



## 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
<b>2021 Population</b>	10,866	126,199	368,771
<b>Daytime Population</b>	40,955	194,292	473,815
<b>Avg HH Income</b>	\$107,420	\$115,249	\$113,757

## Traffic Counts

Alpha Rd: 9,705 VPD

Welch Rd: 6,933 VPD

**214.350.5555**

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