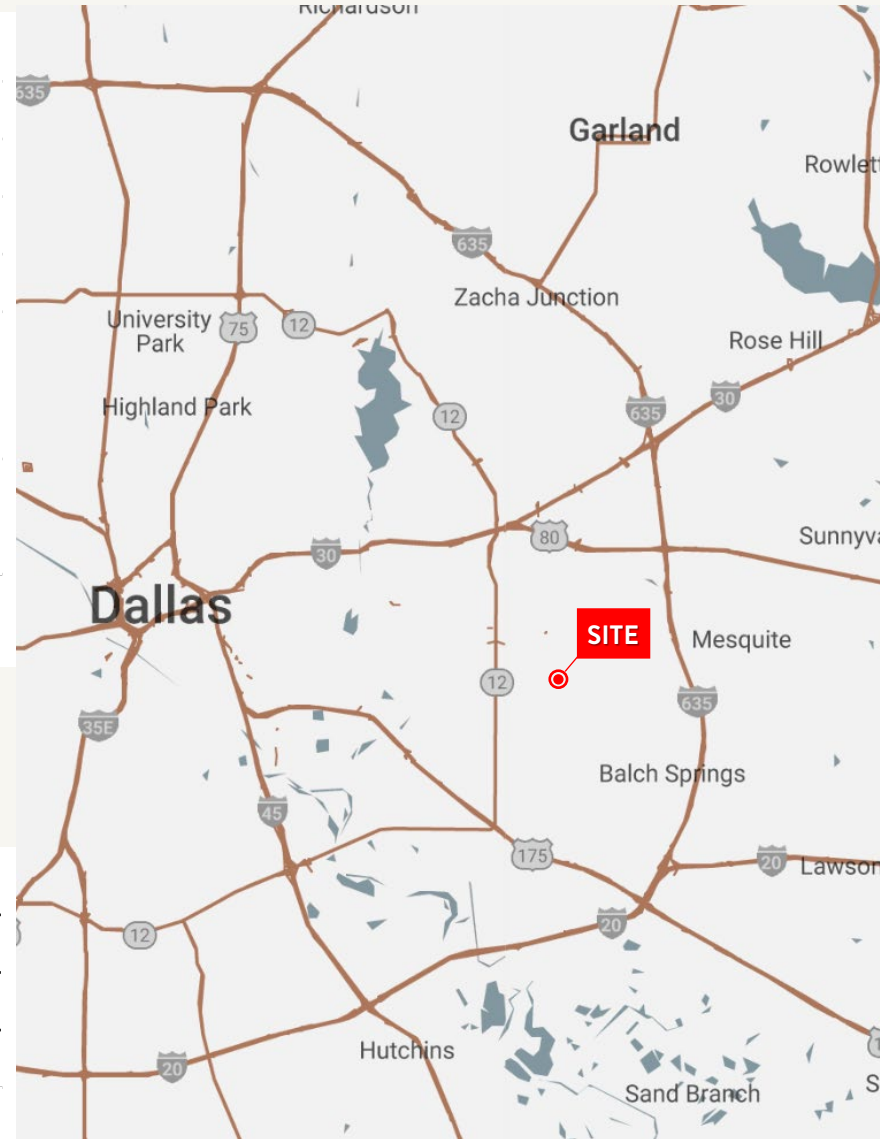
PROPERTY DETAILS

LOCATION	9000 Bruton Rd. Dallas, TX 75217		
BUILDING SIZE	± 9,135 SF – 26,296 SF		
LOT SIZE	± 2.50 AC with 187 Parking Spaces		
PRICE	Call for Pricing		
ZONING	CR		
HIGHLIGHTS	• Great visibility from Bruton Rd, signage on large pylon • Neighborhood infill location • Proximity and easy access to Texas 12 Loop • Submarket of DFW; 20-min drive to downtown Dallas		
AREA RETAIL & TRAFFIC DRIVERS	Exxon, Chevron, Fiesta Bazaar, Walgreens, Family Dollar, McDonalds, Jack in the Box, Taco Bell, WW Samuell HS (1,871 Students), Inspired Vision Schools (1,271 Students)		
TRAFFIC COUNT	Bruton Rd 17,107 VPD	N Prairie Creek Rd 14,203 VPD	Texas 12 Loop 34,268 VPD

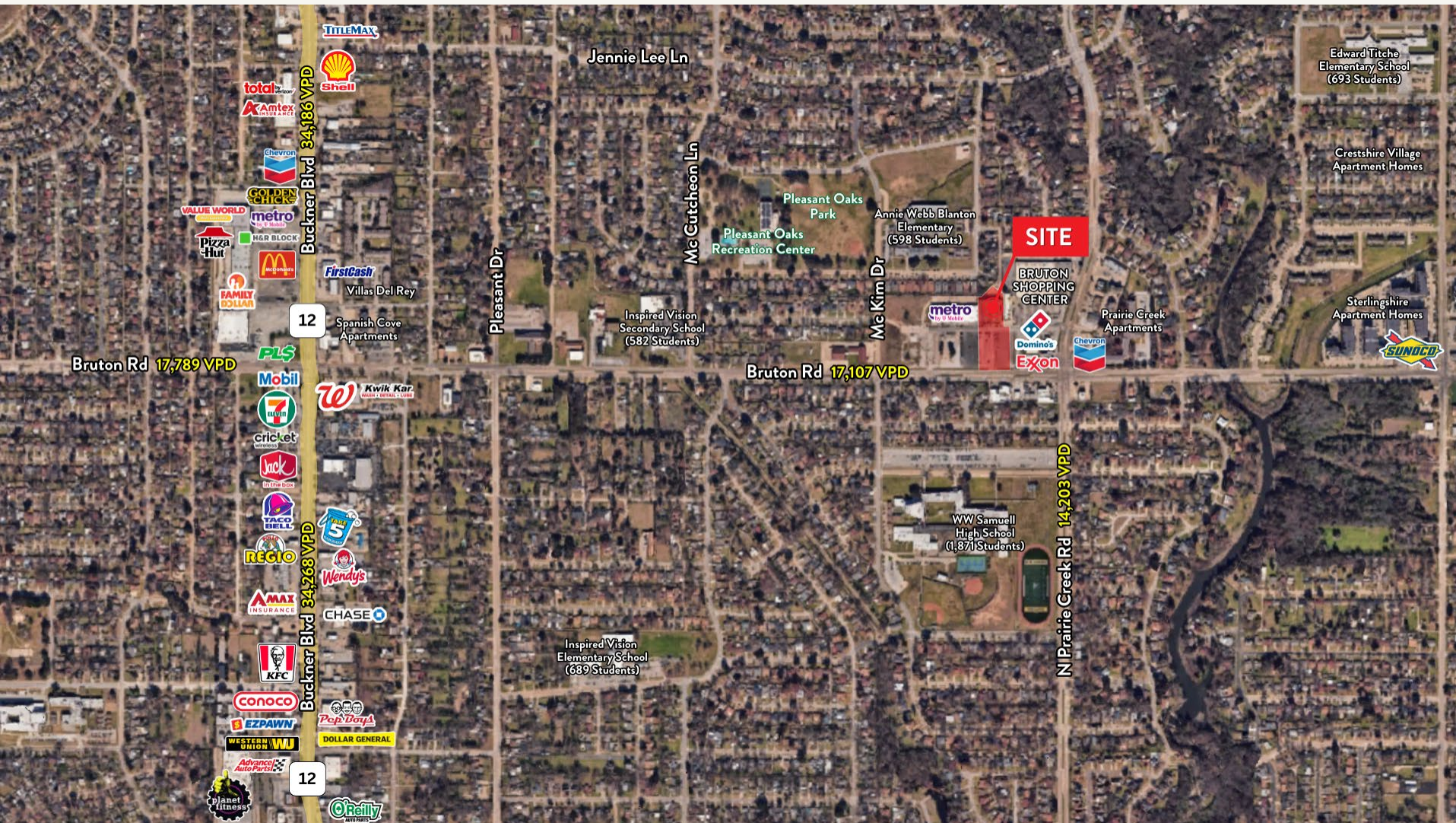
DEMOGRAPHICS

1 MILE 3 MILES 5 MILES

2024 TOTAL POPULATION	21,900	128,122	289,404
TOTAL DAYTIME POPULATION	15,623	106,942	239,985
MEDIAN AGE	31.8	32.0	32.7
NUMBER OF HOUSEHOLDS	6,411	37,077	91,079
AVG. HOUSEHOLD INCOME	\$57,285	\$65,437	\$69,548



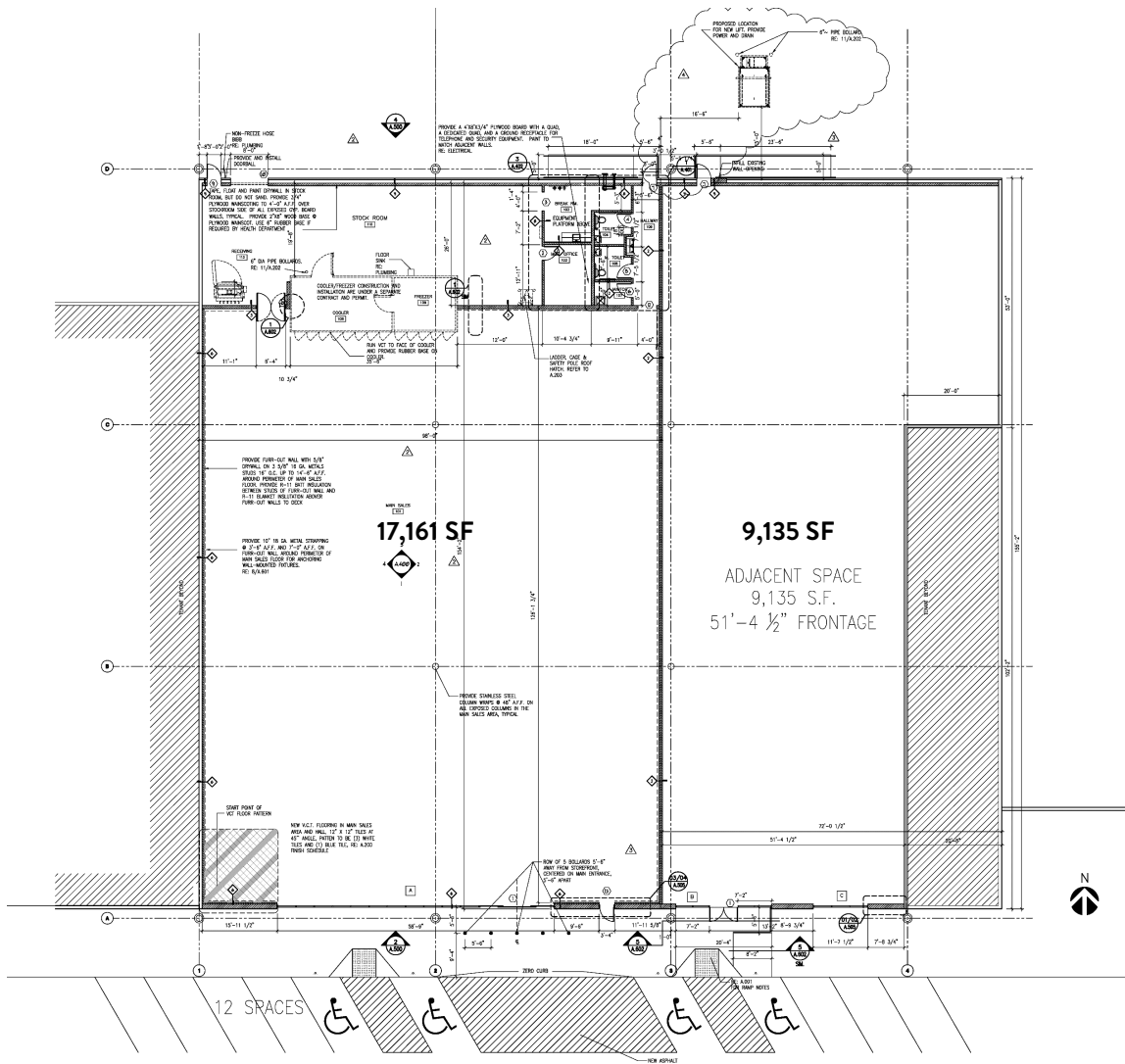
TRADE AREA AERIAL



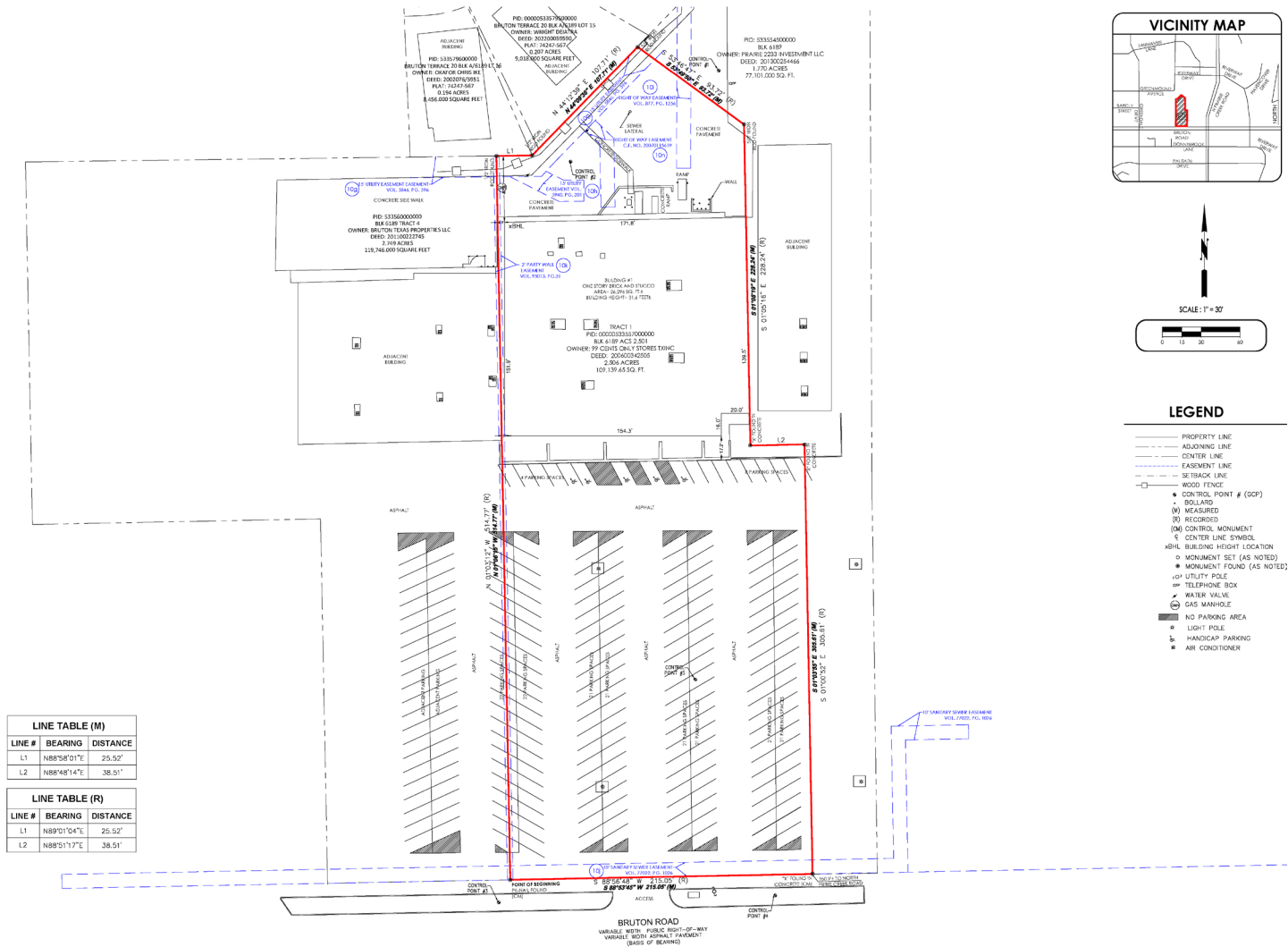
PROPERTY AERIAL



9000 BRUTON RD – DALLAS, TX



SURVEY



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CONTACT

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