

13 Acres at North.Dallas /Plano/Rich

1323 W President George Bush Hwy, Richardson, TX
75080

Michael Mazaheri
Campbell Investments
670 W Campbell Rd, Richardson, TX 75080
mmazaheri1@yahoo.com
(469) 534-2297

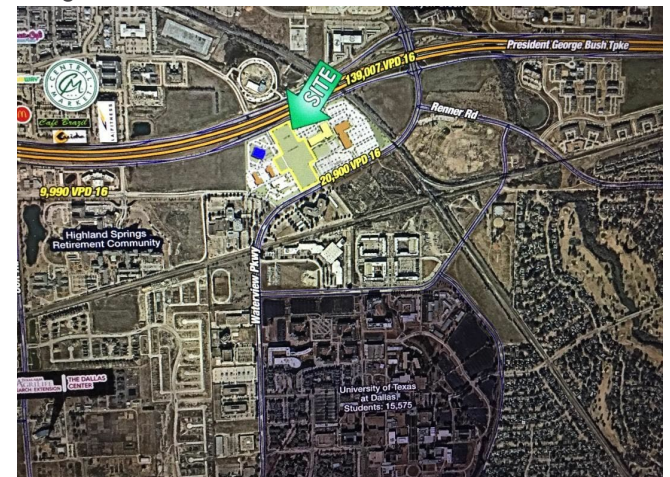


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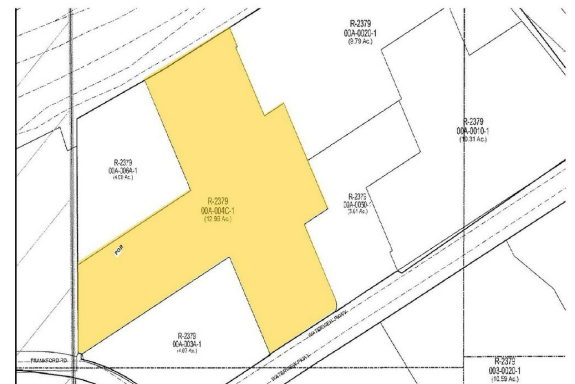
\$150,000 /Acre/YR

Next to a metro station, built last year at a cost of \$2 billion. Frontage on George Bush Turnpike, directly across from the University of Texas at Dallas. Planned and ready to build. Many parking exceptions have been approved due to proximity to the university. The only remaining high-rise land in North Dallas/Richardson, approved for up to 20 stories. Significant shortage of student housing in the area. Sidewalks, roads, water, and sewer infrastructure are already in place—only the building is needed. Extra-small...

- Heavy traffic / next to the 2 \$billion Metro and the biggest university. Over 2 million in storm water/side walk already done.
- Permitting approved for 250 apartments + retail mixed-use
- Same lot as new Nursing School
- Ideally looking to partner on a 70+ year Ground Lease
- High-Rise Residential Land



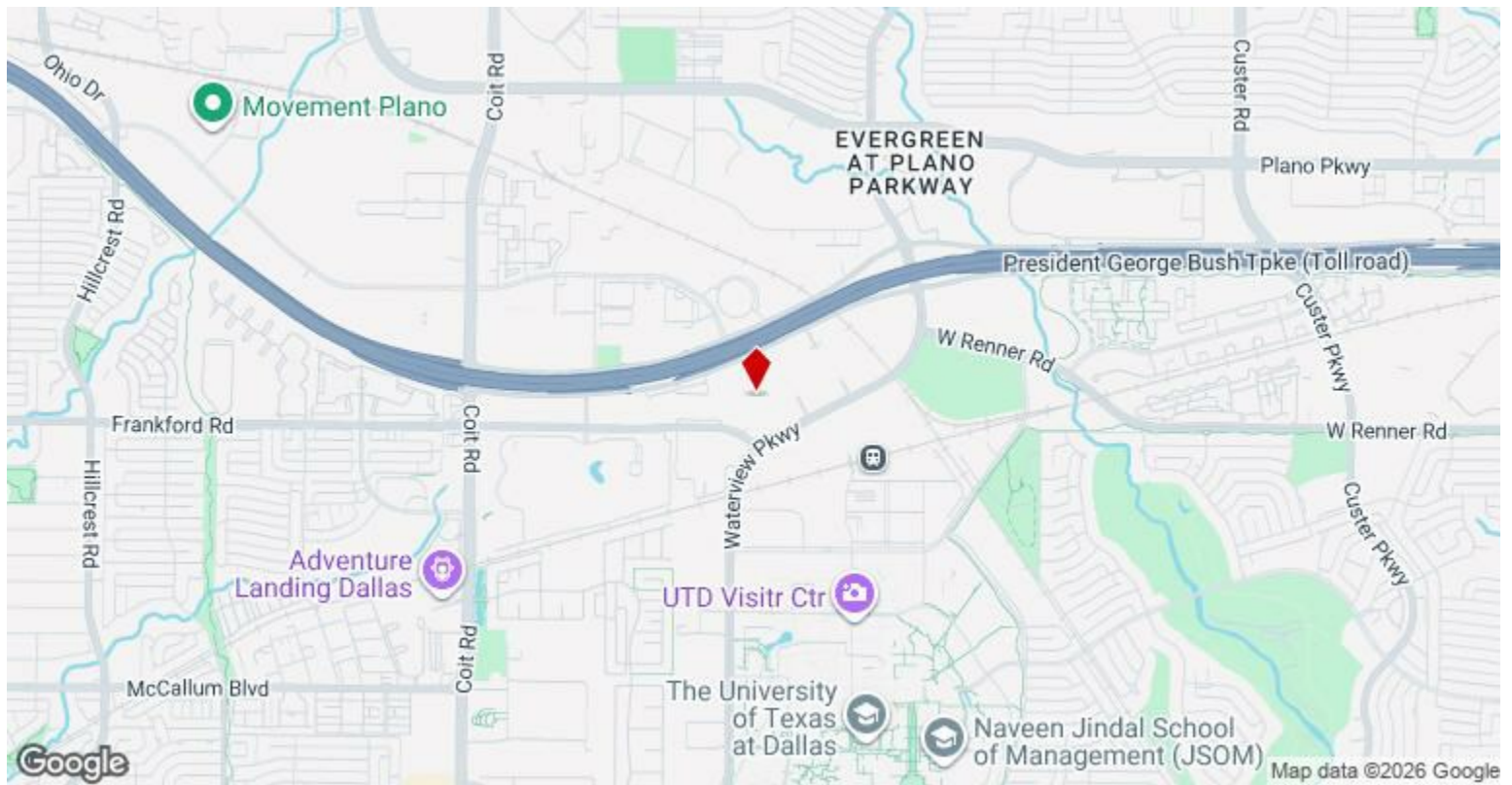
Rental Rate:	\$150,000 /SF/YR
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Commercial
Rental Rate Mo:	\$12,500 /SF/MO



Space 1

Space Available	435,600 SF
Rental Rate	\$150,000 /SF/YR
Date Available	Now

This is the only privately owned, mid-rise residential land with zoning changes already in place, ready to build, in Dallas next to the University of Dallas. The first-ever city to agree to a parking reduction because it is on a TOD site, next to UTD and the DART, and with frontage on the George Bush Highway. It also comes with over 2 acres of already-built internal streets and sewer, water, and side work, all done with 2.5 mil cost by a developer. It is across the 2 Billion-Dollar Metro/Dart, which started operations at the end of 2025! Through the Frontage to the main highway on the other side of the land, George Bush Parkway students use this lot as a shortcut to UTD. Essentially, it's the entrance to UTD from George Bush! This zoning change was a 4-year process, as the land was sought by the University for its excellent position. It comes with additional easements for roads around center that serve as additional entrances. This land is really a high-rise, and if anyone wants to go very high, 20 stories, it will be doable, as how often in a big city like Dallas will you come across a high rise land next to the Metro and a 35,000 student university? On the same Master plan, the building next to us has just become a nursing school owned by the big hospital center called HCA, and they will start operations this year! SO yes, it is across UTD and on the same lot as the new Nursing school, which is being finished this year. We have great offers from the country's biggest apartment developers, but we only want to do a ground lease, as the land will go to a trust and portions of the lease funds will be used for nonprofits around the globe in the future (mostly animal protection centers). The tenant will be asked to choose a non-profit from the list. Again, this is an ideal area, as there is a massive student housing shortage, and thousands are always on a waiting list. This land is where Richardson, Dallas, and Plano meet. The owners were able to get extremely favorable parking and variations in apartment size to meet the student housing shortage. We have multiple offers to buy, but we are only interested in ground leasing.



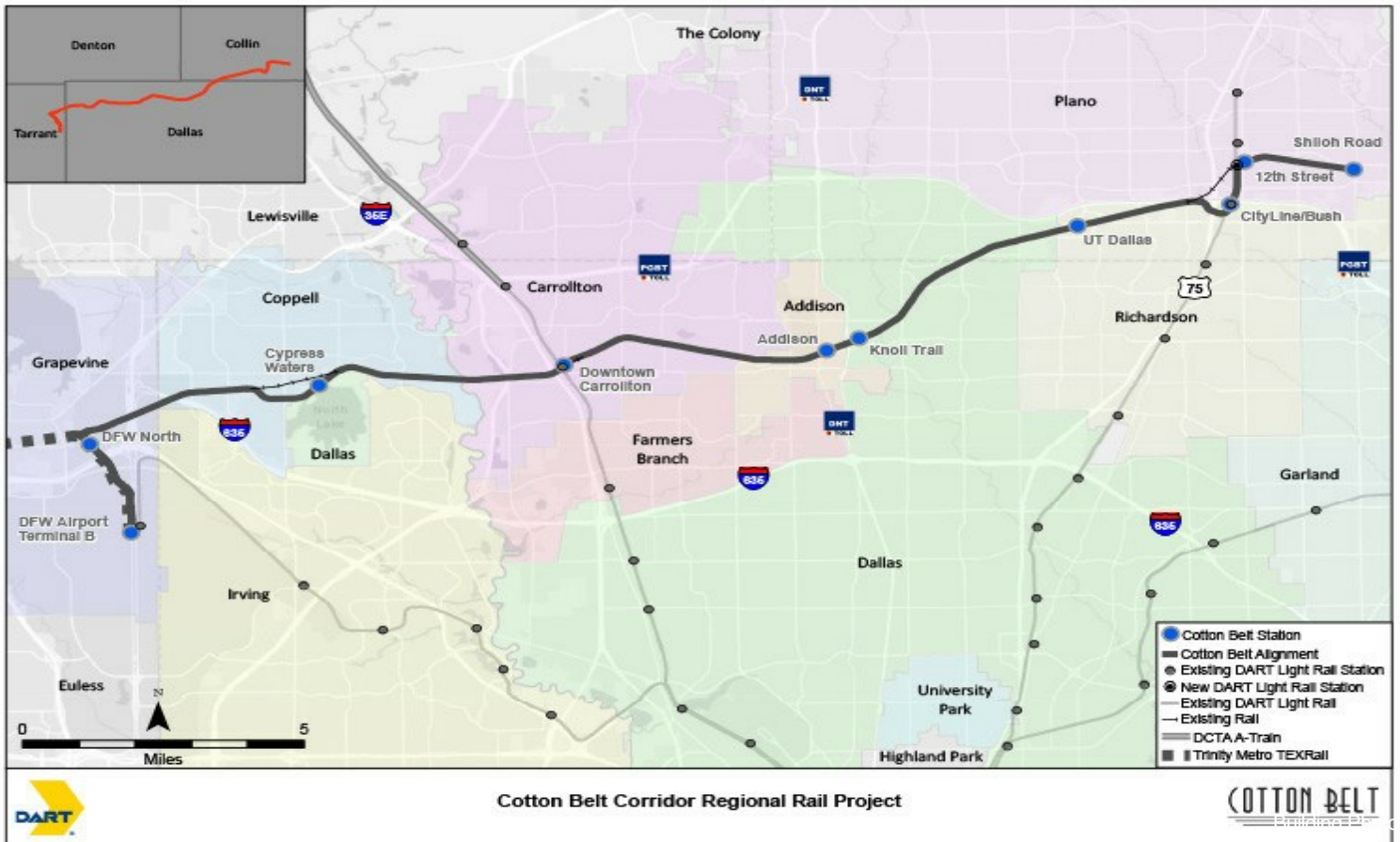
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Property Photos



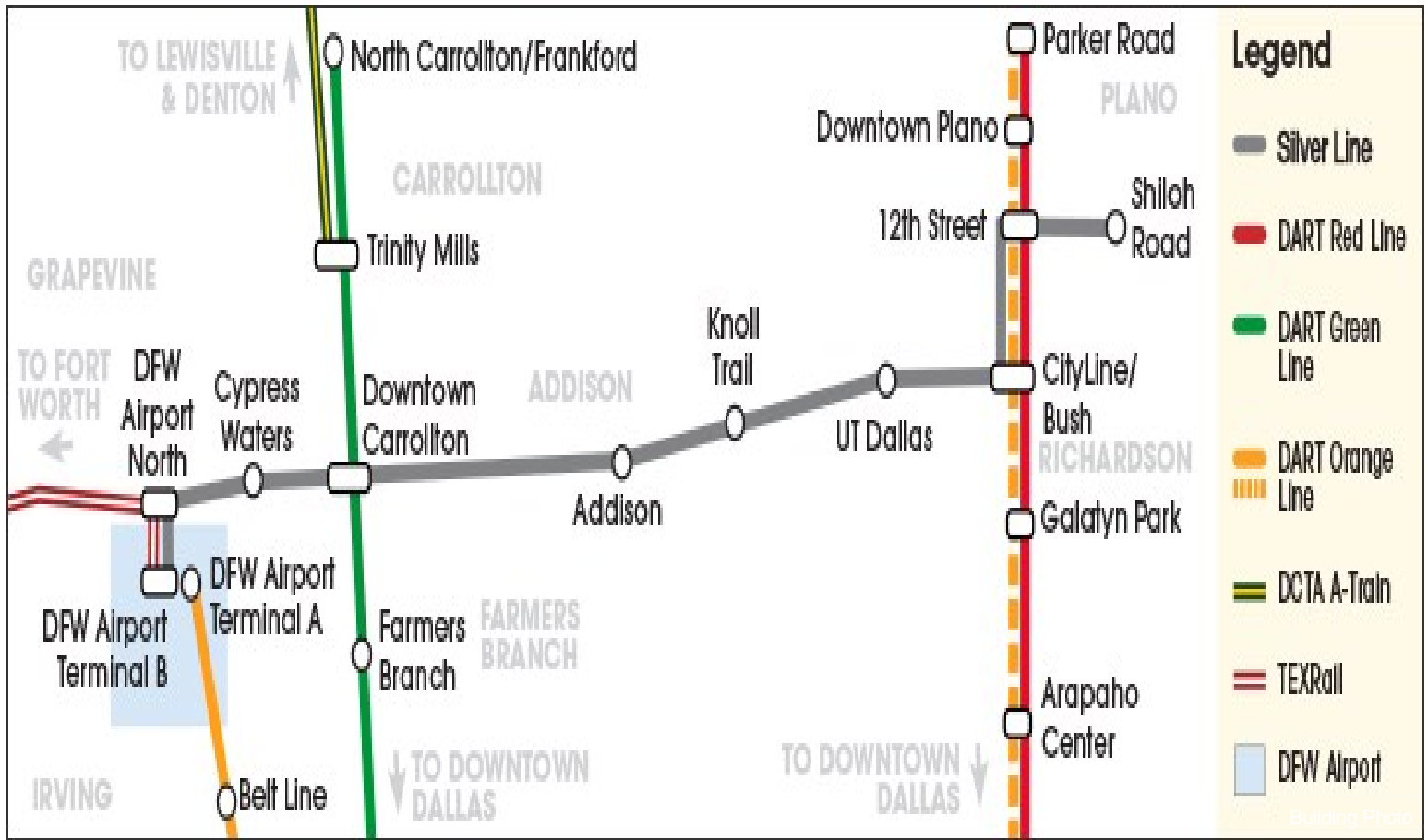
Building Photo



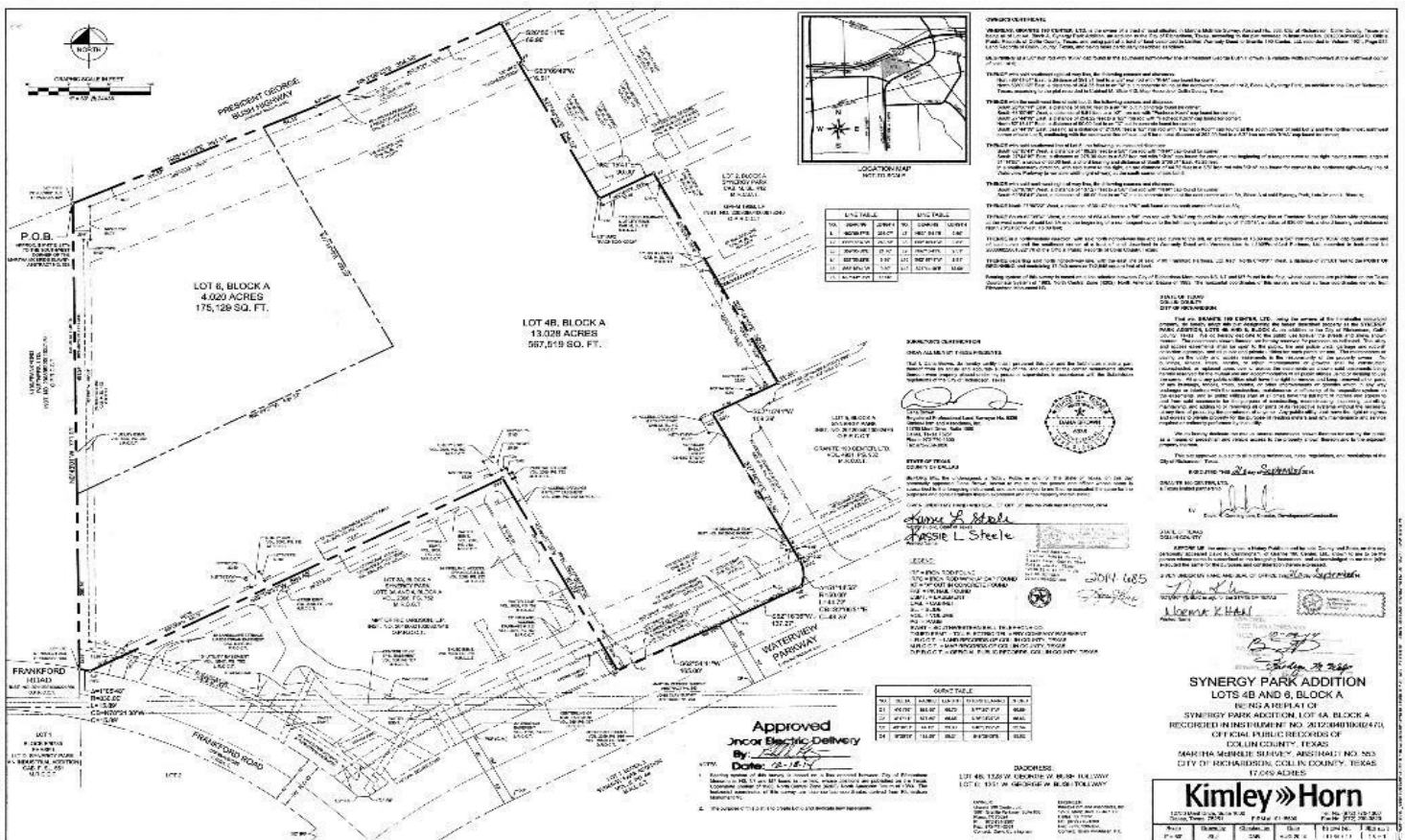
Cotton Belt Corridor Regional Rail Project



Property Photos



Building Photo



Property Photos

