

2899 IRVING BLVD

GROUND LEASE OPPORTUNITY

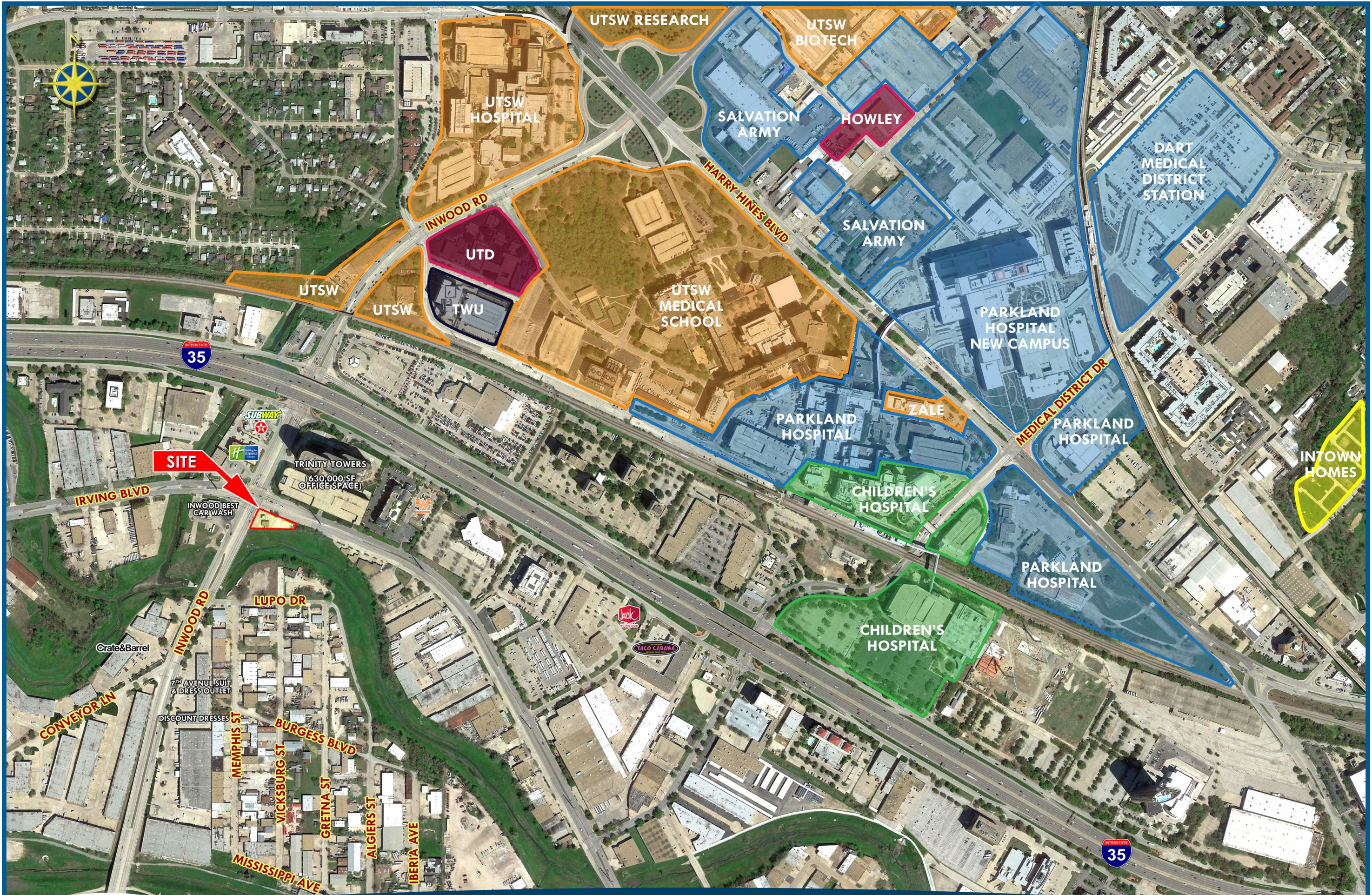
DALLAS, TEXAS

SEC INWOOD RD & IRVING BLVD

MICHAEL WILSON



LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT



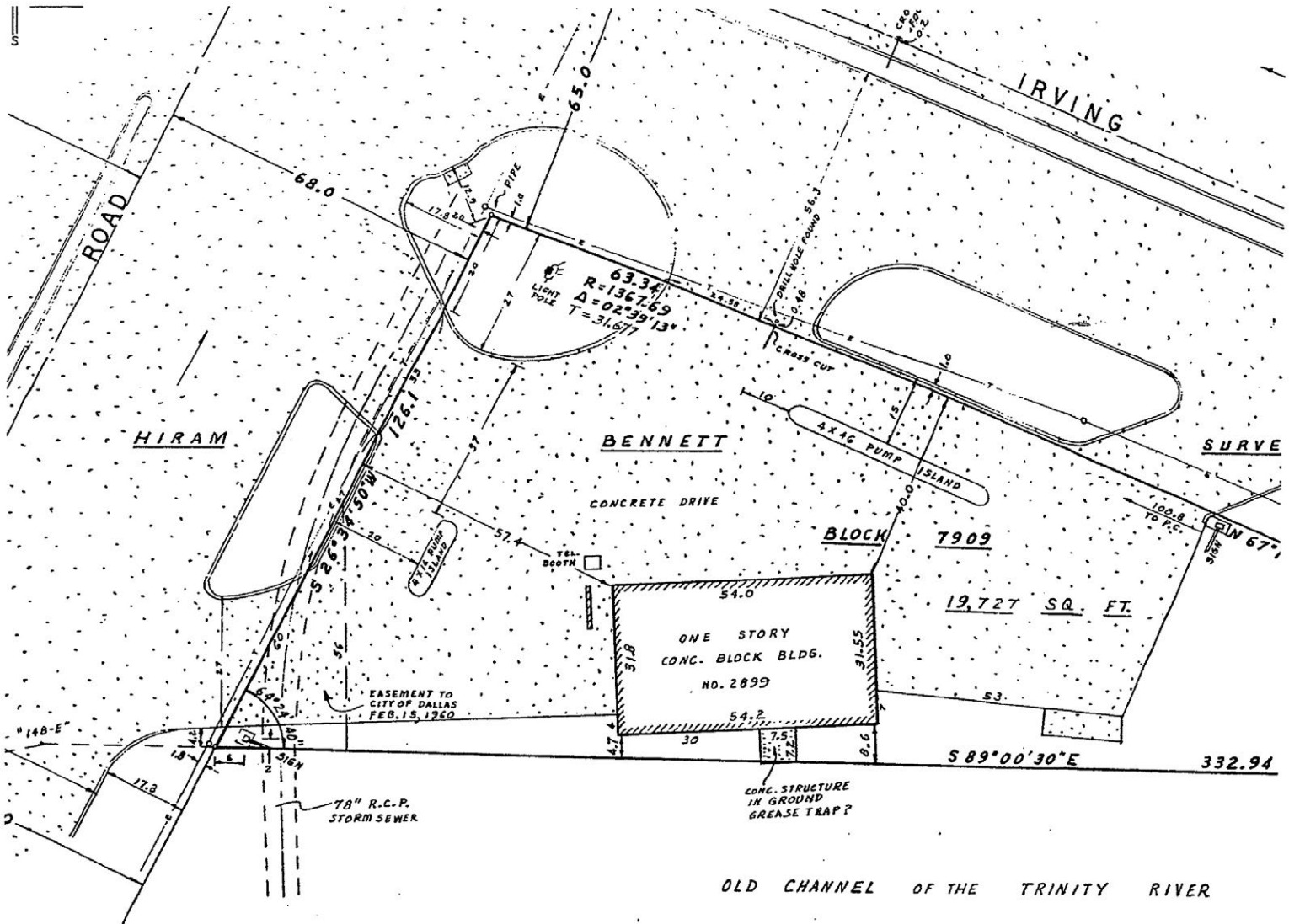
SITE

VENTURE 214.378.1212
COMMERCIAL 8235 Douglas Ave, Suite 720
Dallas, TX 75225

INWOOD RD & IRVING BLVD

DALLAS, TX

2899 IRVING BLVD



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2017 EST POPULATION	1,934	98,031	333,411
2017 EST DAYTIME POPULATION	52,407	184,181	440,787
2017 EST AVG HH INCOME	\$45,913	\$94,846	\$96,143

TRAFFIC COUNTS	
INWOOD RD	39,656 VPD (TXDOT 2014)
IRVING BLVD	15,104 VPD (TXDOT 2014)
I-35 STEMMONS FRWY	250,466 VPD (TXDOT 2015)

- ### HIGHLIGHTS
- 19,818 square feet of land
 - Property serves as gateway to the Design District, Medical District and West Dallas
 - High daytime density and vehicular traffic
 - One minute from UT Southwestern and Parkland Hospital
 - 1/4 mile away from \$2 billion Trinity River Corridor Project

