

EXECUTIVE SUMMARY

2970 North Stemmons Freeway | Dallas, TX 75247 | MU-3 Development Land



Image Landsat / Copernicus

APPRAISED VALUE

\$2,574,880

As of Aug 8, 2024

LAND AREA

1.075 Acres

±46,827 SF

ZONING

MU-3

Mixed Use

PROPERTY TYPE

Land / Dev.

Infill Site

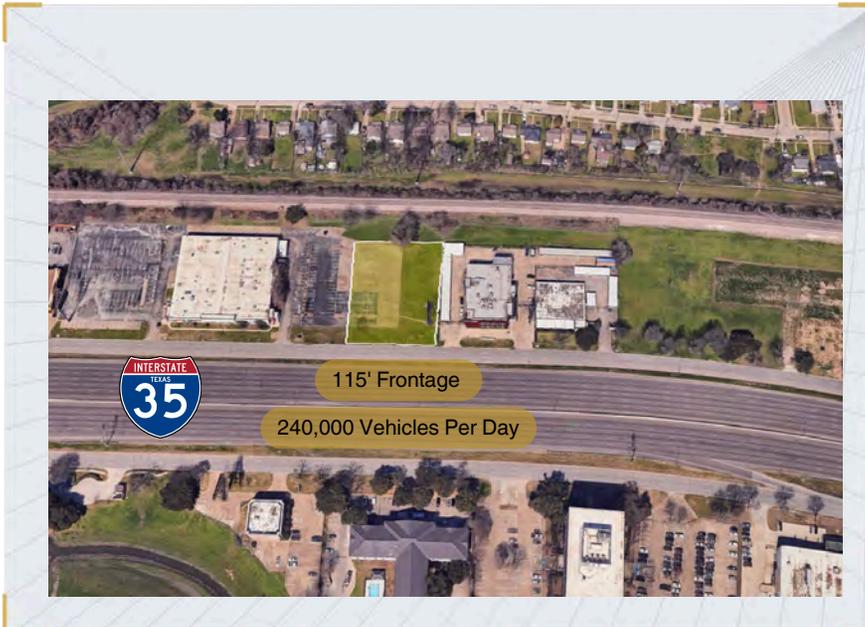
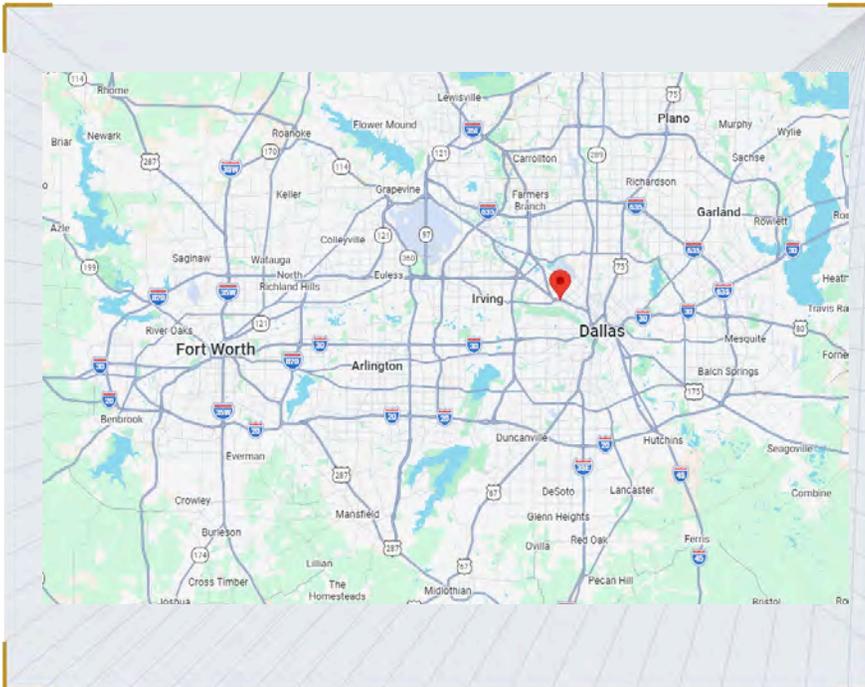
TRAFFIC COUNT

240,000 VPD

I-35E Stemmons Fwy

PROPERTY INFORMATION

2970 North Stemmons Freeway — Dallas, TX 75247



PROPERTY DETAILS

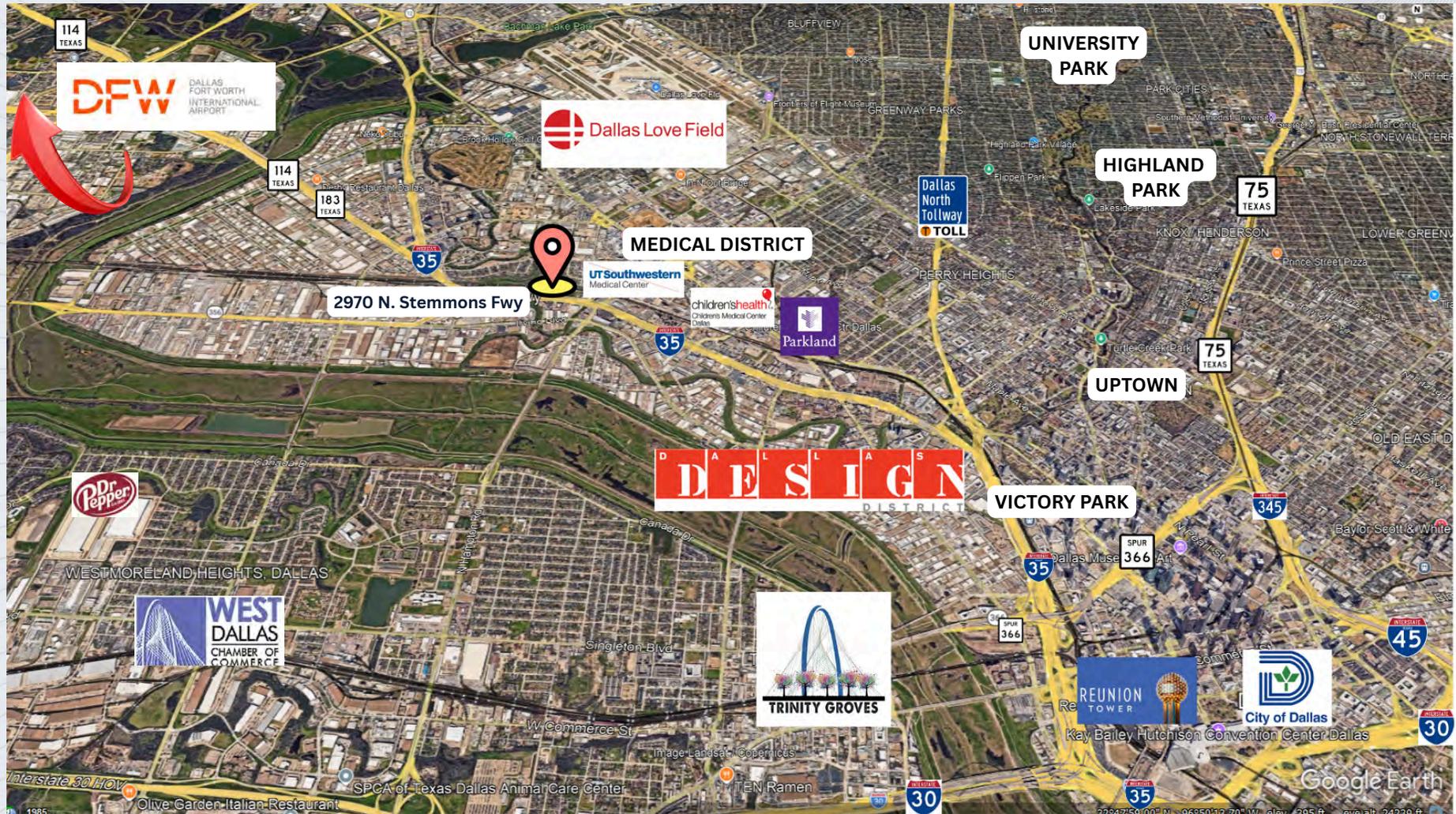
Property Name	2970 North Stemmons Fwy. - 1.075 acres
Property Type	Land — MU-3 Development Opportunity
Street Address	2970 North Stemmons Freeway (I-35E)
City / State	Dallas, TX 75247
Total SF (±)	±46,827 SF
Land Area	±1.075 Acres
Year Built	N/A — Vacant Infill Land
Frontage	115' Direct Stemmons Freeway / I-35E Frontage
Zoning	MU-3 — Mixed Use (Office, Retail, Residential)
Floodplain Study	No Floodplain
Available Upon Request	Appraisal, Survey, & Phase I Environmental

KEY LOCATION ADVANTAGES

- 115' Direct Stemmons Freeway frontage — 240,000+ VPD exposure on I-35E
- Adjacent to UT Southwestern Medical Center / Dallas Medical District
- < 2 miles to Dallas Love Field Domestic Airport & <16 miles to DFW Airport
- Minutes to Dallas CBD, American Airlines Center & Victory Park
- Near Dallas Market Center — 100-acre trade campus at 2100 N Stemmons
- MU-3 Zoning: Exceptional flexibility — office, retail, commercial, residential

LOCATION OVERVIEW

2970 North Stemmons Freeway | Dallas Medical District Corridor | I-35E



TRAFFIC (I-35E)
240,000+ VPD
Stemmons Freeway

MEDICAL DISTRICT
Adjacent
UT Southwestern / UTSW / Parkland / Children's Health

LOVE FIELD AIRPORT DFW INTERNATIONAL
< 2 Miles **< 15.5 Miles**
Dallas Municipal

DALLAS CBD
±3 Miles
Downtown Dallas

LISTING BROKER

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INVESTMENT SUMMARY

This offering presents a rare infill land opportunity along one of Dallas' most heavily traveled corridors, Stemmons Freeway (I-35E), with direct freeway frontage and estimated exposure to 240,000+ vehicles per day. The MU-3 zoning offers exceptional development flexibility including office, retail, commercial, and residential uses. Floodplain studies have been completed, saving a qualified buyer an estimated 120 days of typical due diligence. Formally appraised at \$2,574,880 (August 2024). Seller is motivated to close.

NEARBY ANCHORS & POINTS OF INTEREST

- UT Southwestern Medical Center
- William P. Clements Jr. University
- Dallas Love Field Airport
- American Airlines Center
- Dallas Market Center
- DoubleTree by Hilton Dallas
- Spark by Hilton
- Medical District
- DFW International Airport
- Trinity Groves
- Reunion Tower
- Downtown Dallas
- Dallas Central Appraisal District
- Perot Museum of Nature & Science
- Kay Bailey Hutchinson Convention Center
- Parkland Health
- UT Southwest

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