



# 0.8 AC PAD SITE

For lease:  
3808 Ross Ave  
Dallas, Texas 75204

VENTURE

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# Metrics

3808 Ross Ave  
Dallas, Texas 75204

## Location

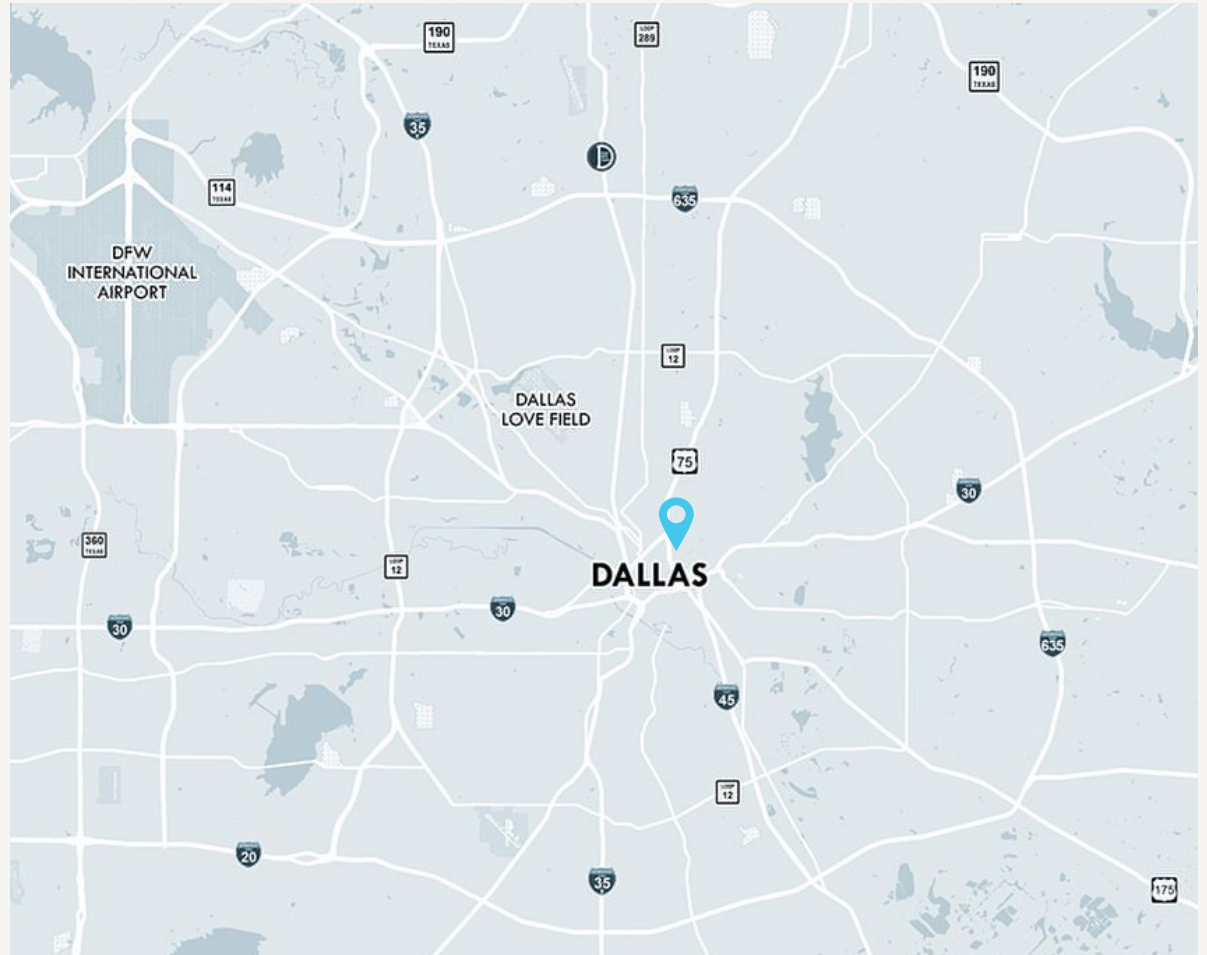
3808 Ross Ave

## Size

Land  
0.8 AC  
(37,897 SF)

## Traffic Counts

Ross Ave 23,087 VPD	Washington Ave 5,763 VPD
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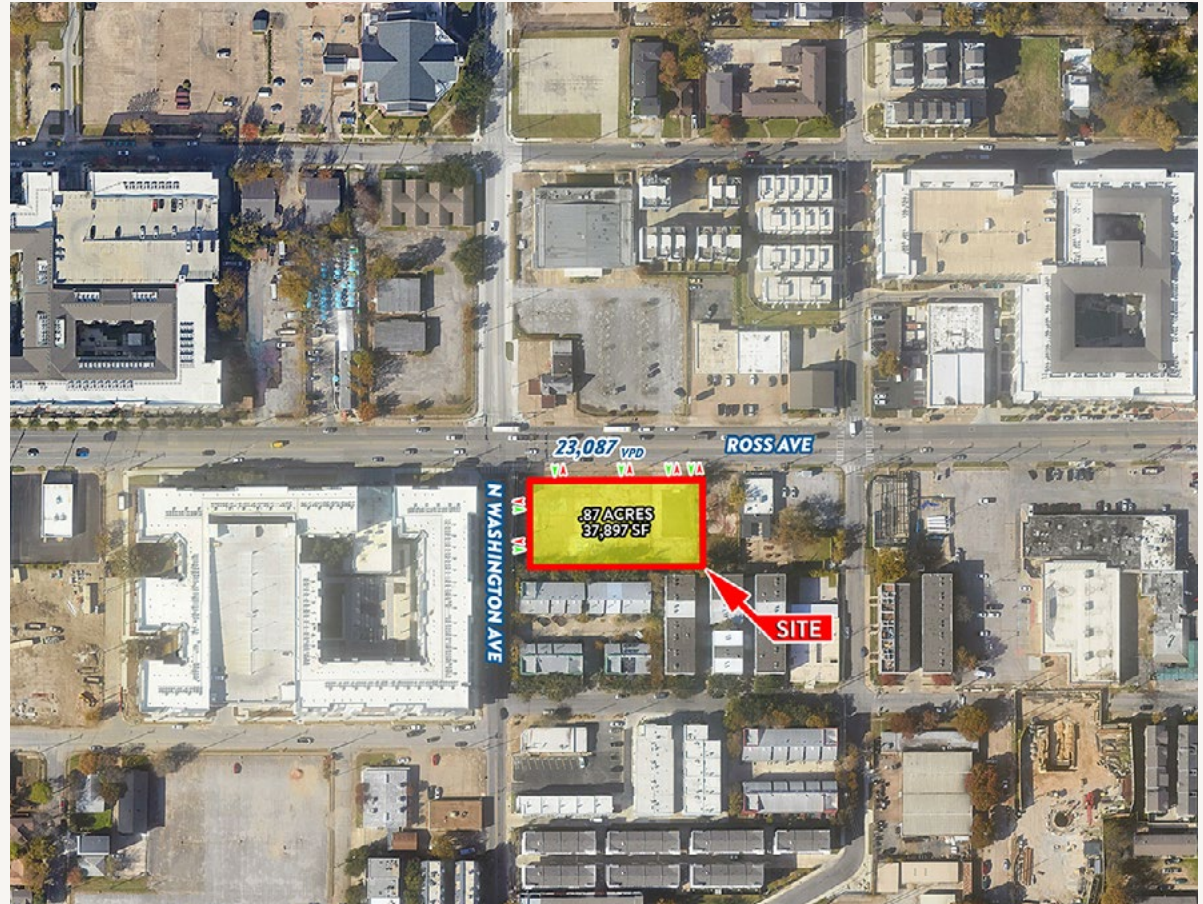
## Area Attractions



# Property Highlights

3808 Ross Ave  
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1. Pad site on the hard corner
2. 255' wide and 140' deep
3. Excellent ingress & egress with two way streets, no medians, and 6 curb cuts into the property
4. Strong 1 mile daytime population
5. Several new apartment projects have been recently developed in the immediate area
6. Centrally located

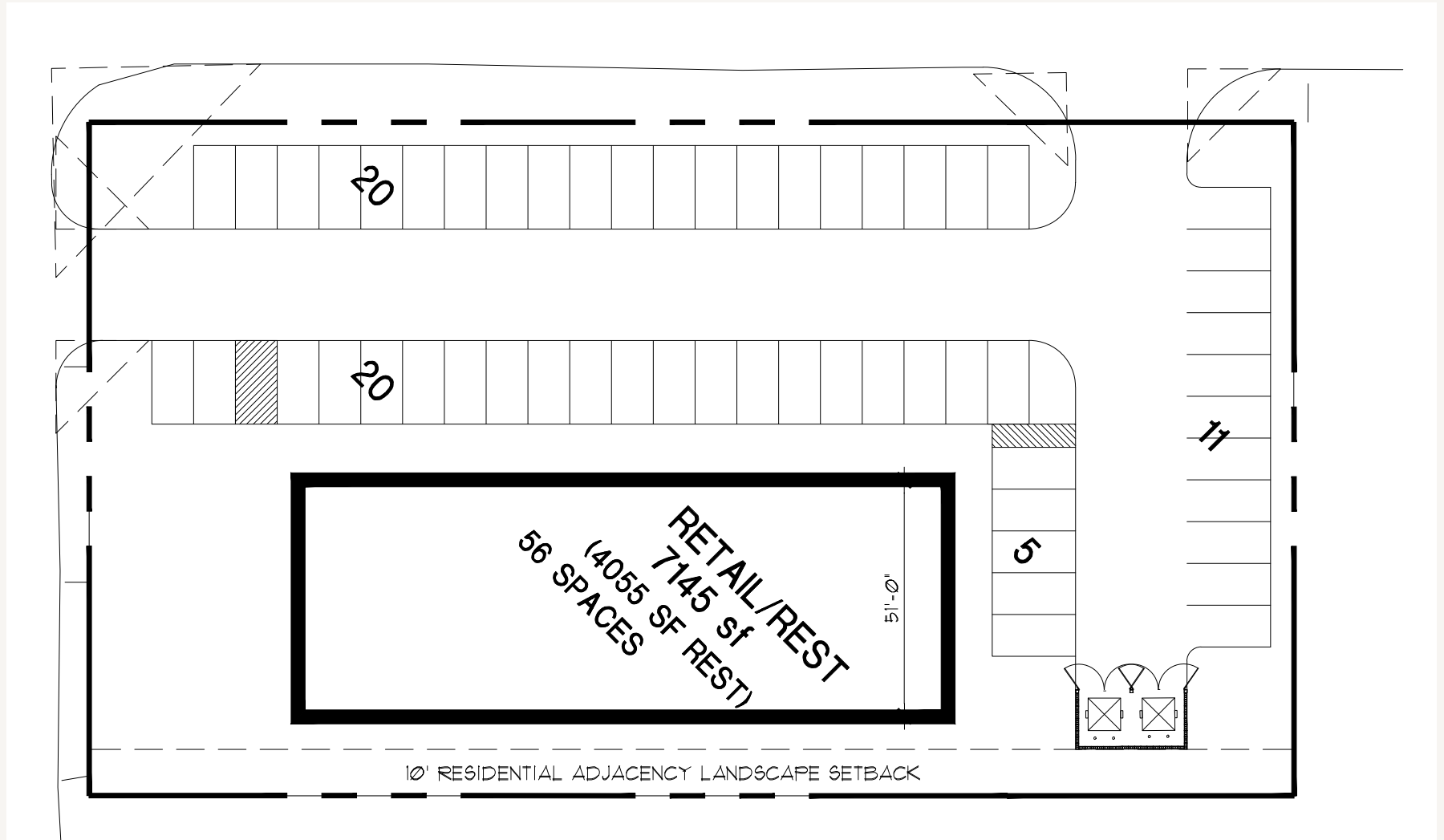


## 2025 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	40,468	212,749	411,131
EST. DAYTIME POPULATION	42,500	243,523	385,204
EST. AVG. HH INCOME	\$133,842	\$160,457	4159,269

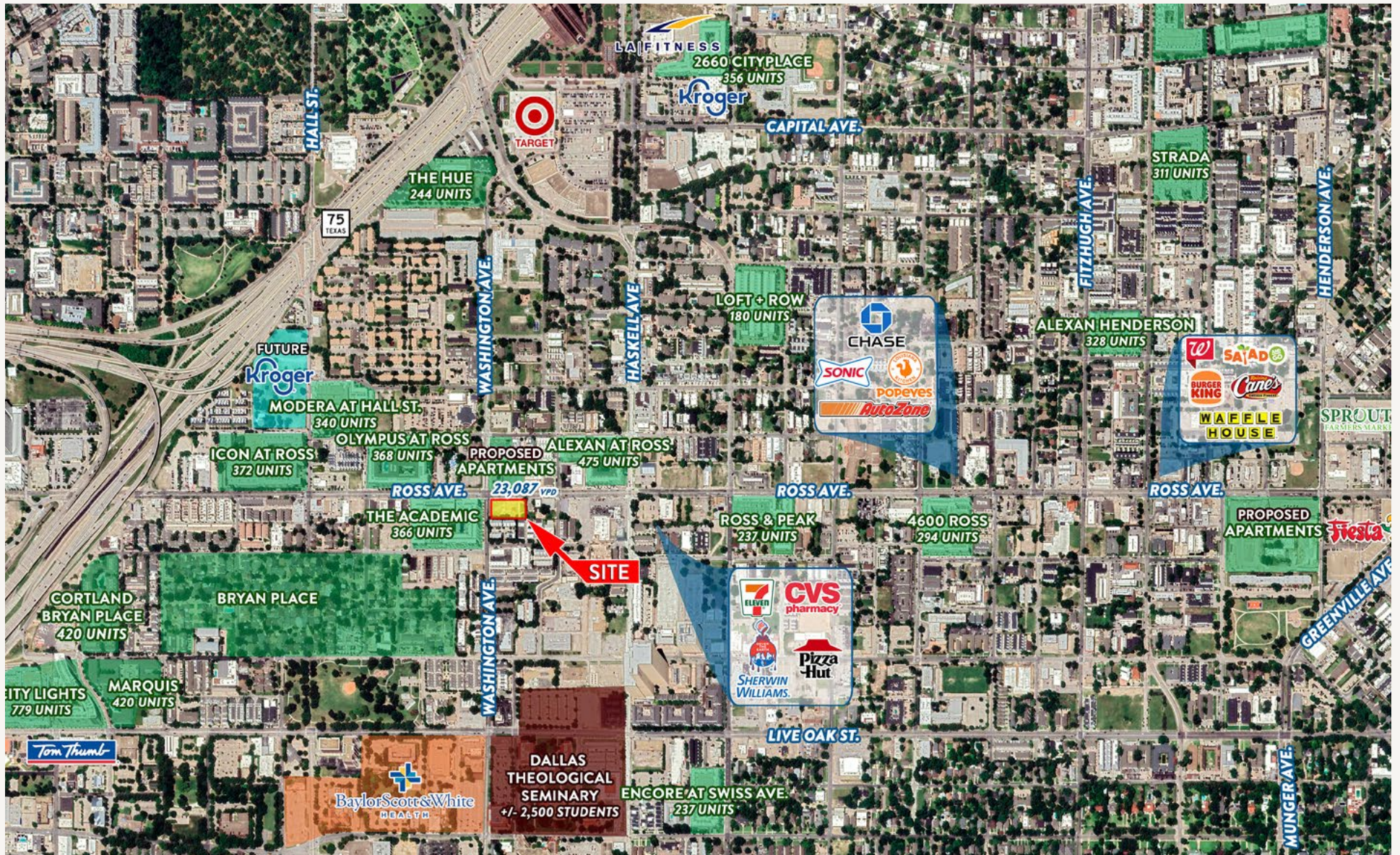
# Conceptual Site Plan

3808 Ross Ave  
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# Aerial

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# Photos

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# VENTURE

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