



# CORE DALLAS PAD SITE

Ground Lease  
NEQ Preston Road & 635  
Dallas, Texas 75240

VENTURE

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# Metrics

NEQ Preston Road & 635  
Dallas, Texas 75240

## Location

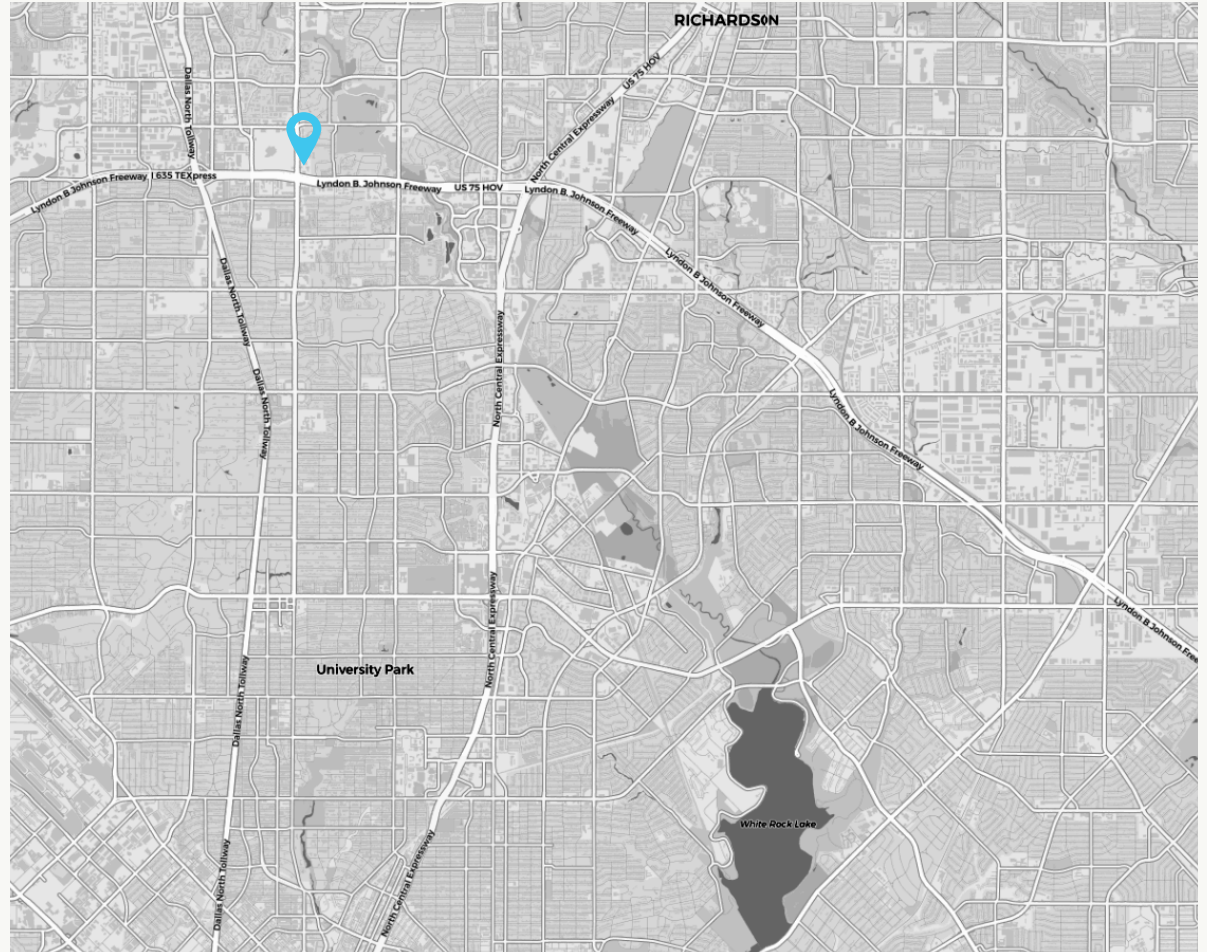
NEQ Preston Road & 635

## Size

31,050 SF

## Traffic Counts

635	Preston Road
287,931 VPD	49,410 VPD
2022	2022



## Area Attractions



**MATTRESS FIRM**



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# Property Highlights

NEQ Preston Road & 635  
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## Ground Lease

1. 635 & Preston Road exposure
2. Core Dallas pad site
3. Great visibility



## 2025 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	17,525	143,980	383,801
EST. DAYTIME POPULATION	31,297	201,958	380,183
EST. AVG. HH INCOME	\$121,277	\$150,208	\$155,663

# Aerial

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NEQ  
PRESTON ROAD  
& 635  
DALLAS, TEXAS  
75240

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**VENTURE**

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