

4.7 ACRES
FOR SALE

SHOP SPACE AVAILABLE

CROSS
ACCESS

PAD SITE
AVAILABLE



ESTRADA CROSSING

PAD AND SHOP SPACE FOR LEASE

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SEQ HWY 183 & ESTERS RD
IRVING, TX



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LOCATION

SEQ HWY 183 & ESTERS RD
IRVING, TX

AVAILABLE SIZE

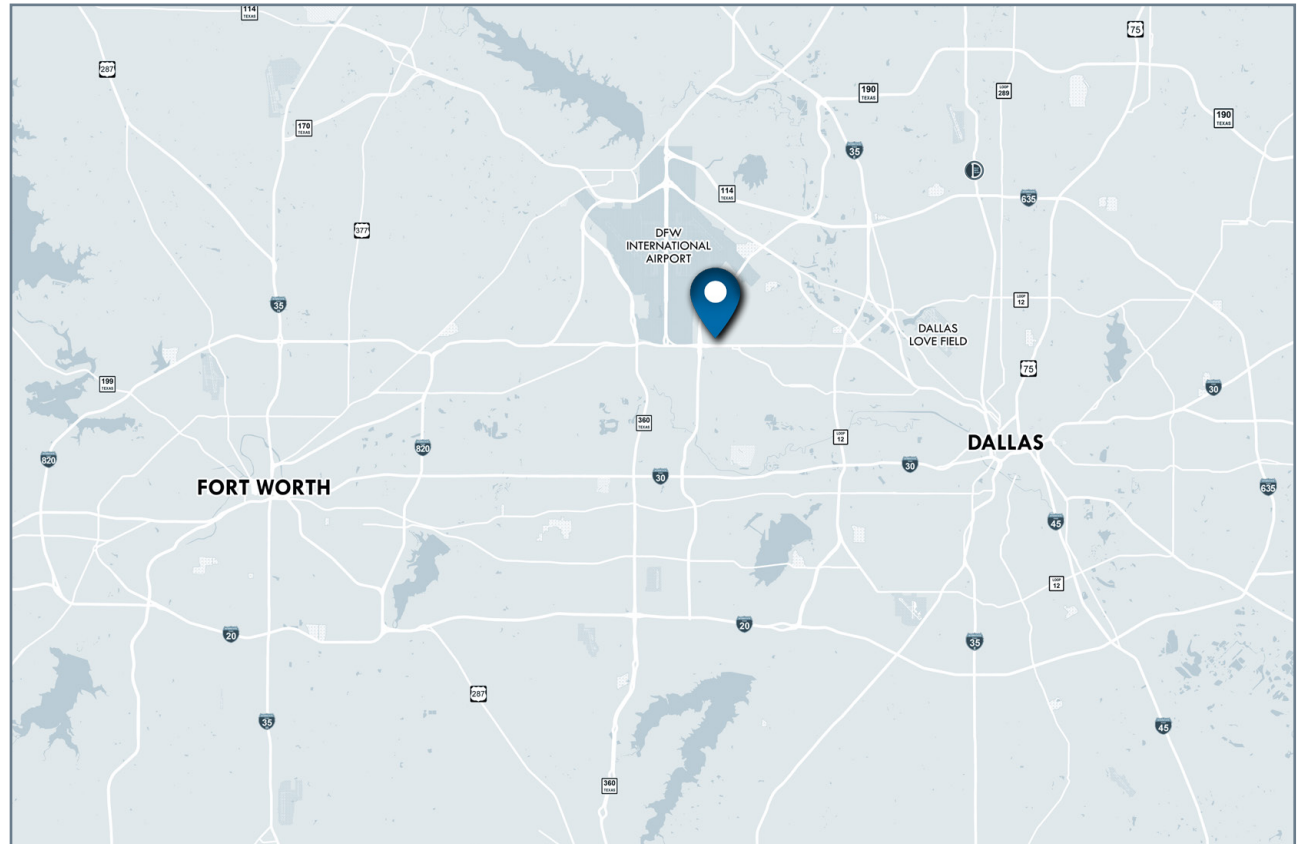
PAD **SHOP SPACE**
1 ACRE 21,600 SF

TRAFFIC COUNTS

HWY 183 **ESTERS RD**
173,198 VPD 2015 19,300 VPD 2014

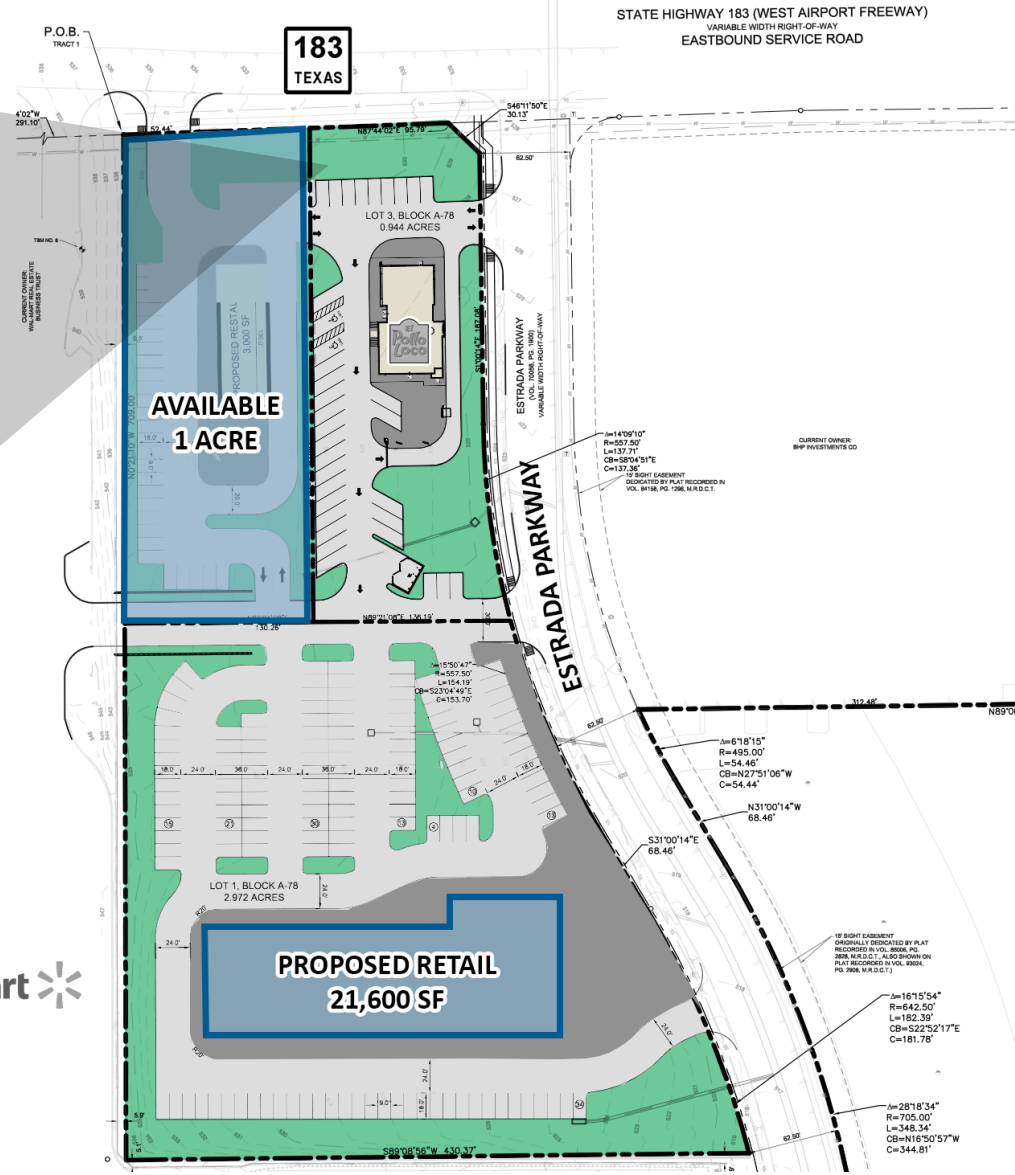
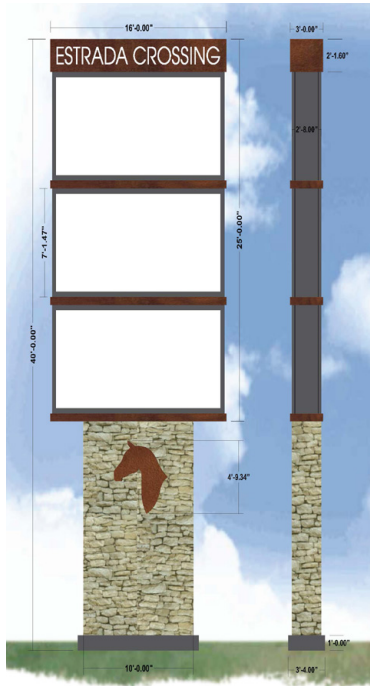
PROPERTY HIGHLIGHTS

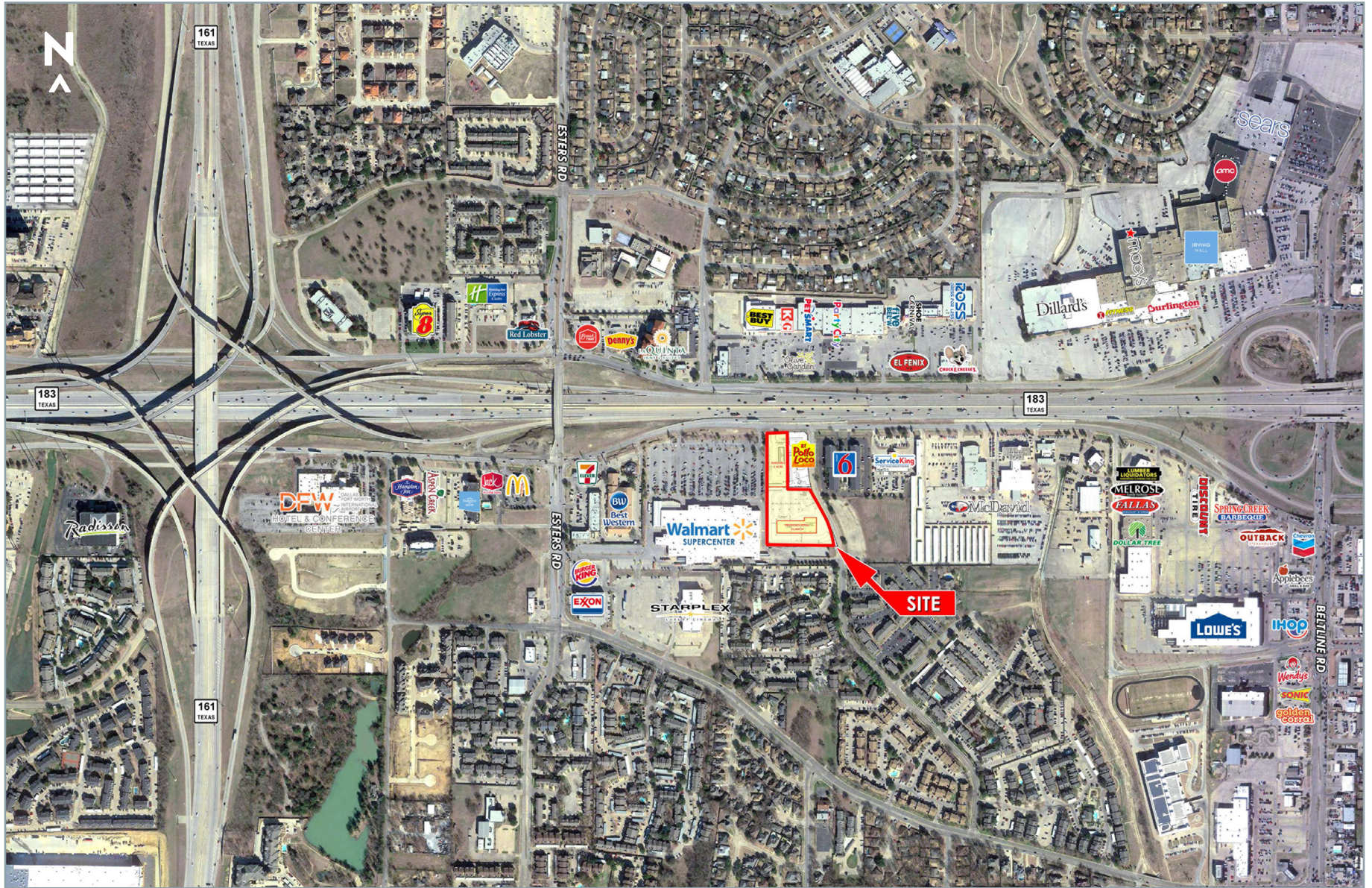
- ★ ANCHORED BY THE HIGHEST GROSSING WALMART IN ALL OF DFW AREA
- ★ LARGE PYLON SIGN ON HWY 183
- ★ CROSS ACCESS WITH WALMART
- ★ EASY ACCESS WITH ESTERS RD EXIT OFF HWY 183
- ★ OVER 173,000 VEHICLES PER DAY ON HWY 183
- ★ NEW RETAIL BUILDING WILL BE HIGHLY VISIBLE WITH 25'-30' FACADES
- ★ SHOP SPACE AVAILABLE
- ★ PAD SITE AVAILABLE
- ★ 4.7 ACRES FOR SALE - CAN BUILD UP TO 50,000 SF RETAIL AND UP TO 75,000 SF OFFICE BY RIGHT



2017 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILE	5 MILE
EST. POPULATION	18,018	108,390	245,901
EST. DAYTIME POPULATION	7,563	50,975	143,188
EST. AVG. HH INCOME	\$55,101	\$58,051	\$67,486







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