



**PROPERTY HIGHLIGHTS:**

- 14,500 SF Center at the NWC of Forest Ln & US 75
- Adjacent to Medical City Dallas and across from Forest Park Medical Center
- DART stop located directly east of site
- Close proximity to large Texas Instruments office campus with +/-6,000 employe
- Adjacent to 75 West with 490 apartments
- Call for Pricing

**AVAILABILITY:**

- 800 SF Available

**TRAFFIC COUNTS:**

Forest Ln: 42,122 VPD | US 75: 204,517 VPD

**DEMOGRAPHICS:**

|                    | 1 Mile    | 3 Miles   | 5 Miles   |
|--------------------|-----------|-----------|-----------|
| 2019 Population    | 13,039    | 160,463   | 427,974   |
| Daytime Population | 49,610    | 228,473   | 583,737   |
| Avg. HH Income     | \$103,247 | \$102,059 | \$108,857 |

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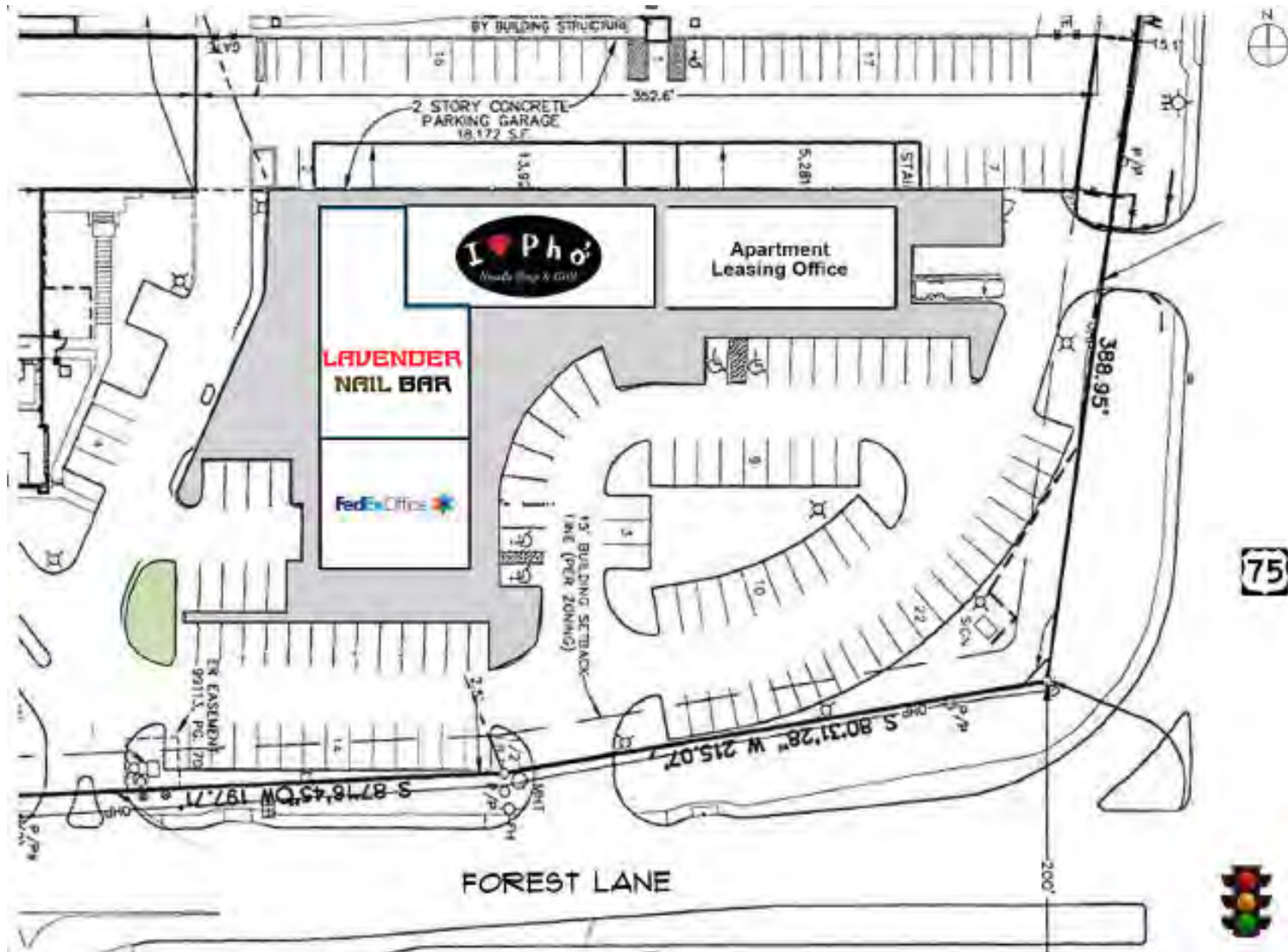
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