

4.91 ACRES
+/-100,000 SF FLEX BUILDING



OFFICE/WAREHOUSE HQ FOR SALE

1133 S MADISON AVE
DALLAS, TX

LOCATION

**SOUTH OF THE INTERSECTION OF
S MADISON AVE & W CLARENDON DR
DALLAS, TX 75208**

SIZE

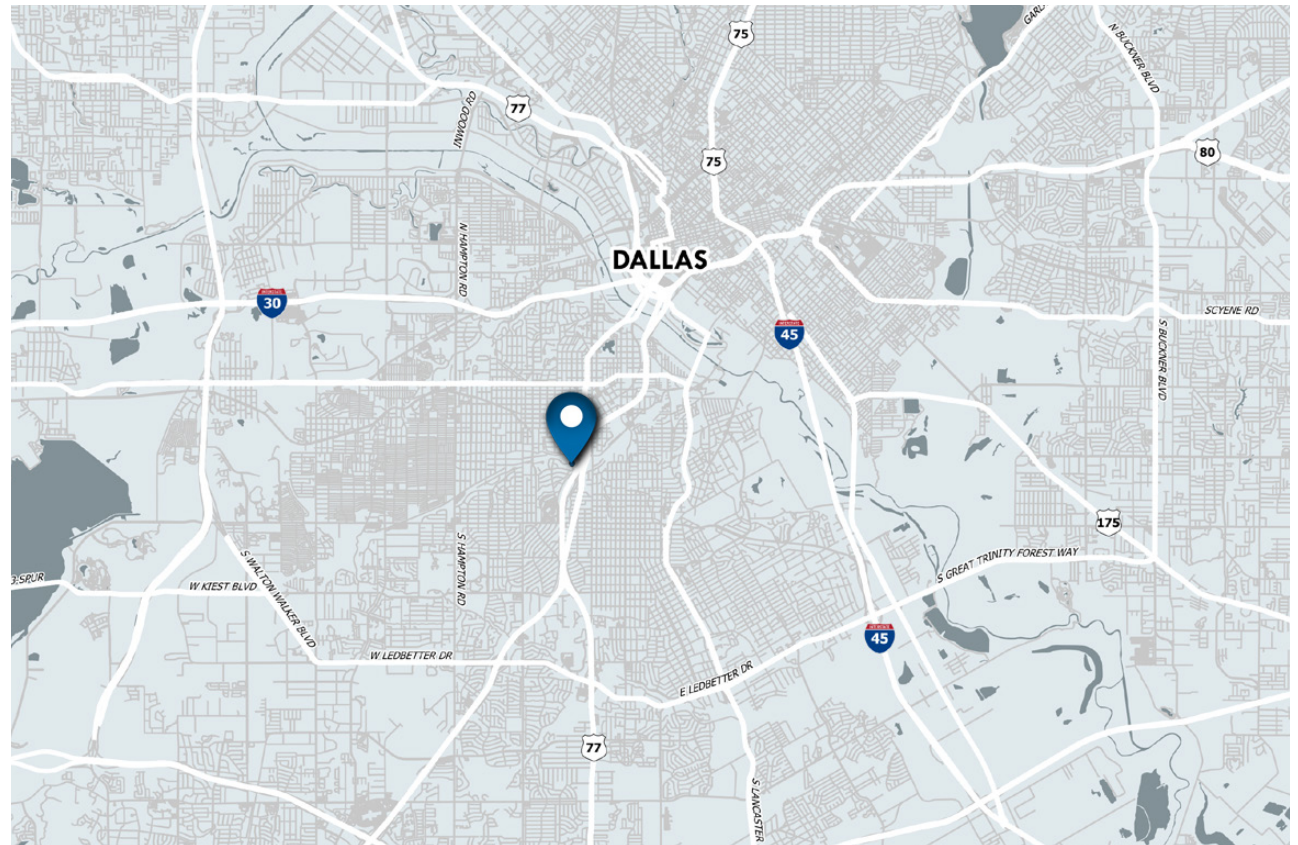
OFFICE A 9,008 SF	OFFICE B 2,208 SF
WAREHOUSE A +/- 43,866 SF	WAREHOUSE B +/- 29,362 SF
ENCLOSED GARAGE BAYS 4,890 SF	COVERED DOCK +/- 12,616 SF

TRAFFIC COUNTS

I35E 201,523 VPD 2017	W CLARENDON DR 6,729 VPD 2015
ZANG BLVD 9,882 VPD 2017	

PROPERTY HIGHLIGHTS

- ★ **4.91 AC SITE, LESS THAN 1 MILE FROM BISHOP ARTS & WYNNEWOOD VILLAGE REDEVELOPMENT**
- ★ **+/- 100,000 SF FLEX BUILDING**
- ★ **1/2 MILE FROM TYLER STATION REDEVELOPMENT**
- ★ **BUILT IN 1952**

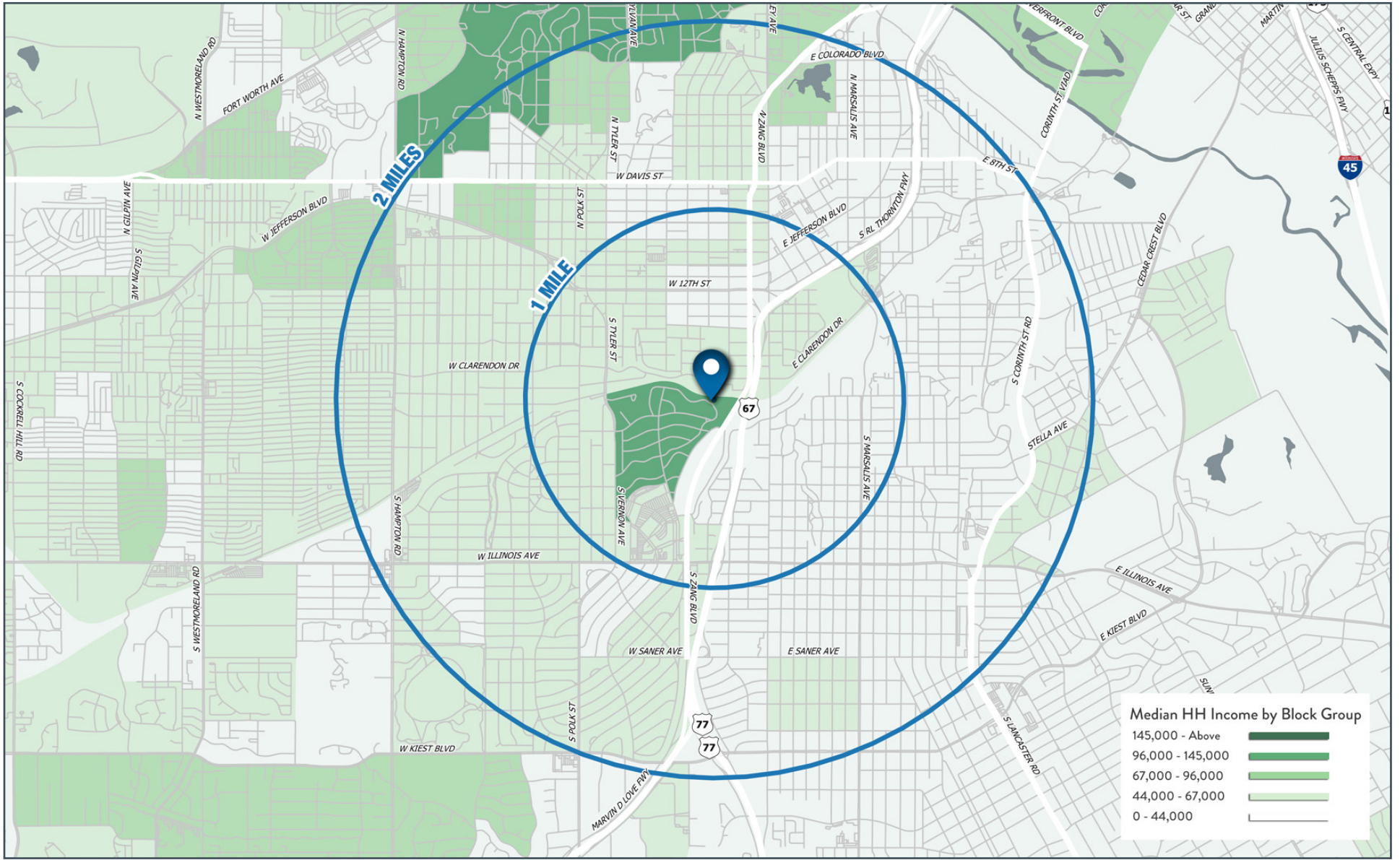


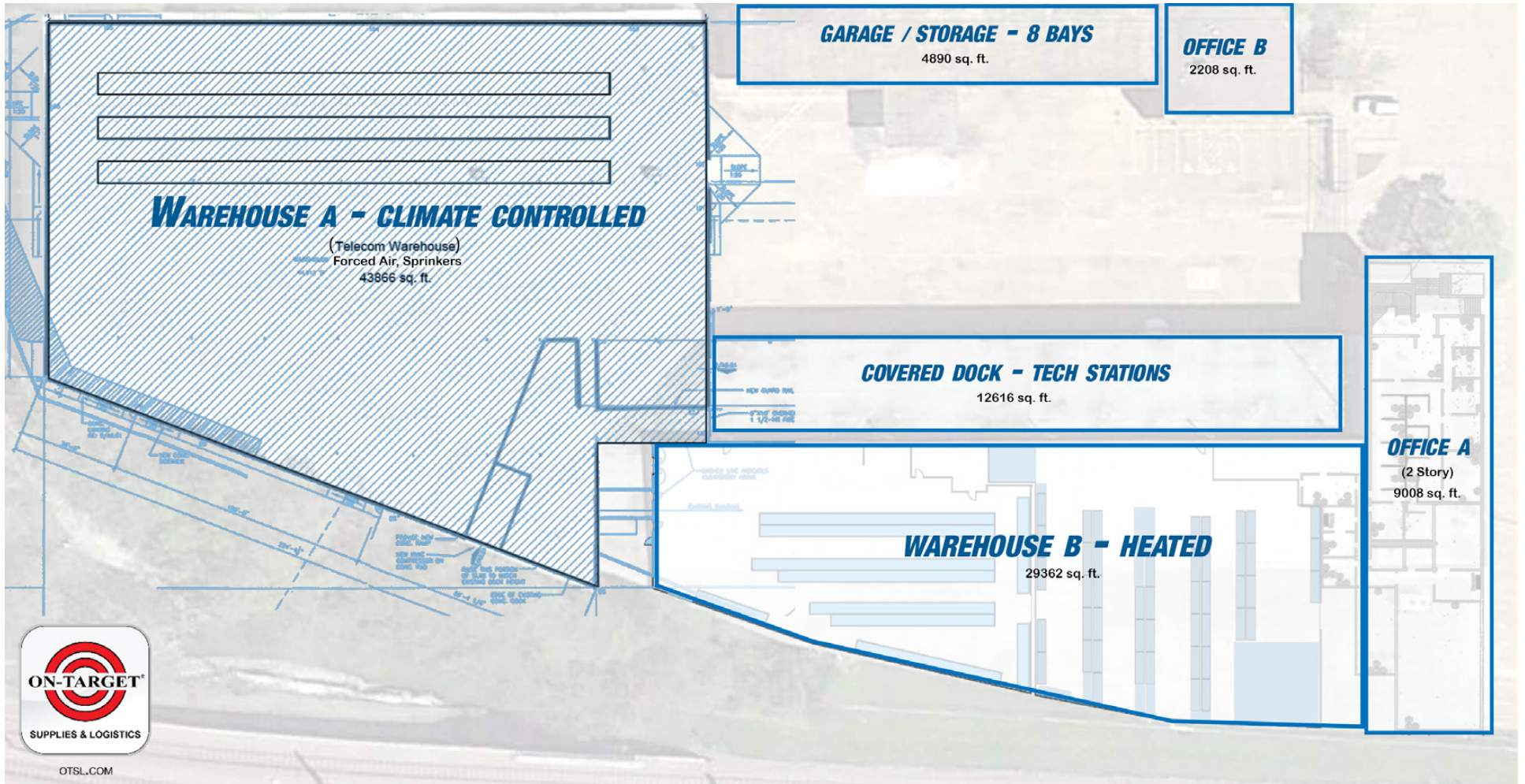
2018 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	19,131	157,817	338,289
EST. DAYTIME POPULATION	12,654	86,158	340,370
EST. AVG. HH INCOME	\$62,834	\$65,166	\$74,855

AREA ATTRACTIONS







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