



# 6801 ABRAMS ROAD

**100% LEASED**  
NWC Park Lane  
& Abrams Road  
Dallas, Texas 75231

VENTURE

MIKE GEISLER  
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# Metrics

NWC Park Lane & Abrams Road  
Dallas, Texas 75231

## Location

6801 Abrams Road

## Size

Average  
± 2.0667 Acres

## Traffic Counts

Park Lane  
15,313 VPD

Abrams Road  
26,755 VPD

Skillman Street  
32,738 VPD



## Area Attractions



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# Property Highlights

NWC Park Lane & Abrams Road  
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## 100% LEASED

1. Hard corner
2. Lighted intersecion
3. Top Golf had 218,000 visitors in 2013



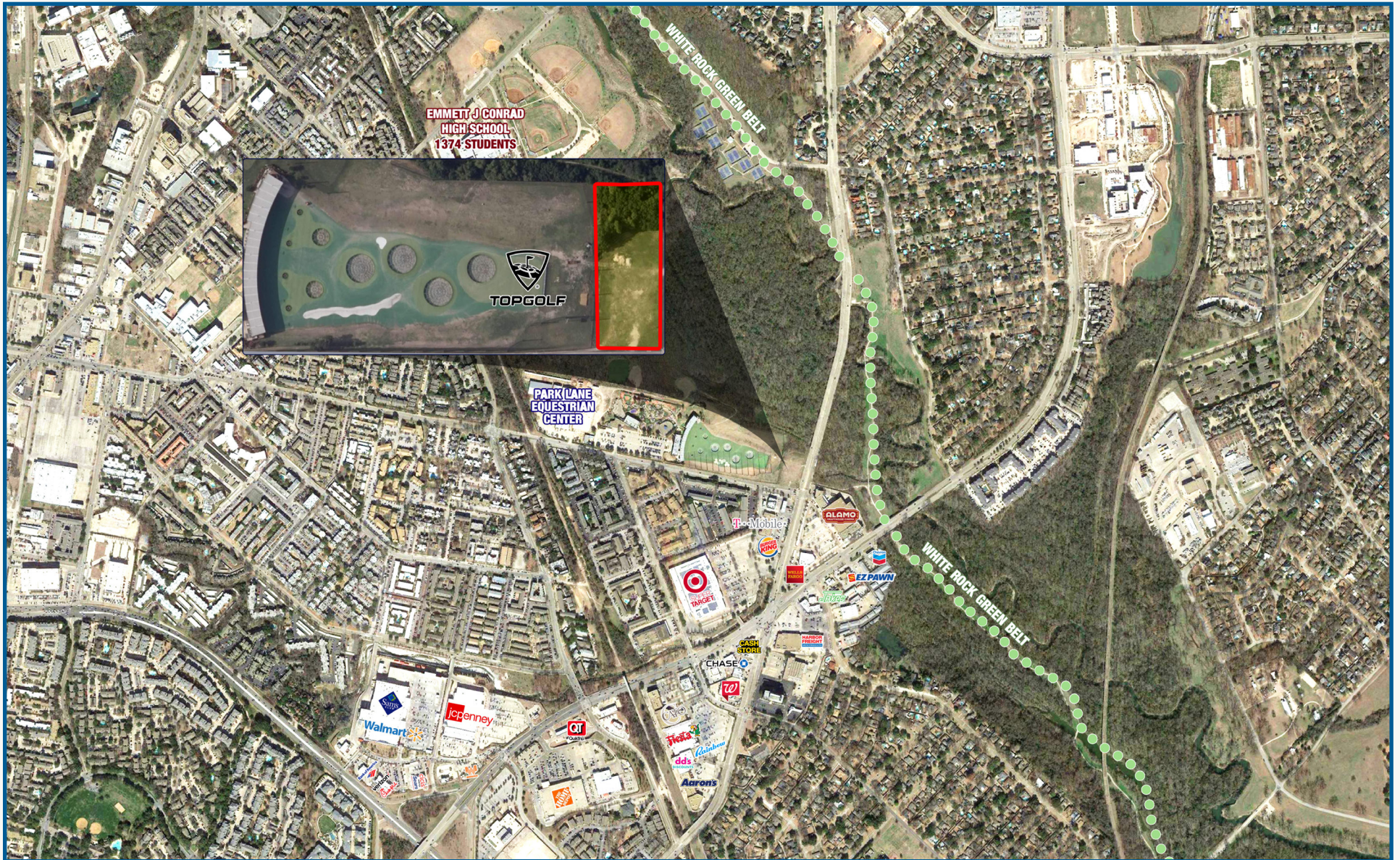
## 2025 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	24,861	164,210	415,000
EST. DAYTIME POPULATION	5,212	79,646	251,435
EST. AVG. HH INCOME	\$102,844	\$152,560	\$164,997



# Far Aerial

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# VENTURE

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