



±4.60 ACRES FOR SALE

8160 UNIVERSITY HILLS BLVD
DALLAS, TEXAS 75241



PROPERTY DETAILS

8160 UNIVERSITY HILLS BLVD
DALLAS, TEXAS 75241



LOCATION

NEQ OF I-35 AND I-20



CURRENT ZONING

R - 7.5 | COVERED LAND PLAY



FUTURE ZONING

COMMERCIAL, HOSPITALITY, RETAIL,
MULTIFAMILY, OFFICE



PROPERTY SIZE

±4.60 ACRES
200,376 SF



HIGHLIGHTS

LARGE PARCEL NEAR FUTURE ROAD MOUTH OF
E WHEATLAND ROAD



PRICE

CONTACT BROKER



ALSO FOR SALE

ADJACENT PARCEL



±2.23 ACRES

TOTALING
±6.83 ACRES

University Hills Blvd

University Hills Blvd

University Hills Blvd

E Wheatland Rd

E Wheatland Rd

Runyon Springs Branch

Runyon Springs Branch

Runyon Springs Branch



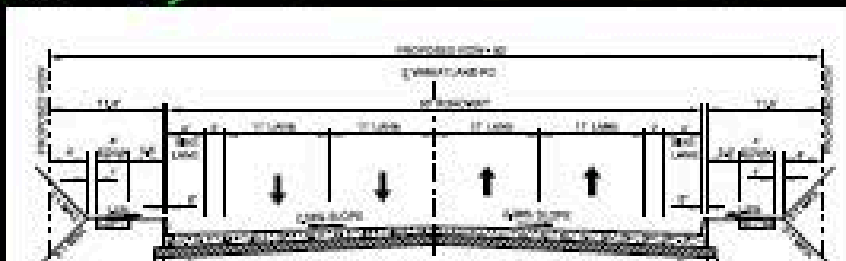
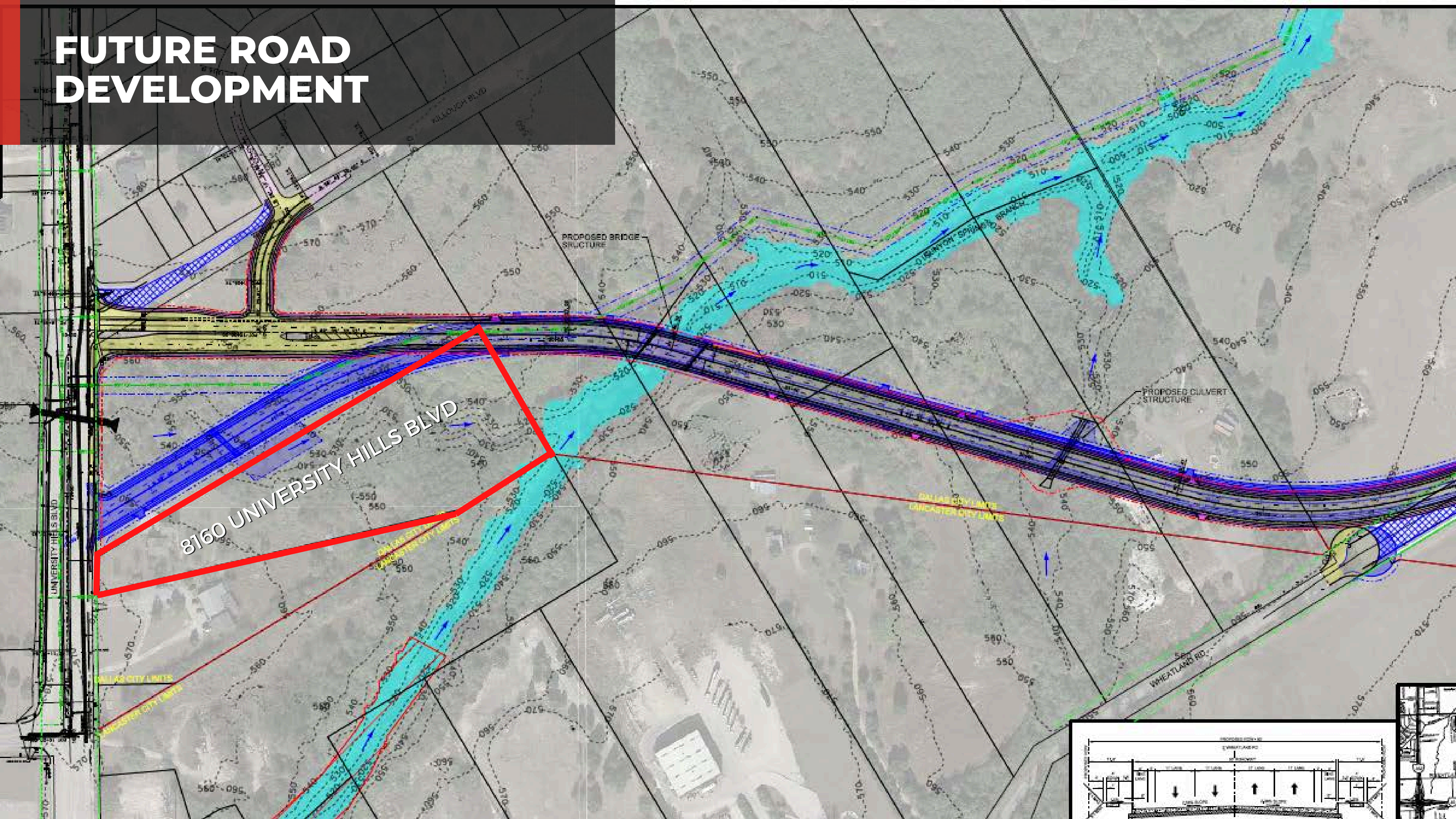
± 4.60 ACRES



PROPERTY LOCATION

8160 UNIVERSITY HILLS BLVD
DALLAS, TEXAS 75241

FUTURE ROAD DEVELOPMENT



MASTER PLAN DEVELOPMENT



1.5 MILLION SF
COMMERCIAL
SPACE



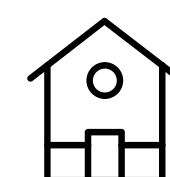
1,500
MULTIFAMILY
UNITS



HUNDREDS
SINGLE FAMILY
HOMES



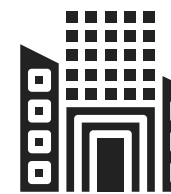
OFFICE FLEX SPACE
AND LIFE SCIENCE
FACILITIES



500
SINGLE
FAMILY UNITS



250
MULTIFAMILY
UNITS



±200,000 SF
OFFICE AND
RETAIL SPACE

PHASE ONE

UNIVERSITY HILLS CONCEPT PLAN

8160 UNIVERSITY HILLS BLVD
DALLAS, TEXAS 75241

SITE TOTALS

SITE BOUNDARY: ± 274.6 ACRES

 FLOODPLAIN: ± 7.0 ACRES

SINGLE FAMILY TOTAL:
± 551 LOTS / ± 123.6 ACRES

TOTAL MULTI-FAMILY: ± 1,785 UNITS

RETAIL: ± 169,800 SF

HOTEL: ± 106,326 SF / 150 KEYS



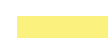









MIXED-USE: ± 390,000 SF

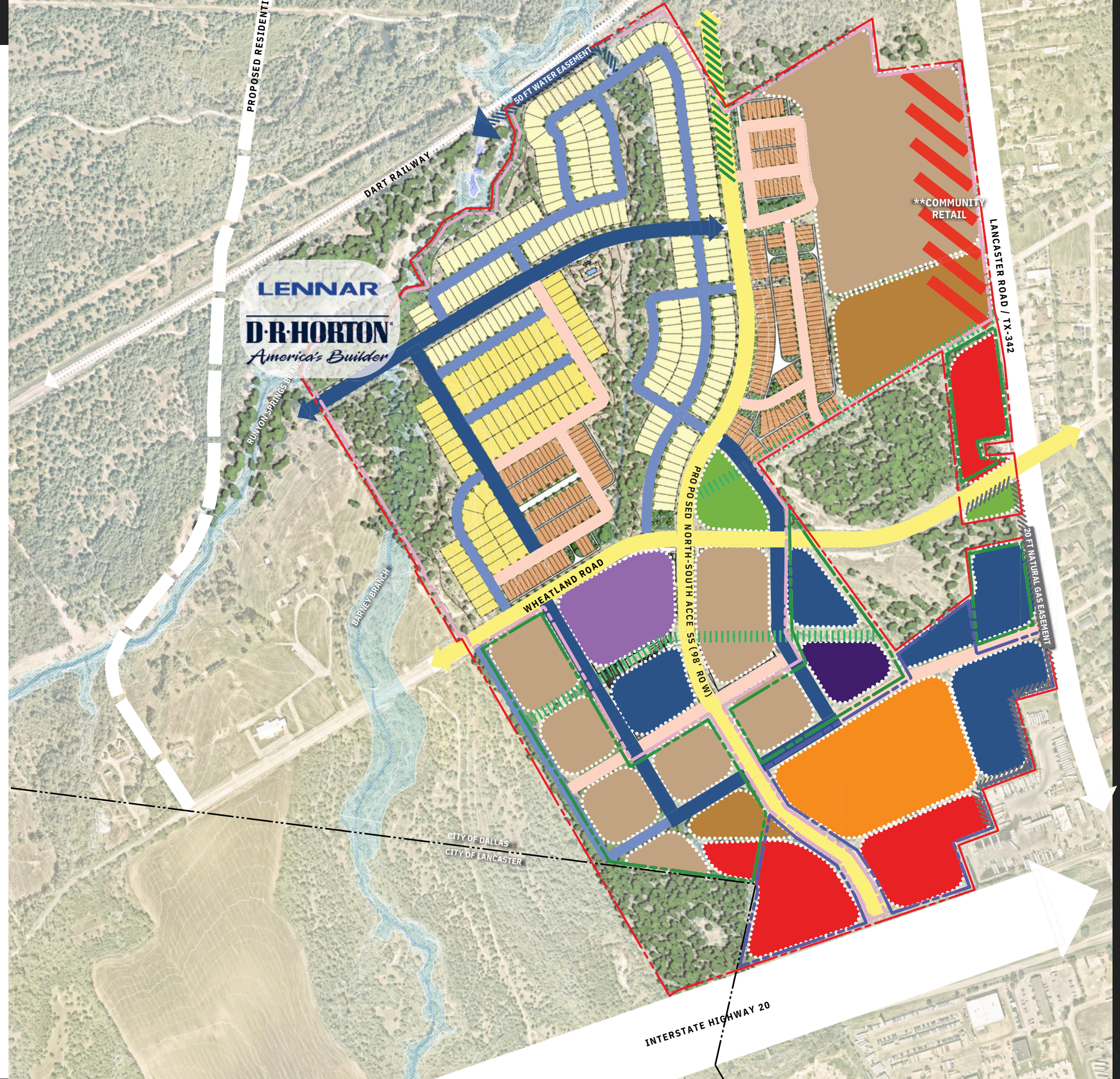
LIFE SCIENCE: ± 150,000 SF

OFFICE: ± 590,200 SF

OPEN SPACE: ± 5.7 ACRES

SITE FEATURES

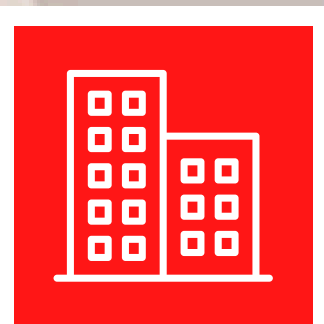
-  NATURAL GAS EASEMENT
-  WATER EASEMENT
-  PRIMARY STREET (86'-98' ROW)
-  SECONDARY STREET (76' ROW)
-  MIXED-USE STREET (64' ROW)
-  PROMENADE (64' ROW)
-  NEIGHBORHOOD ACCESS STREET (52' ROW)
-  R.O.W DEDICATION
-  ZONED COMMUNITY RETAIL (**SEE ABOVE)
-  PHASE 1
-  PHASE 2
-  PHASE 3



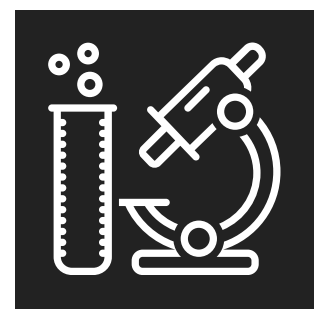
UNT EXPANSION PLANS

MASTER PLAN DEVELOPMENT

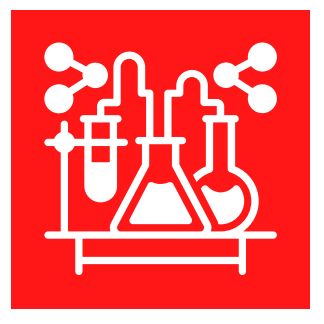
\$100 MILLION STEM BUILDING
SET TO OPEN SPRING OF 2026



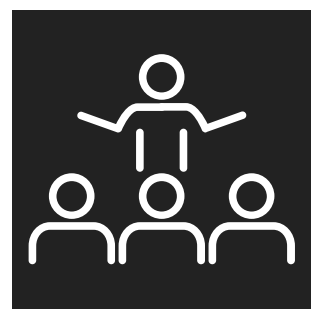
**THE FOUR-STORY
FACILITY WILL INCLUDE
18-20 CLASSROOMS**



**THREE
RESEARCH
LABS**



**NINE BIOLOGY AND
CHEMISTRY TEACHING
LABS**

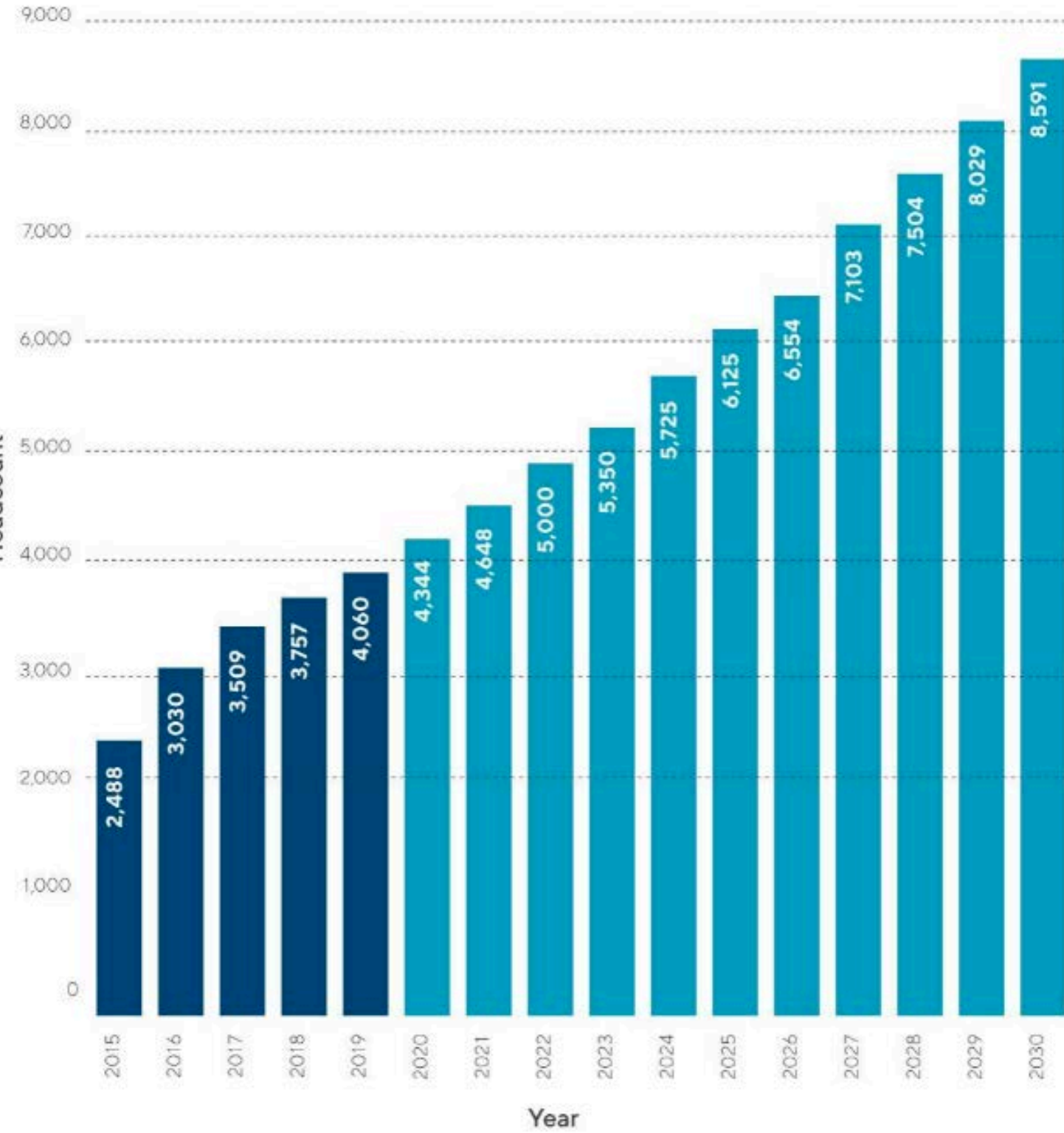


**LARGE
EVENT
VENUE**

UNT PROJECTED GROWTH

STUDENT BODY IS PROJECTED TO GO FROM 7,000 TO 35,000 IN THE NEXT FEW YEARS

PAST AND PROJECTED UNT DALLAS ENROLLMENT



▲ Enrollment at UNT Dallas is projected to double in size over the next ten years.

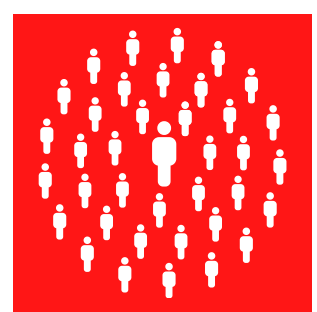
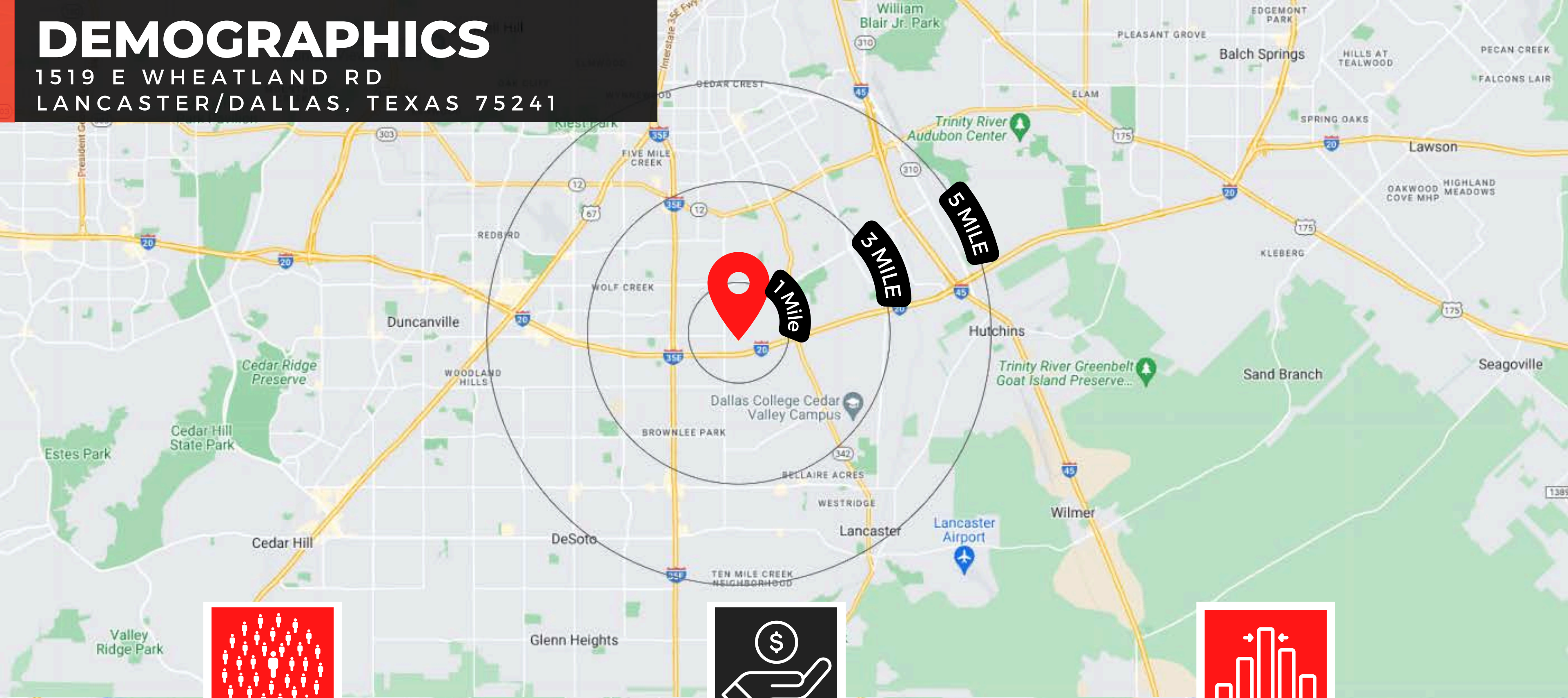


- EXISTING BUILDING
- NEW BUILDING-CAMPUS
- NEW BUILDING-PARTNERSHIP
- NEW PARKING STRUCTURE
- PLAZA
- PEDESTRIAN
- ATHLETICS/REC FIELDS
- TREES/OPEN SPACE



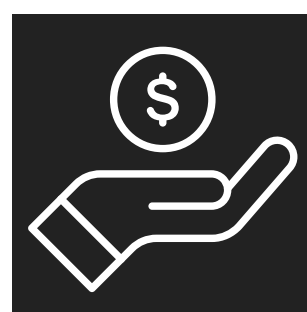
DEMOGRAPHICS

1519 E WHEATLAND RD
LANCASTER/DALLAS, TEXAS 75241



2023 POPULATION

1 MILE	3,430
3 MILES	64,883
5 MILES	192,092



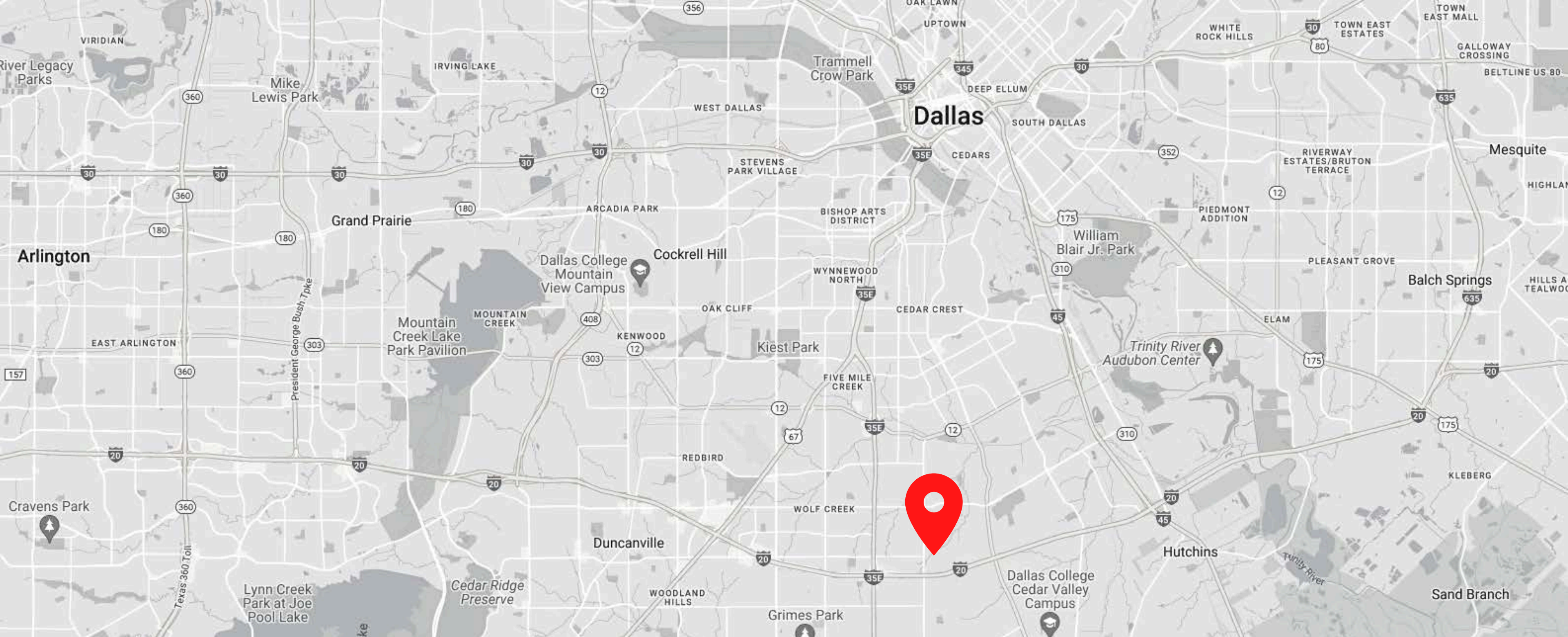
2023 AVERAGE HH INCOME

1 MILE	\$54,574
3 MILES	\$57,665
5 MILES	\$59,145



2023 MEDIAN HH INCOME

1 MILE	\$38,744
3 MILES	\$39,358
5 MILES	\$40,599



CONTACT OUR TEAM

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