

## LBJ CROSSING I

11312 Lyndon B Johnson Fwy, Dallas, TX 75238



## FOR SALE

Sale Price: Subject To Offer

Property Type: Retail

Building Size: 14,604 SF

Lot Size: 58,431 SF

Year Built: 1983



## Features:

- Great Visibility in a High Traffic Area
- Conveniently Located just off the Frontage Road
- Excellent Tenant Mix

## Contact:

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\*Each office Independently Owned and Operated

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# Executive Summary



## OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	1.34 Acres
Year Built:	1983
Building Size:	14,604
Zoning:	Community Retail District

## PROPERTY OVERVIEW

Located on the service road just off LBJ Freeway (I-635), this single-story brick facade retail strip center offers excellent visibility in a high traffic.

## AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Suite 200	Negotiable	1,235 SF
Suite 250	Negotiable	1,938 SF
Suite 300	Negotiable	2,061 SF



# Additional Photos



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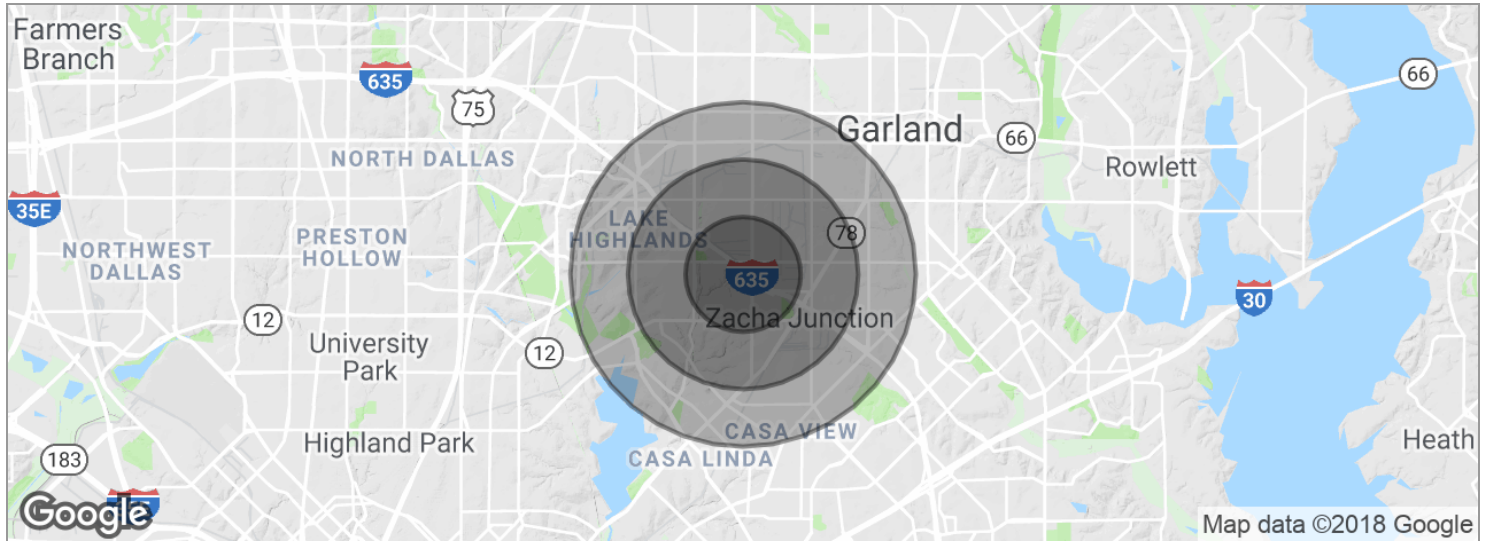
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# Demographics Map



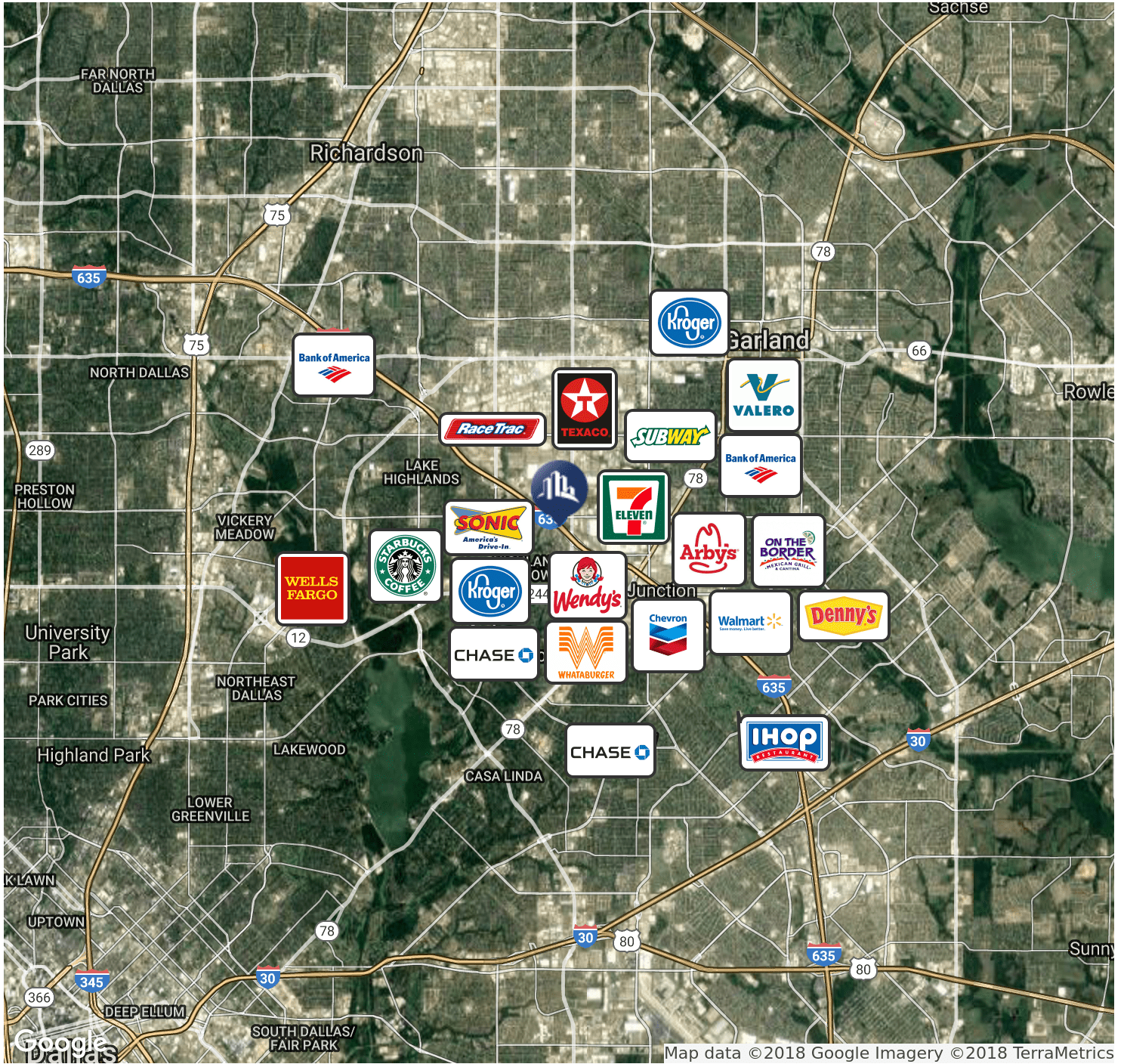
<b>POPULATION</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total population	13,962	44,189	116,958
Median age	31.4	34.0	33.6
Median age (male)	30.9	31.2	32.0
Median age (Female)	31.6	36.6	34.9
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total households	5,395	16,629	42,965
# of persons per HH	2.6	2.7	2.7
Average HH income	\$52,648	\$62,219	\$62,750
Average house value	\$115,655	\$197,702	\$204,613

\* Demographic data derived from 2010 US Census





# LBJ Crossing Retailer Map



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