

# PRIME SITE FOR SALE IN MEDICAL DISTRICT

5423 & 5427 Gregg St., Dallas, TX 75235

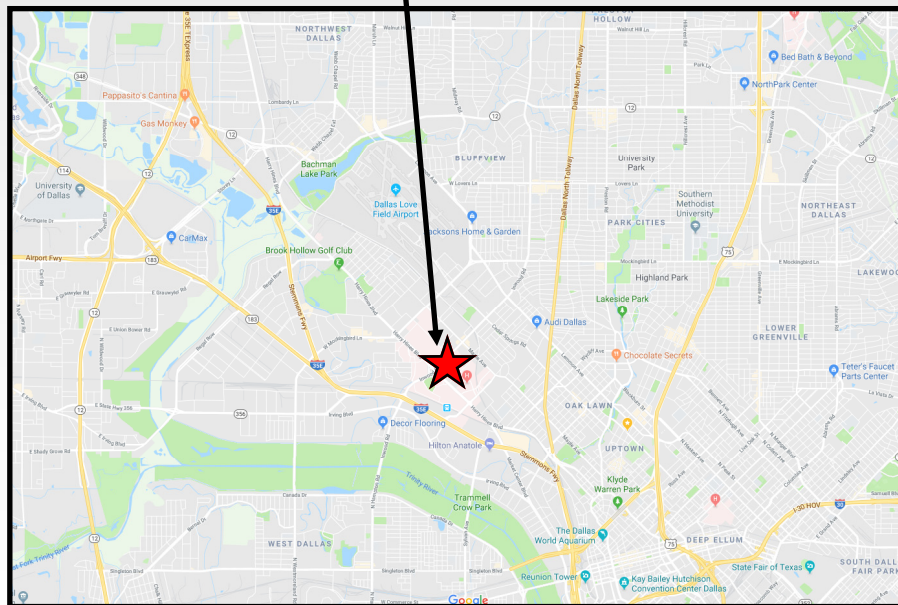
Near Harry Hines Blvd. and Inwood Rd.

± .51 Acres or ± 22,000 SF



For more information please contact:

**JOHN PAUL WEST**  
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## DEMOGRAPHICS

2017 Demographics	1-Mile	3-Mile	5-Mile
Estimated Population	18,760	125,177	334,788
Daytime Employment	52,432	202,471	430,266
# of Households	7,892	56,357	139,500
Average HH Income	\$55,353	\$105,722	\$98,598

## PROPERTY FEATURES

- .51 Acres
- Located in the heart of the Dallas Medical District with easy access from Harry Hines, Butler St., or Inwood Rd.
- One of the last infill lots available.
- Lot Dimensions: ~100 X 225.
- Zoned: IR (Industrial Research) & MF-2(A) (Multifamily)
- Allows for Industrial, Wholesale Distribution & Storage, Supporting Office & Retail, Multifamily, Duplex, Single Family.
- All utilities currently available
- Adjacent to new UT Southwestern Medical Biocenter & Radiation Oncology Facility.
- Minutes from Love Field Airport and DART Light Rail Station

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## MEDICAL DISTRICT MAP

Site

### Legend

- Parkland Hospital
- UT Southwestern Medical Center
- Children's Medical Center Dallas
- UT Dallas
- Texas Women's University Institute of Health Sciences (TWU)

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