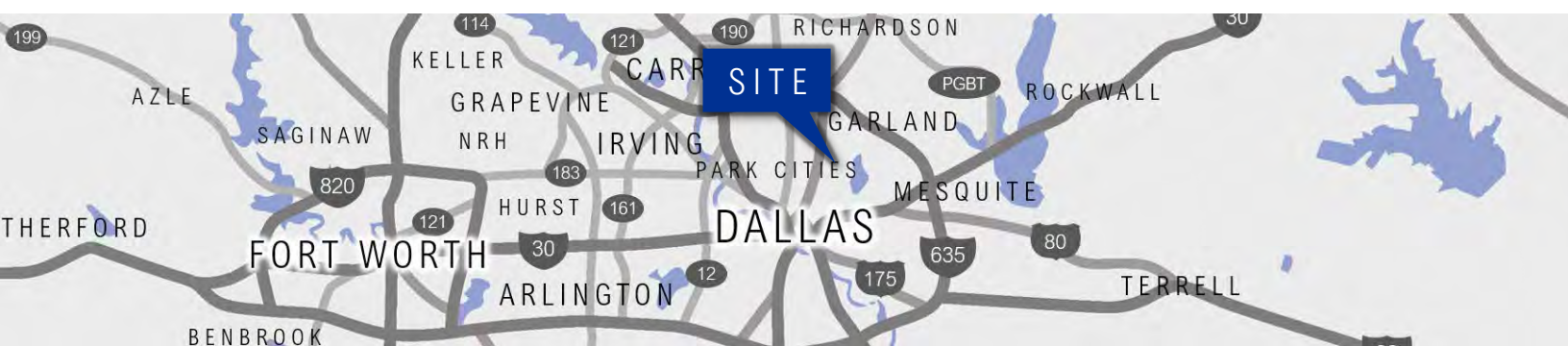




NORTHWEST HIGHWAY PAD SITE WITH DRIVE-THRU BUILDING

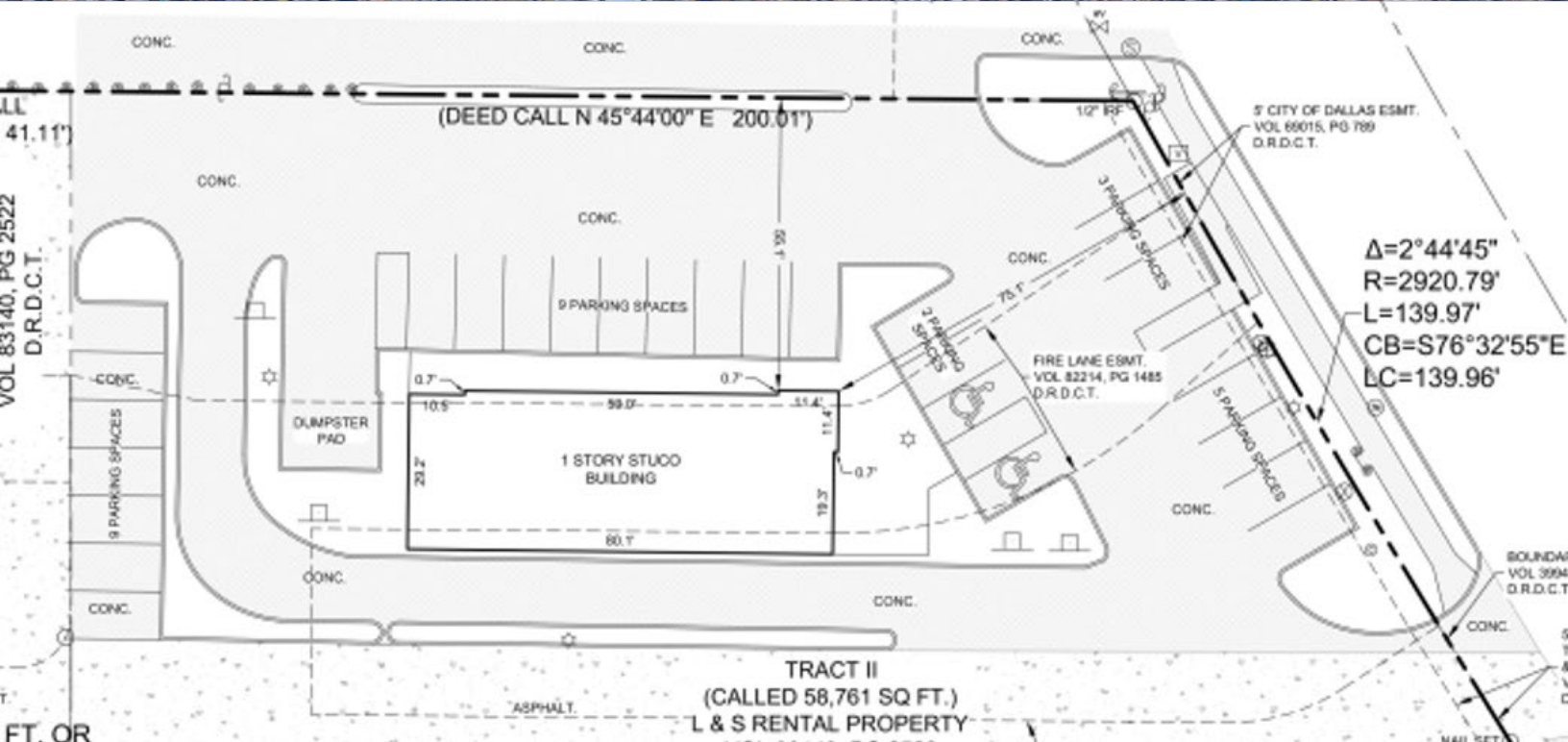
FOR GROUND LEASE | ±0.47 ACRES | CR ZONING
6520 EAST NORTHWEST HIGHWAY, DALLAS, TEXAS 75231



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PROPERTY DETAILS

Existing Building Size: ±2,100 +SF
 Year Built/Renovated: 1997/2019
 Land Area: ±0.47 Acres (20,475 SF)
 Lot Dimensions: ±135' frontage on E Northwest Hwy x ±280' maximum depth
 APN: 00000398326000000

USE

Zoning: Community Retail (CR) District

Recommended Uses:

- Quick-Serve Restaurant
- Retail

*Consult City of Dallas for Development Impact Review Requirements

HIGHLIGHTS

- Prime location in close proximity to many national retailers
- Located near the intersection of Northwest Hwy & Abrams
- Over 45,800 VPD on E Northwest Hwy (Loop 12)
- Ample frontage on E Northwest Hwy
- High visibility and excellent access

2023 DEMOGRAPHICS

	1 Mile	3 Mile
Population:	23,345	139,764
Households:	11,139	61,727
Average HH Income:	\$81,963	\$122,063
Median Home Value:	\$398,170	\$608,700
Median Age:	35.0	36.7
% Employed:	74.14%	69.52%
% Educated:	53.39%	63.24%