

MOCKINGBIRD CORNER
1241 W. MOCKINGBIRD LN.
DALLAS, TEXAS



214.444.8488



TRINITY SOUTHWEST
COMMERCIAL REAL ESTATE

info@tswcre.com

PROPERTY DETAILS

ADDRESS:

1241 W. Mockingbird Lane
Dallas, Texas 75235

TRAFFIC COUNTS:

145,000 vehicles per day on I-35
40,000 vehicles per day on Mockingbird Lane

TOTAL LAND:

4.14 Acres

ACCESS:

I-35, Hwy 114, Hwy 183, Mockingbird Lane

ZONING:

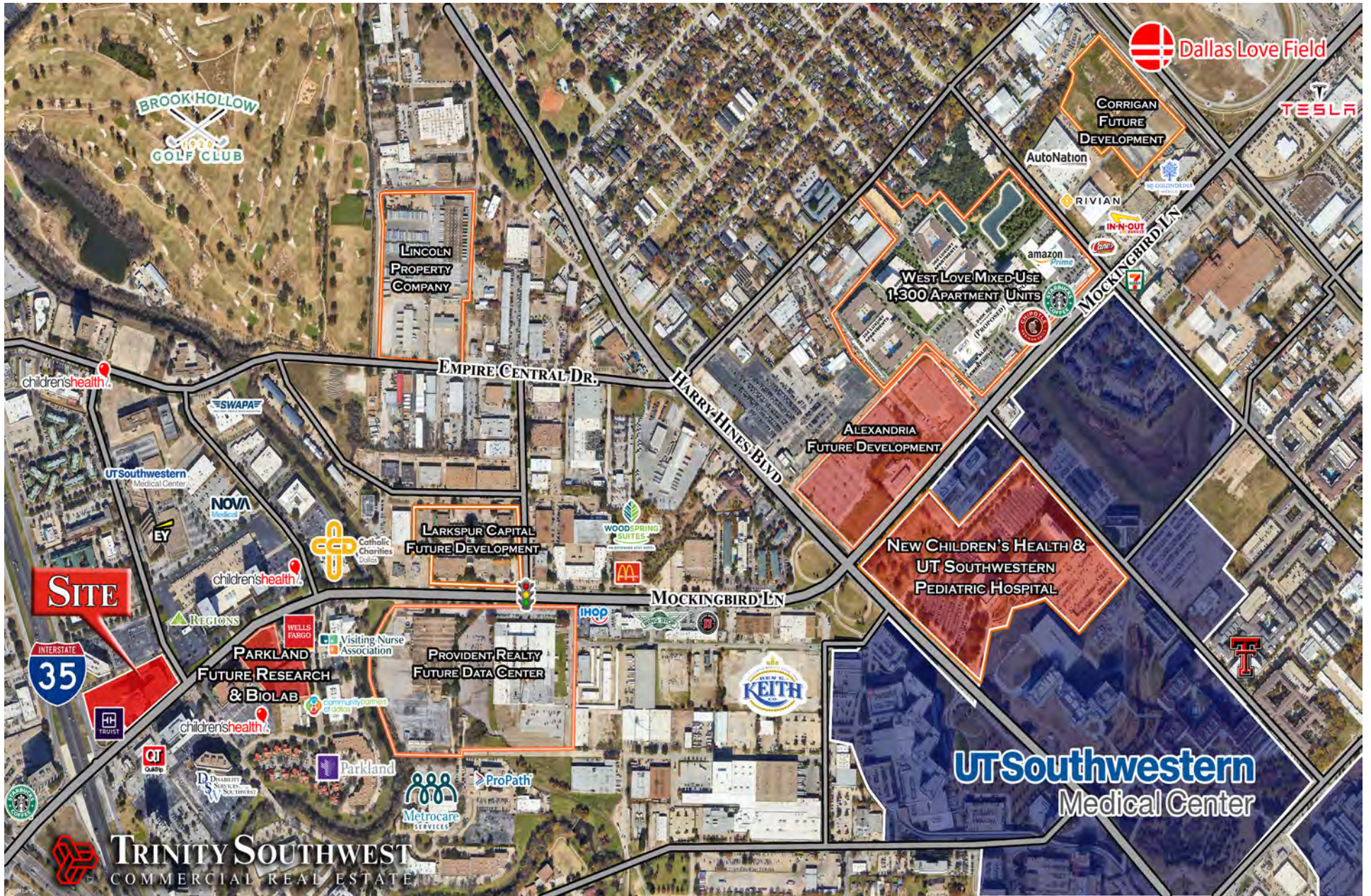
Mixed-Use (MU3) Zoning
Maximum Structure Height is 270 feet
80% Maximum Lot Coverage

DEMOGRAPHICS:

	3 Miles	5 Miles	7 Miles
AVG HH Income:	\$111,072	\$146,546	\$138,797
Daytime Population:	186,204	568,203	963,225
Population:	82,887	306,141	649,124

PROPERTY HIGHLIGHTS

- Adjacent to Southwestern Medical District - \$4 Billion in New Development
- Half-Mile from New \$5 Billion Pediatric Campus
- Hard-Corner, Signalized Intersection
- Permissive High-Density Zoning
- Mixed Use, Medical Office, Surgery Center, Multifamily, Retail Pads
- Exceptional Ingress & Egress
- Shovel-Ready, Efficient Site for Development
- 1.5-mile to Dallas Love Field Airport & 9-miles to DFW International Airport







CONTACT INFORMATION

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EXCLUSIVE LISTING BROKERS

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