



CLUB STUDIO OUTPARCEL

For Sale or Ground Lease:
7007 Arapaho Rd
Dallas, Texas 75248

VENTURE

JOHN ZIKOS
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Metrics

Club Studio Outparcel | Dallas, TX

Location

7007 Arapaho Rd, Dallas, TX

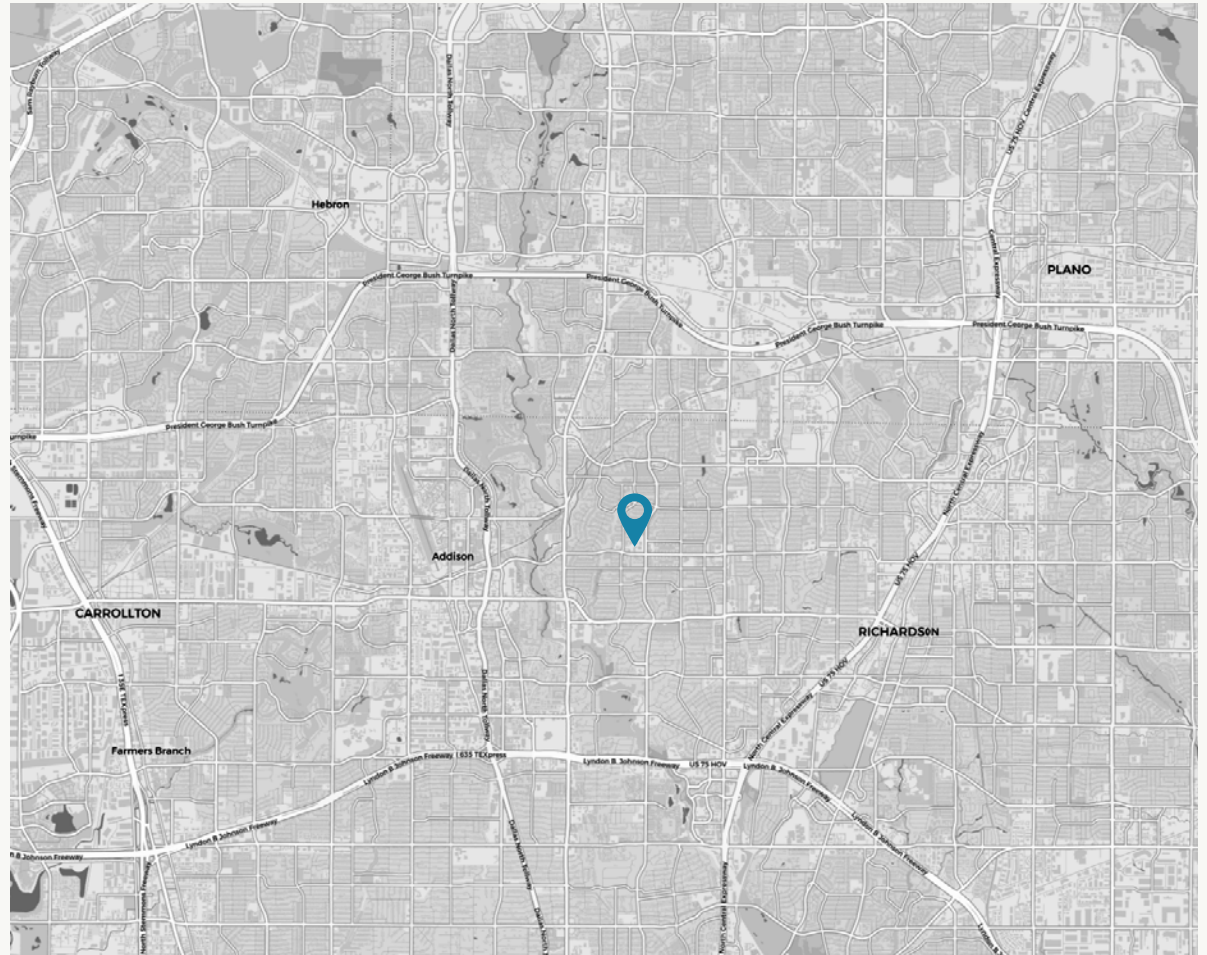
Size

±0.5 Acres

Traffic Counts

Arapaho Rd
22,197 VPD

Hillcrest Rd
15,459 VPD



Area Attractions

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Property Highlights

Club Studio Outparcel | Dallas, TX

1. Pad site available for purchase or lease with full access off of Hillcrest Rd
2. Outparcel to Club Studio which generates over 1,000 daily visitors
3. Excellent household incomes within a three-mile radius with average household incomes in excess of \$137,000
4. Strong population density with over 169,000 people within a three-mile radius
5. Over 37,000 VPD at the immediate intersection of Hillcrest Rd & Arapaho Rd

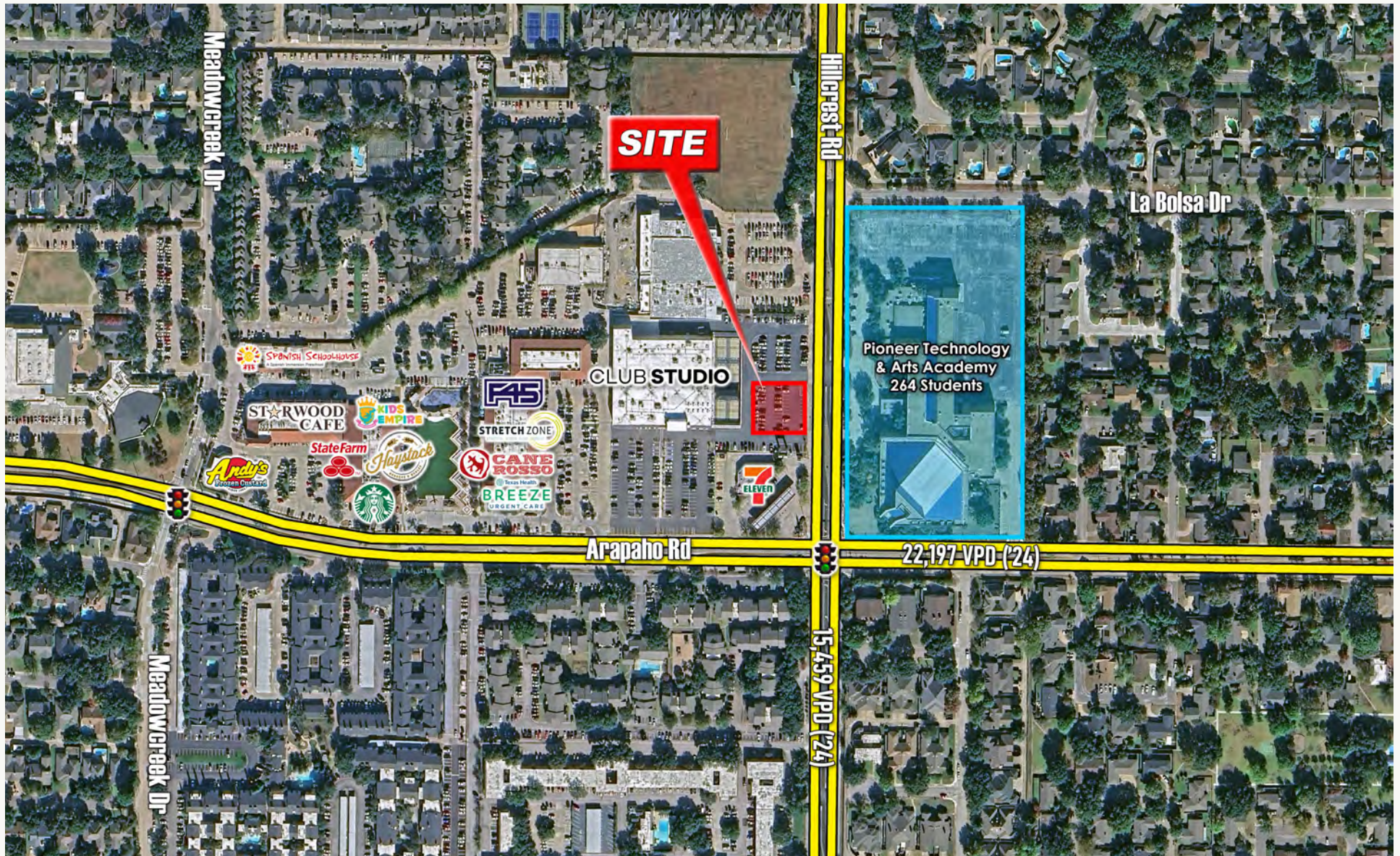


2025 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	15,675	169,309	406,445
EST. DAYTIME POPULATION	7,226	219,882	475,263
EST. AVG. HH INCOME	\$216,881	\$137,484	\$138,777

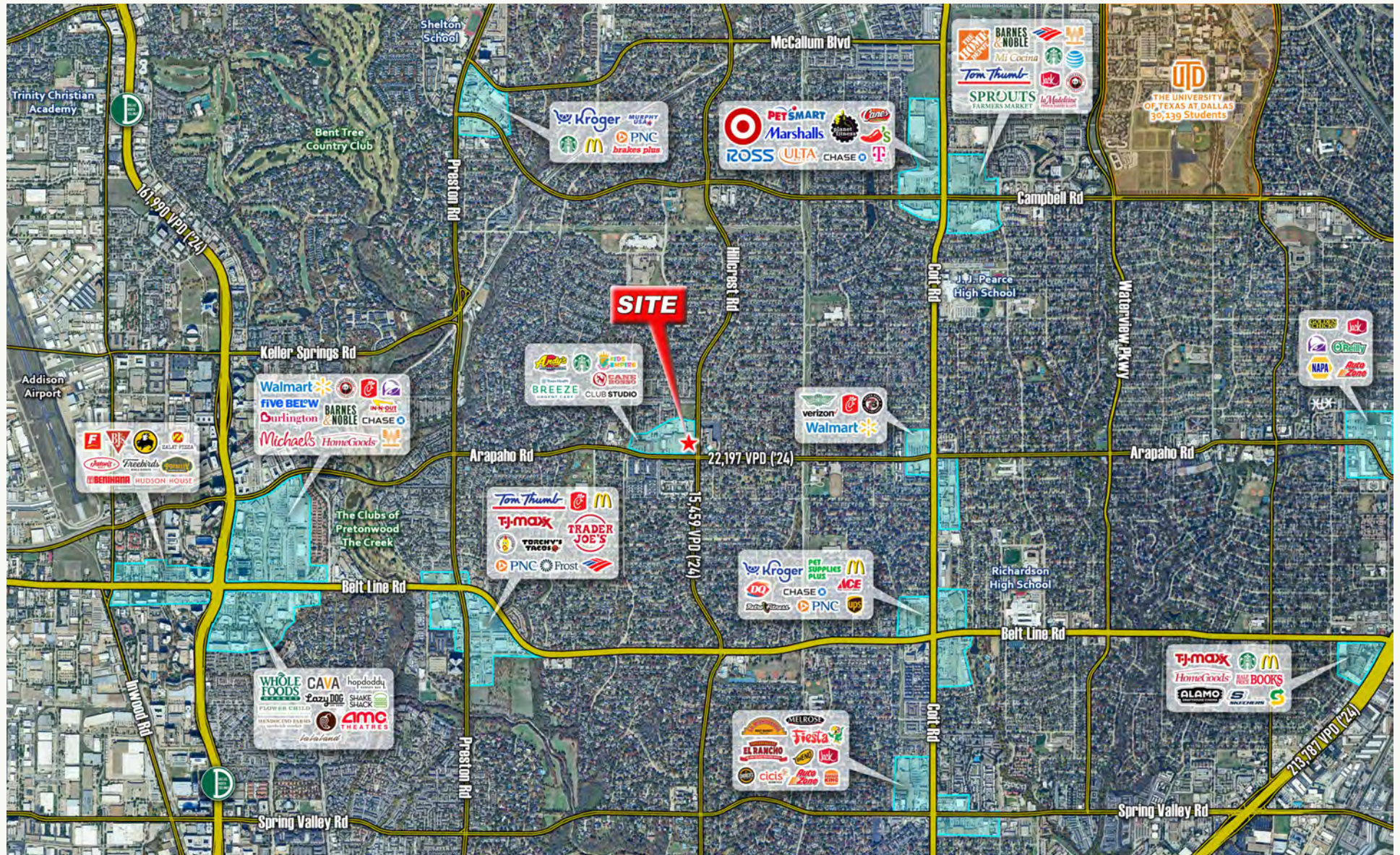
Close Aerial

Club Studio Outparcel | Dallas, TX



Far Aerial

Club Studio Outparcel | Dallas, TX



Photos

Club Studio Outparcel | Dallas, TX



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VENTURE

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