



# CRESTWOOD CENTER

1200 W Walnut Hill Lane  
Irving, Texas 75038

VENTURE

ADAM FARBER  
AFARBER@VENTUREDFW.COM

# Metrics

1200 W Walnut Hill Lane  
Irving, Texas 75038

## Location

1200 W Walnut Hill Lane

## Size

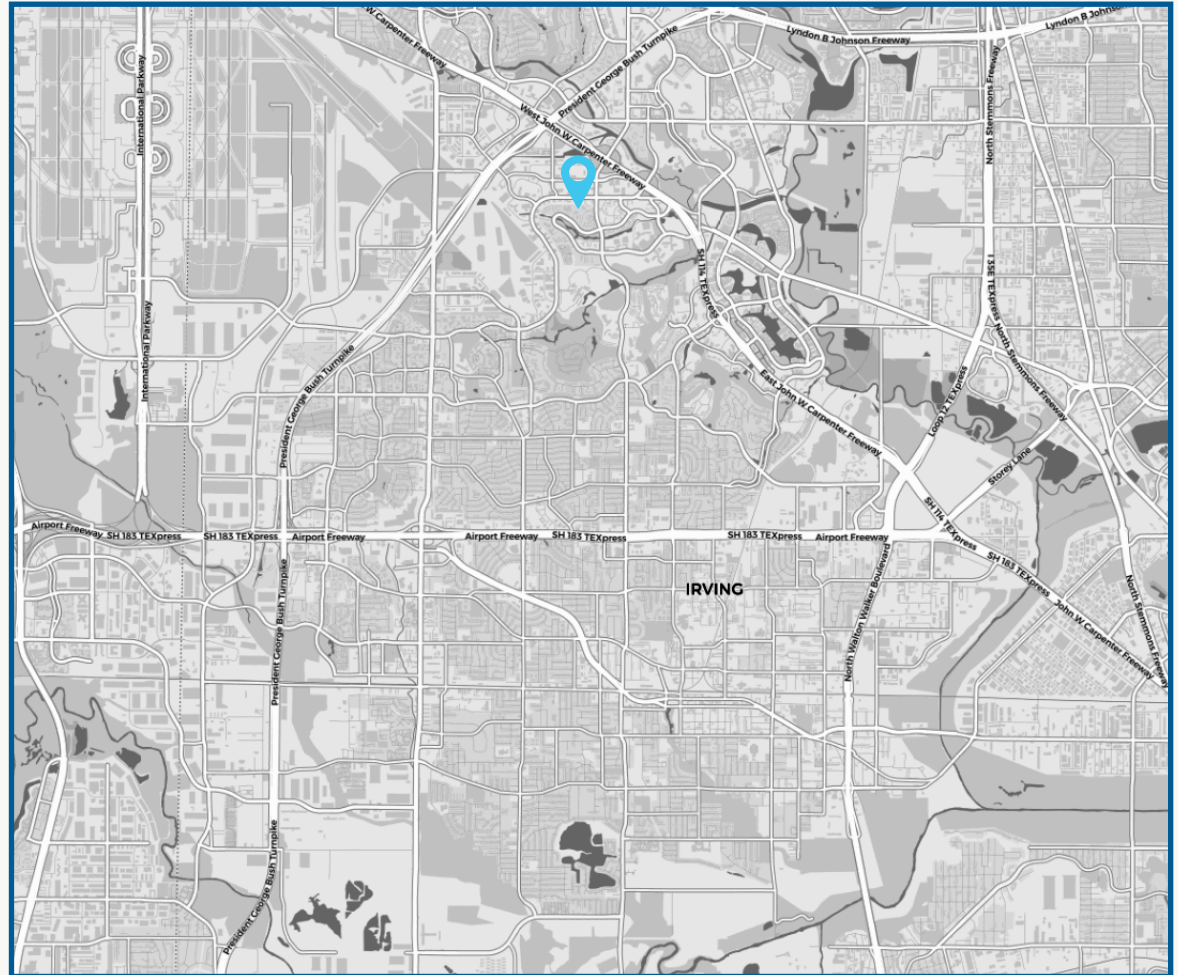
1,000 SF - 7,000 SF

## Traffic Counts

Highway 114  
101,306 VPD 2019

N MacArthur Boulevard  
33,085 VPD 2024

W Walnut Hill Lane  
13,287 VPD 2019



# Property Highlights

1200 W Walnut Hill Lane  
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1. Affordable rates in the heart of Las Colinas
2. Great access to Highway 114, Highway 635, Highway 35 and George Bush
3. Five minute drive to DFW Airport
4. Suites ranging from 1,000 SF to 7,000 SF

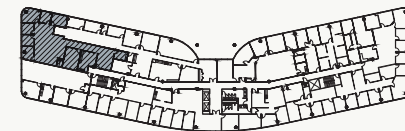
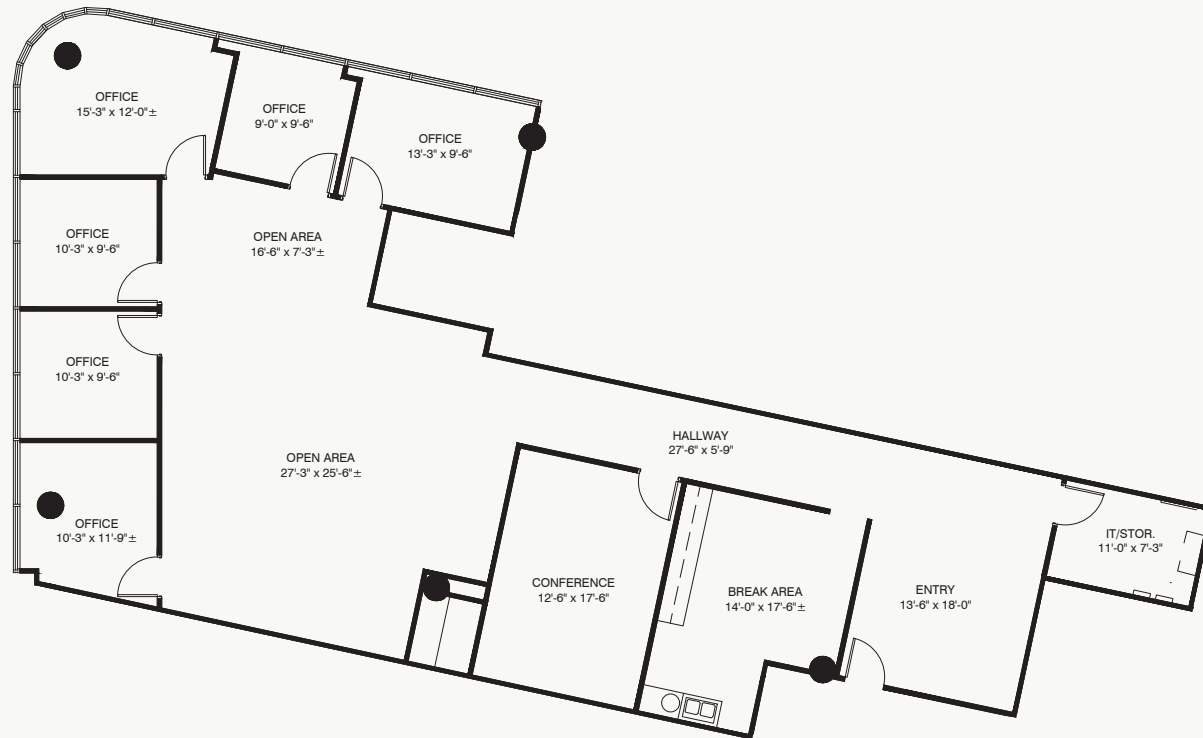



## 2025 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	10,258	115,443	236,761
EST. DAYTIME POPULATION	27,272	126,721	284,704
EST. AVG. HH INCOME	\$131,410	\$140,014	\$126,846

# Floor Plan

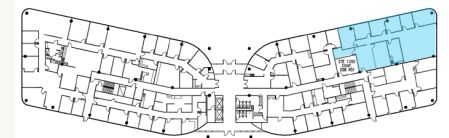
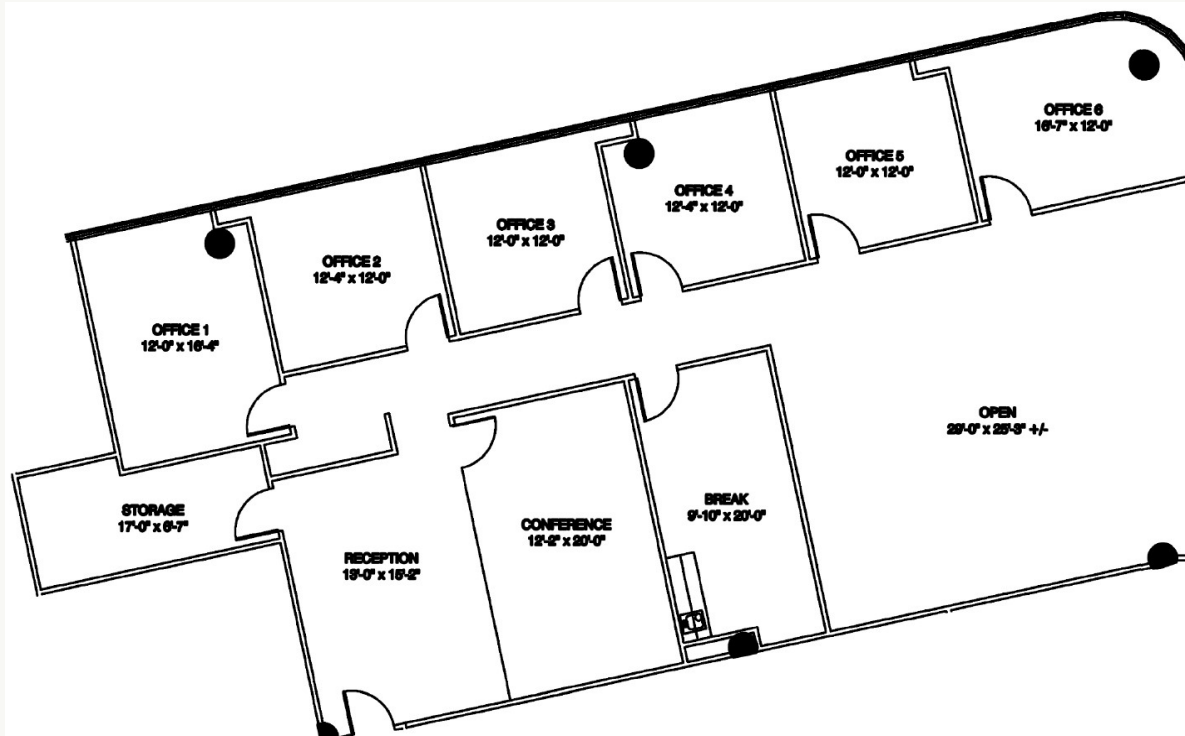
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KEYPLAN - 2ND FLOOR 

# Floor Plan

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# Drone Photo

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# Interior Photos

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# VENTURE

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