

For Sale

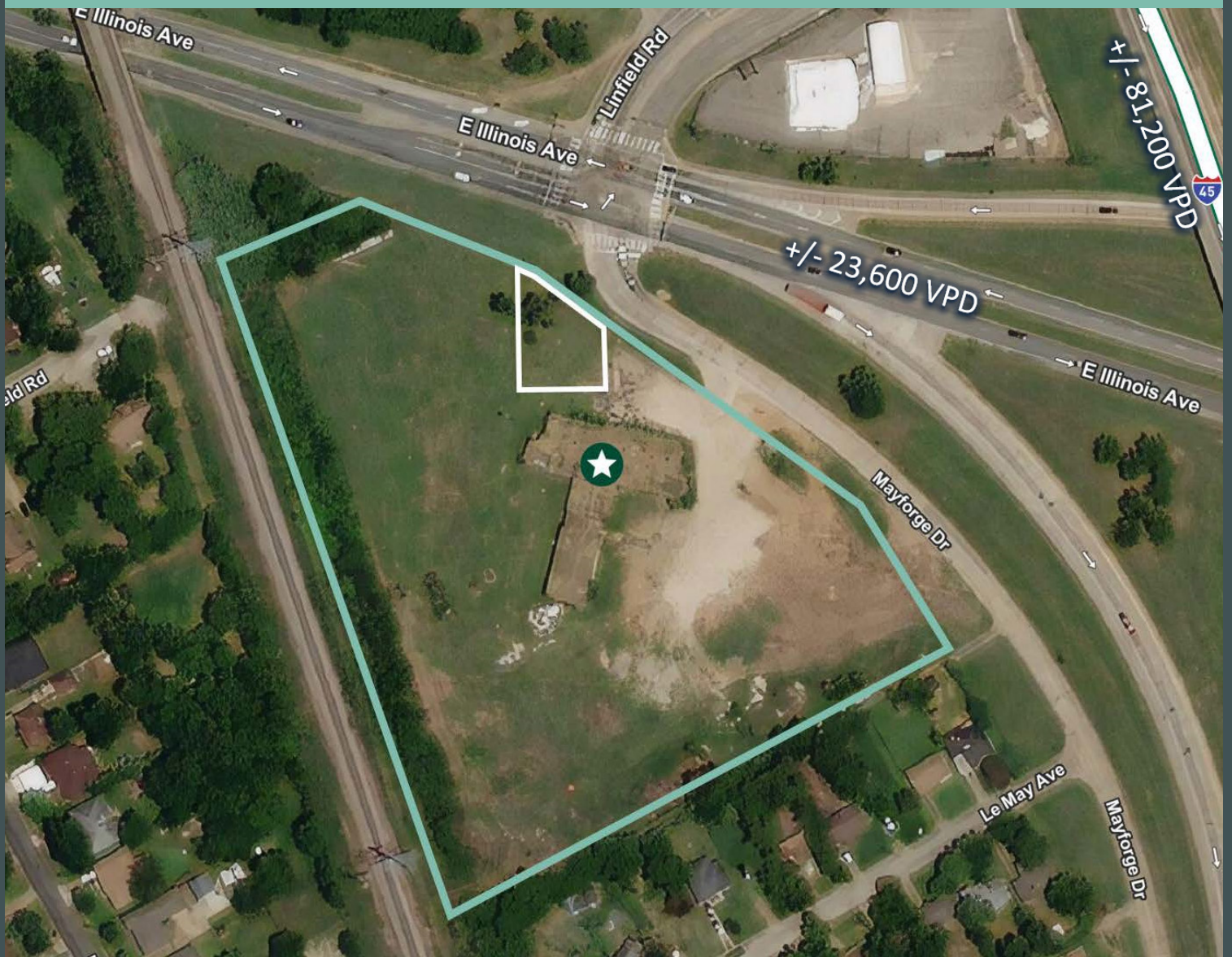
CBRE

3820 E. Illinois Avenue

Dallas, TX 75216
www.cbre.com/property

13,072 SF Building | 6.28 Acres

Asking Price: \$1,500,000



Property Highlights

Excellent Location:

The Property is located along E. Illinois Ave, along Interstate 45 Service Road. The Property offers ease of access to Interstate 45, Interstate 20, Interstate 35E and US Highway 175, as well as many other thoroughfares.

Zoning: Retail - NS(A) - Neighborhood Service

Topography: Flat

Utilities: All to the Site

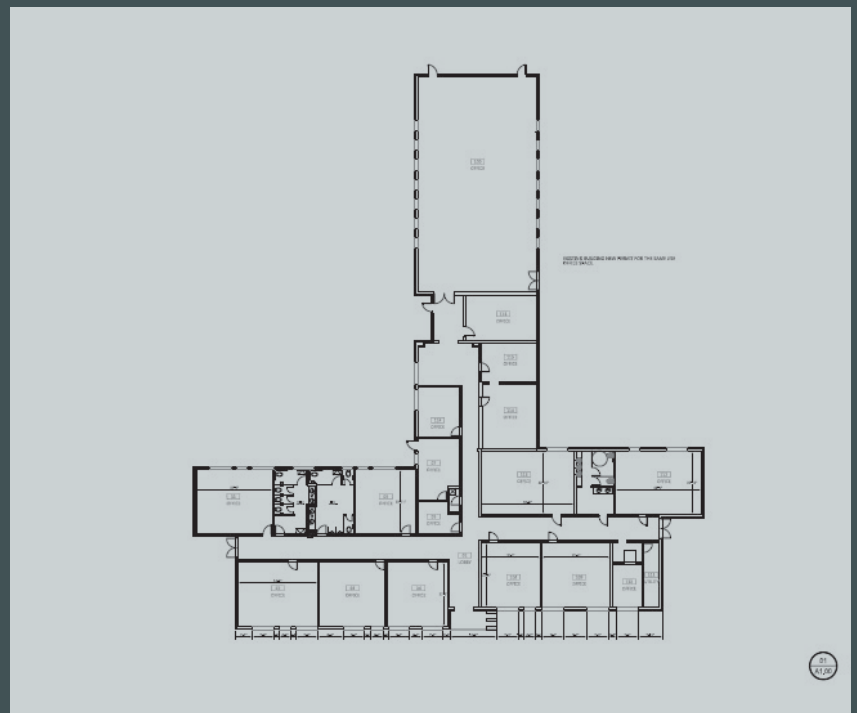
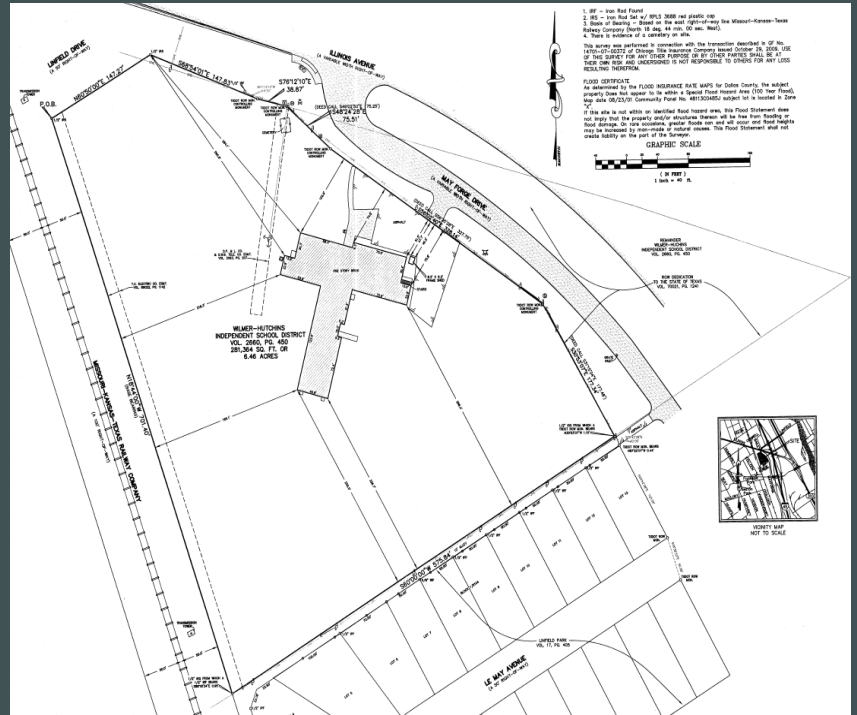
Abundant Labor Pool:

Within a 10 mile radius of the Property, the population is over 1M with an annual population growth rate of 1.24% through 2026. The 2021 civilian population 16+ in the labor force is 536,625.

High Traffic Counts:

The Property offers excellent exposure to vehicle traffic with over 104,000 vehicles passing per day.

- + Interstate 45: +/- 81,200 VPD
- + E Illinois Ave: +/- 23,600 VPD
- + S Central Expy: +/- 23,000 VPD
- + I-45 Service Road: +/- 6,500 VPD



Demographics

5 Mile Radius

217K

Population

69K

Households

\$51K

Average Household Income

45.4%

Home Ownership



53K

Employees

5K

Businesses

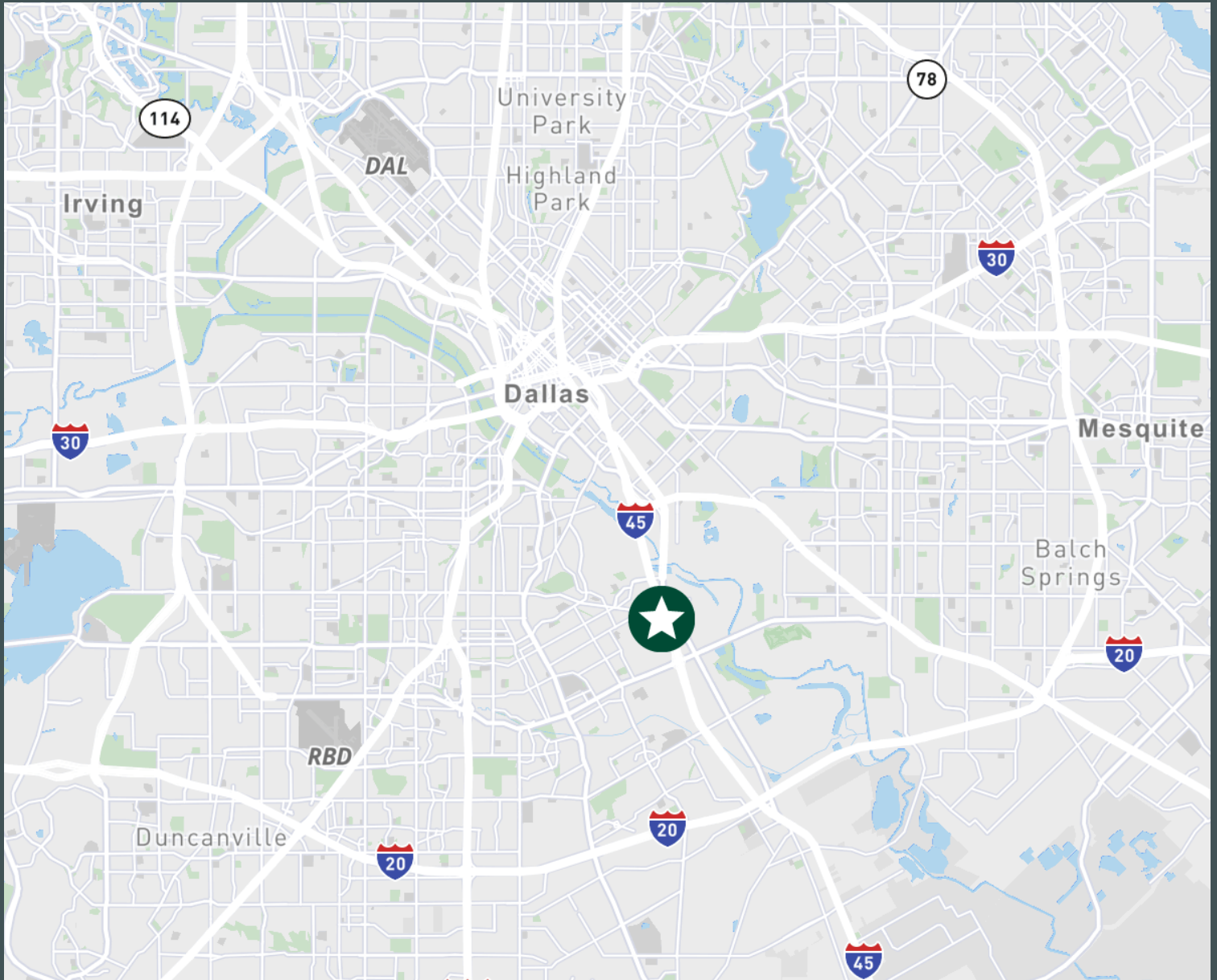
10.2%

Unemployment Rate

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Dallas, TX 75216

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Location



Contact Us

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