

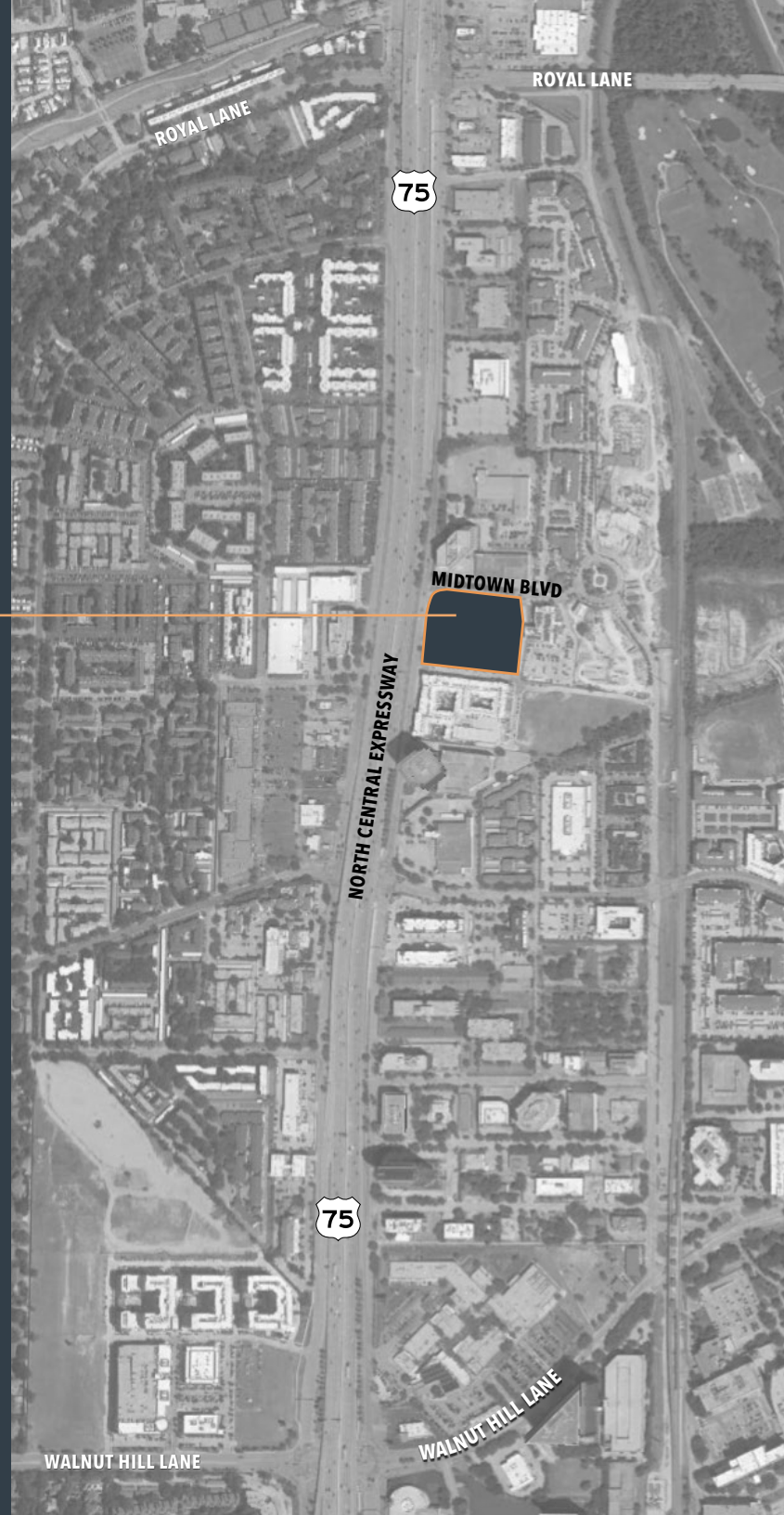
NORTH CENTRAL EXPRESSWAY & MIDTOWN BLVD

NCX

For Sale
High-Density, 4.19 Acre
Development Parcel
Dallas, TX

AVISON
YOUNG

WESTCOTT





NCX LIVE | WORK | PLAY

IT'S HERE

Seize one of the last rare opportunities to develop land in Dallas along North Central Expressway. Introducing a flexibly-zoned PD895 parcel that can accommodate a broad range of commercial businesses, located at **Hwy 75 & Midtown Boulevard.**



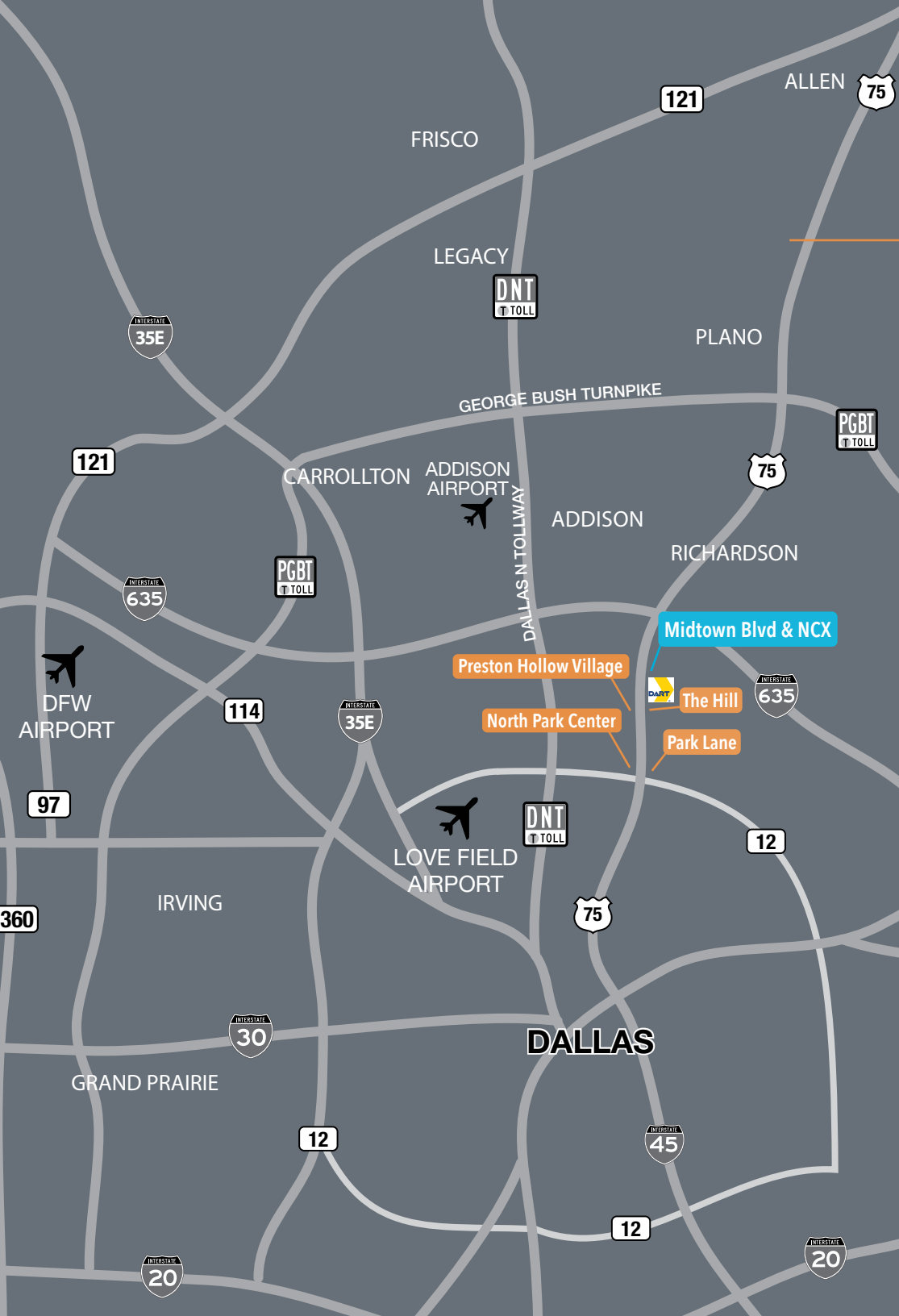
HIGH-DENSITY POTENTIAL



SITE OVERVIEW

NCX and Midtown Boulevard, Dallas, Texas

- 4.19 acres
- Rare, last undeveloped parcel on North Central Expressway (NCX)
- In place PD895 zoning—allowing high-density commercial and residential development
- 20 story maximum height
- Lot coverage – up to 80%
- Located in DFW, one of the nation’s fastest growing areas
- In the prominent Dallas NCX corridor
- Excellent highway visibility– NCX frontage
- TOD site, 10 minute walk to DART Station
- Significant nearby mixed-use projects
 - The Hill
 - Preston Hollow Village
 - North Park Mall
 - Park Lane Center



LOCATION

22 miles to DFW Airport

8 miles to Dallas Love Field Airport

10 miles to Dallas CBD/Uptown

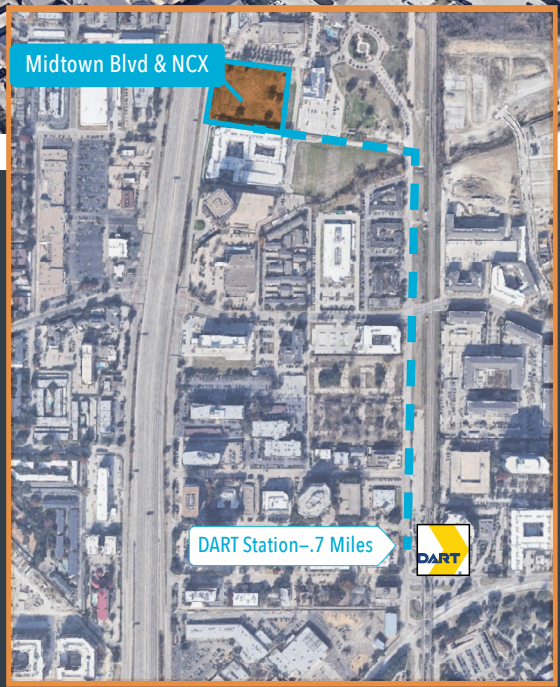
2.7 miles to North Park Center Mall

2.2 miles to Park Lane

2 miles to The Hill and Preston Hollow Village

.7 miles to Walnut Hill DART Rail Station

NORTH CENTRAL EXPRESSWAY—HWY 75
APPROXIMATELY 275,000 VEHICLES PER DAY



EASILY ACCESSED SITE

Zoned for commercial use: office, retail multifamily, hotel, healthcare and more

DEMOGRAPHICS

Dallas-Fort Worth Economic and Demographic Overview


The low cost of living and favorable business climate continues to attract large corporations to the Dallas/Fort Worth (DFW) metroplex, which has resulted in a substantial employment and population boom. DFW has added over half a million people to the labor force in the last five years, and the unemployment rate has fallen to 2.9%.



10,676,844
Will live in the DFW area by 2030



Dallas ranked **FIRST** in the nation **for the number of jobs added** in 2019.



Dallas-Ft. Worth has a highly educated workforce. The area is host to **15 major universities** and **7 community college districts**, with a combined total of over **366,000** enrollees. Multiple universities have reached, or, are working towards **tier one** research institution status.



\$63,812
MEDIAN HOUSEHOLD INCOME



2.95 M
TOTAL HOUSEHOLDS



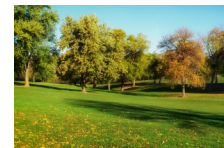
#1 Place
FOR BUSINESS AND CAREER
Forbes Magazine



415+
CITY PARKS



34.6
MEDIAN AGE



21,100
ACRES OF PARKLAND

AREA PROFILE

Surrounding Neighborhoods



Population
154,038



Average Annual Household Income
\$183,988



Average Home Value
\$521,227



Area Household Annual Spend
\$102,550



Bachelor's Degree or Higher
76.6%



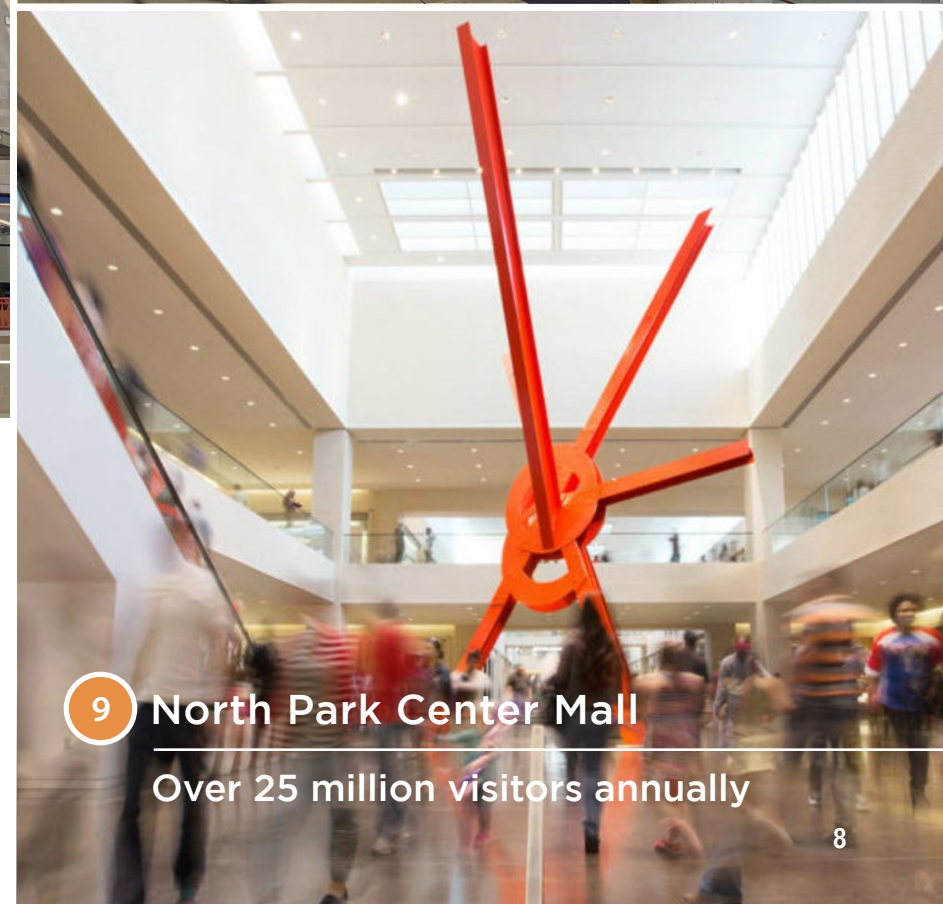
6 The Hill Retail and Restaurants



8 Park Lane Mixed Use



7 Preston Hollow Village Mixed Use



9 North Park Center Mall
Over 25 million visitors annually

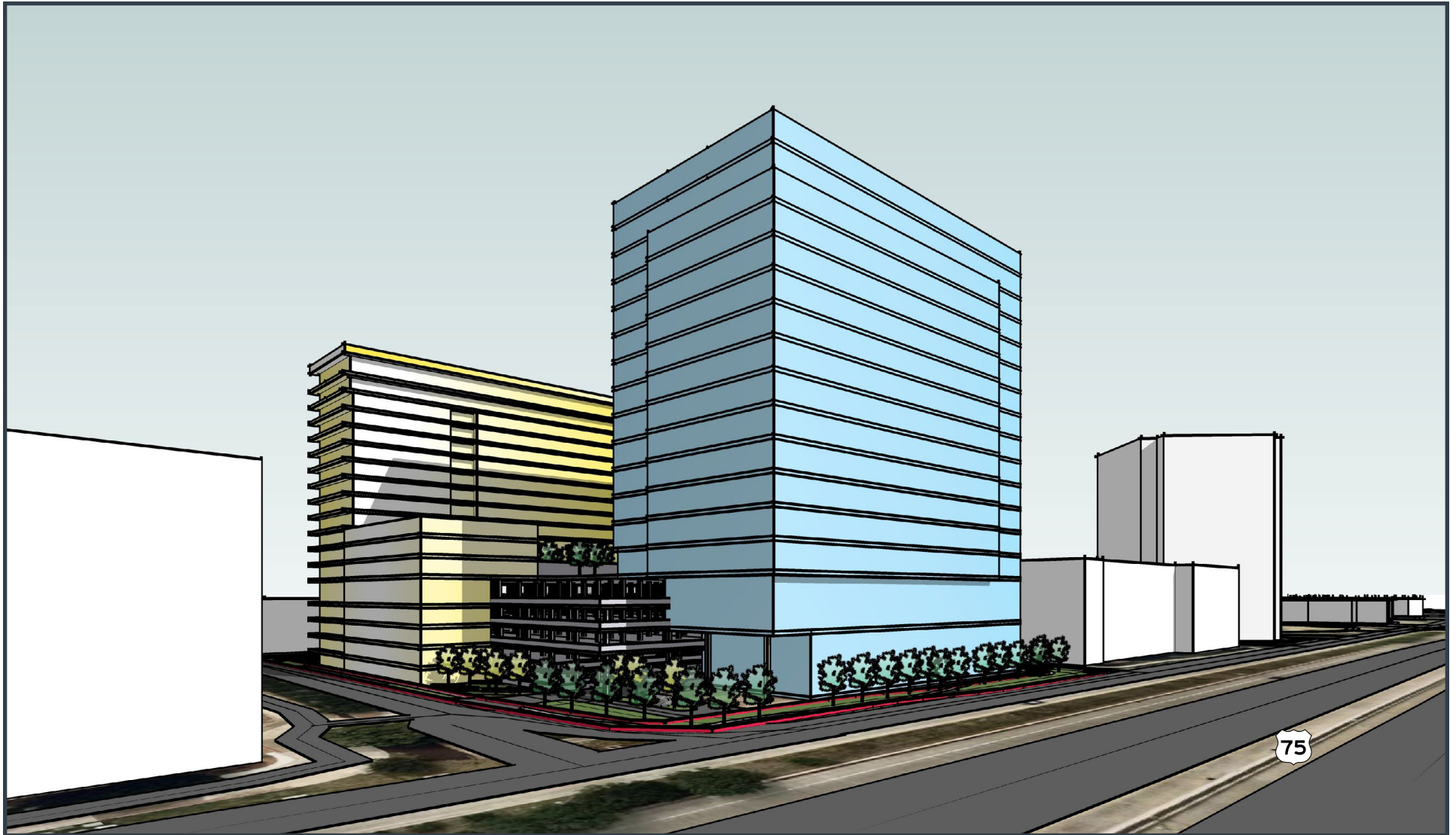
GREAT NEIGHBORHOOD

EXISTING NEARBY DEVELOPMENTS

DENSITY STUDY

NCX and Midtown Boulevard, Dallas, Texas

What can be developed here?
Almost any combination of commercial
and residential uses, from 1-20 stories.

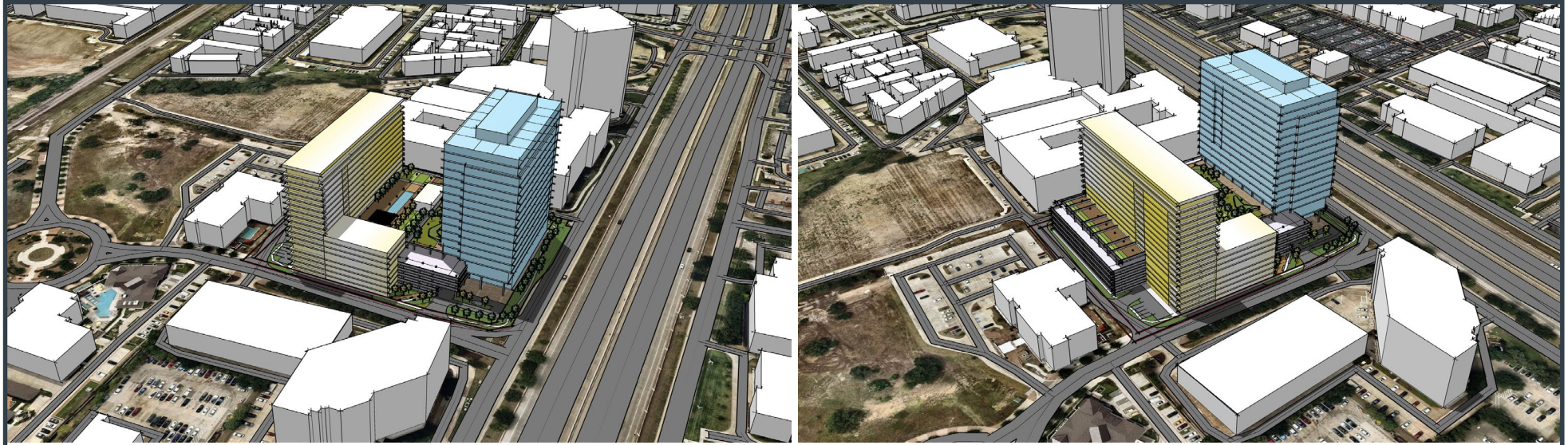


Concept by OMNIPLAN

Looking Southeast

DENSITY STUDY

NCX and Midtown Boulevard, Dallas, Texas



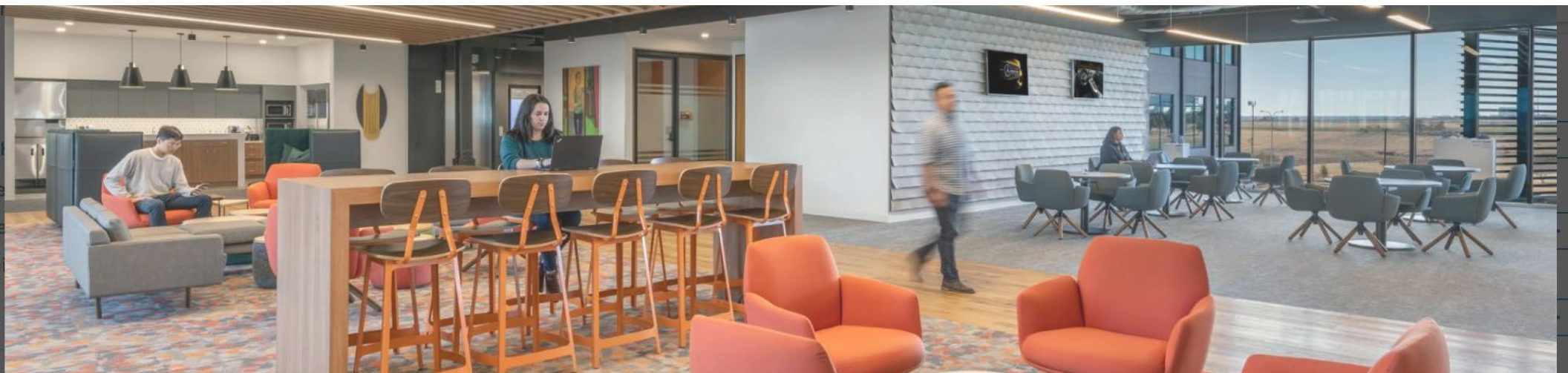
MIDTOWN BLVD AREA BREAKDOWN		Floorplate - Gross SF	NRSF @ 83% Efficiency	# Units @ Levels	# Units @ 1000 sf	Total Gross Square Footage	Parking Ratio	Required Parking	Proposed Parking Space Count	
OFFICE										
	Ground Level	17,175		1		17,175	3.0 per 1000	52		
	2nd Level	17,175		2		34,350	3.0 per 1000	103		
	Typical Office Level	27,750		13		360,750	3.0 per 1000	1,083		
	TOTAL OFFICE			16		412,275		1,083		
MULTIFAMILY										
	Multifamily Liner Units	9,900	8,217	5	41	41,085	1.0 per Unit	41		
	Multifamily Liner Units	30,100	24,983	3	75	74,949	1.0 per Key	75		
	Multifamily Tower	21,900	18,177	11	200	199,947	1.0 per Unit	200		
	TOTAL MULTIFAMILY				316	315,981		200		
STRUCTURED PARKING										
	Below Grade			2		0	375 per space		0	
	Above Grade (L1-L2)	90,100		2		180,200	375 per space		481	
	Above L2	101,700		3		305,100	375 per space		814	
	On-street Parking									
GRAND TOTAL							728,256	182,469	1,283	1,294
Full Site FAR (excludes Garage)		3.99					4.19	Acres		

ZONING

PD 895

- Max Height - 270'
Scheme shown at 264'
NO CHANGE TO MAX HEIGHT
- Max FAR 4:0
Scheme shown at 3.99
NO CHANGE TO MAX FAR
- Max Lot Coverage = 80%
Scheme shown at 70%
NO CHANGE TO MAX LOT COVERAGE

MASSING - By Right Zoning



NCX

NORTH CENTRAL EXPRESSWAY & MIDTOWN BLVD

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**AVISON
YOUNG**

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