

#### **Mixed-Use Development**

4480 Alpha Road | Dallas, Texas 75244



### **Property Information**

- New development creative type building located in the Alpha Design corridor
- 9 office/warehouse units
- 2 retail units facing Alpha Rd
- 24 hour gate access
- Grade level doors
- Common restroom area
- Easy access to I-635 & Dallas North Tollway
- Call for pricing

### Demographics

1 MILE 3 MILE 5 MILE 2021 Population 10,866 126,199 368,771

**Daytime Population** 40,955 194,292 473,815

**Avg HH Income** \$107,420 \$115,249 \$113,757

#### **Traffic Counts**

Alpha Rd: 9,705 VPD Welch Rd: 6,933 VPD

214.350.5555
WWW.CARLISLE-INTERESTS.COM

The information contained herein was obtained from sources deemed reliable; however, Carlisle Interests makes no guarantees, warranties, or representations as to the accuracy or completeness or thereof.

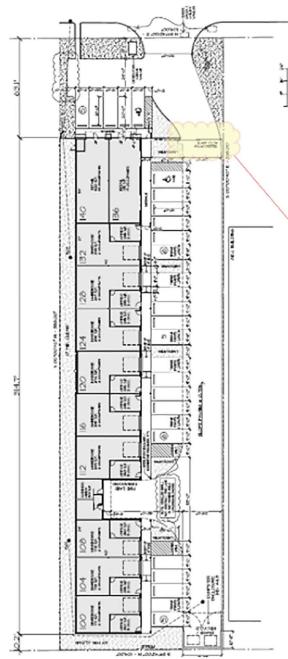
The presentation of this property is submitted subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice.



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