



Dallas, Texas Urban Infill Land

+/- 2.4 acres in Oaklawn Area

FOR SALE



ADDRESS

3357 Cedar Plaza Ln.
Dallas, TX 75235

PROPERTY SIZE

Parcel #1: ± 1.7 Acres
Parcel #2: ± .69 Acre
Total Contig. Land: +/- 2.4 Acres

UTILITIES

All available at site

ZONING

PD-193 (MF2)

SALE PRICE

Contact Broker for details

Arguably the best remaining development sites in the Oaklawn submarket of Dallas. These parcels have tremendous potential as they are surrounded by large employment centers. As a result of the areas strong employment draw and close vicinity to Love Field Airport there is new development in every direction. With the area poised to continue its remarkable growth well into the future these sites lends themselves to developers looking to take advantage of the dense population and continued employment growth.

PROPERTY HIGHLIGHTS

- Superior Class A Oaklawn Infill location!!
- Allows **Townhome** or **Apt. Development**
- Moments to **Love Field Airport**
- Close proximity to **Medical District** (Incl. **UT Southwestern**, **Parkland Hospital** and **Children's Medical Ctr.**)
- Minutes away from **SMU**, **Highland Park**, **University Park**, **Knox/Henderson**, **Uptown**, **The Design Dist.** and the **Dallas CBD**.
- Easy access to DART Rail line
- Thriving retail market
- Excellent access to all major Dallas Hwy. thoroughfares

LOCATION



CONTACT

Broker for more information

LANE KOMMER, SVP

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Investments/Land Division

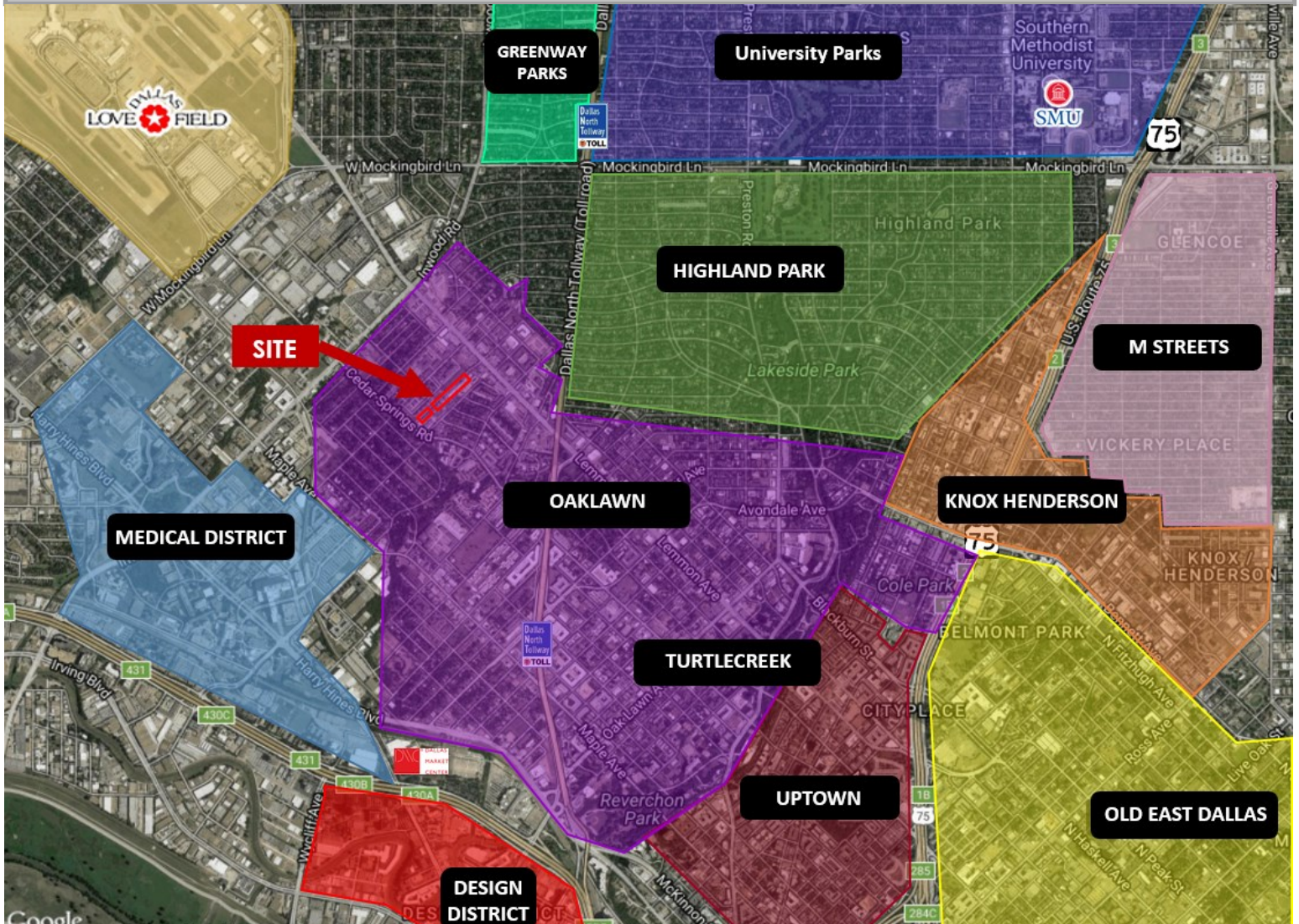
e lkommer@henrysmiller.com



Dallas, Texas Urban Infill Land

+/- 3.4 acres in Oaklawn Area

FOR SALE



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Estimated Population	32,831	159,325	392,881
Estimated Households	15,254	75,339	166,439
Average HH Income	\$96,694	\$139,887	\$126,512
Total Businesses	956	16,469	31,478
Total Employees	11,204	218,412	422,061

TRAFFIC COUNT

Lemon Ave & Dallas N. Tollway	80,000
Cedar Springs and Inwood Rd.	80,000
Lemon Ave. and Inwood Rd.	66,000

