

# 2210 Pacific Avenue Development Opportunity

Downtown



**2210 PACIFIC AVENUE**  
Dallas, TX 75201

214-651-7368

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# 2210 Pacific Avenue

## Development Opportunity

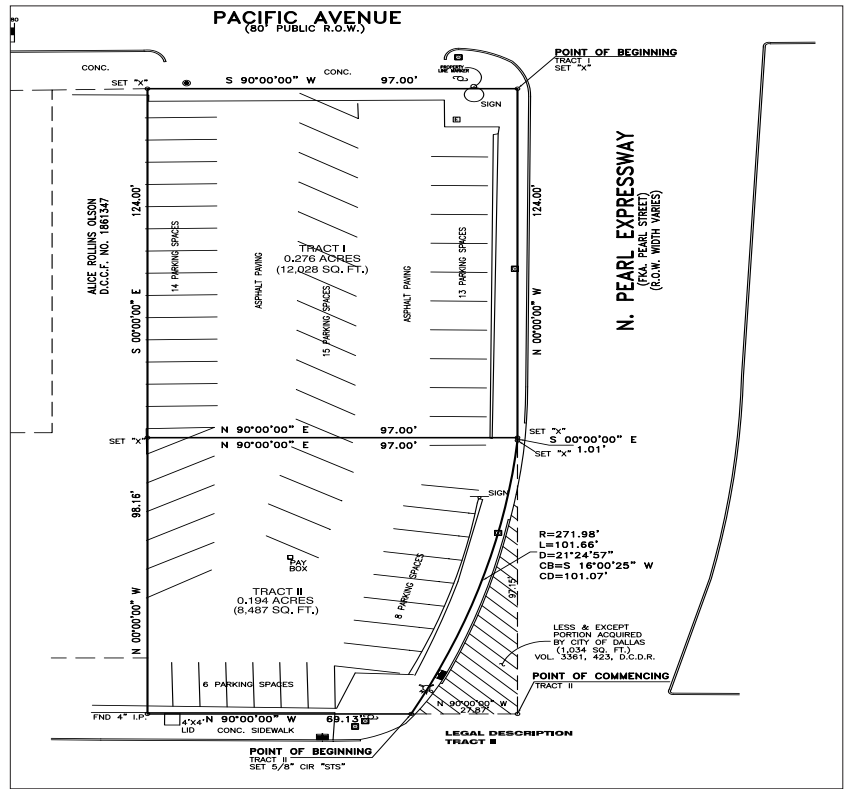
Downtown

### SITE INFORMATION

- 61 Parking spaces
- Zoned: Commercial
- Prime location for Downtown development
- High Visibility from Hwy 75
- Easy Access to I-35W and Hwy 75
- Utilities available

### AREA AMENITIES

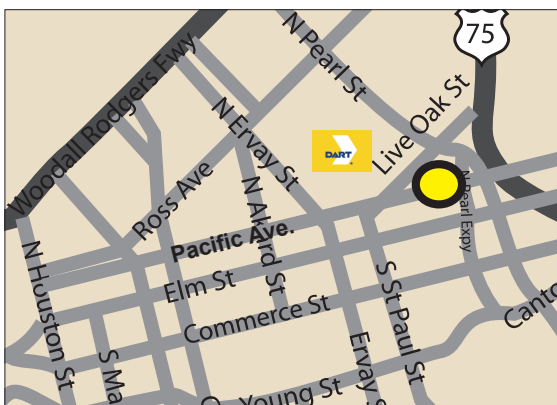
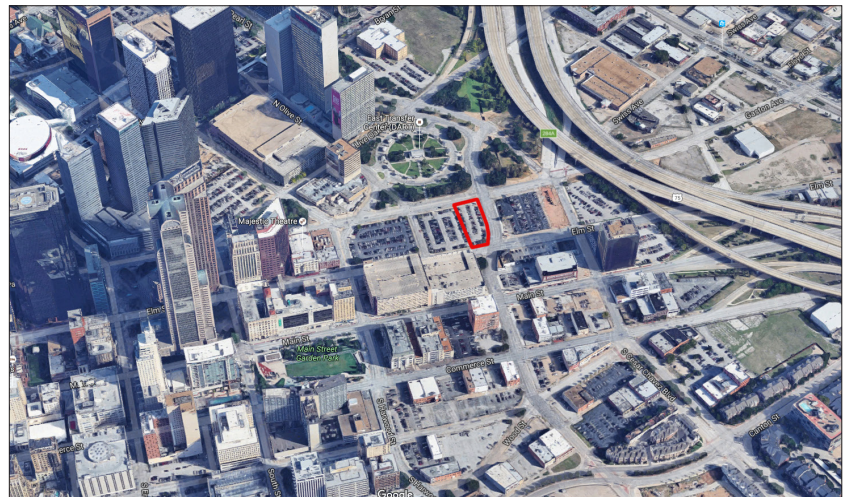
- Located at the St. Paul DART Station
- Across from the DART East Transfer Center
- 2-blocks from Dallas Municipal Court
- Walking distance to numerous high-rise office buildings
- Majestic Theatre



| 2016 Est    | 1 ML     | 3 ML     | 5 ML     |
|-------------|----------|----------|----------|
| Total Pop.  | 16,865   | 160,711  | 360,463  |
| HH Income   | \$96,220 | \$81,580 | \$88,053 |
| African Am. | 20.1%    | 21%      | 20.8%    |
| Asian       | 5.7%     | 3.8%     | 2.9%     |
| White       | 66.2%    | 54.8%    | 55.9%    |
| Hispanic    | 15.6%    | 39%      | 41.2%    |

| Curb Traffic Count | Traffic Count 1ML |
|--------------------|-------------------|
| 18,000+            | 149,000           |

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FOR MORE INFORMATION, CALL

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