

FOR SALE

11325 PEGASUS
DALLAS, TX 75238



PROPERTY SUMMARY

11325 PEGASUS ST
DALLAS, TEXAS 75238

Nestled in the vibrant city of Dallas, 11325 Pegasus Street presents an owner/occupier with an exceptional opportunity. Boasting over 3 acres of land, this distinguished property offers a tranquil oasis with a gated patio, ample parking, and convenient access to public transportation with multiple bus stops nearby.

Its prime location off of 635 offers highway visibility and frontage road accessibility. With its serene amenities, expansive land, and proximity to major transportation routes, this property stands as a compelling investment/owner occupier opportunity with the potential for long-term growth and value appreciation in the thriving Dallas market.



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PROPERTY HIGHLIGHTS

Price	\$4,000,000
Building Size	50,651 SF
Class/Type	Class C, Office/Medical
Floors	2 Stories
Occupancy	39.9% Leased, 30,463 SF Available
Land Area	3.0 AC
Parking	210 Parking Spaces
Year Built	1974
Submarket	White Rock
Amenities	Event center, 24 hour access, courtyard, bus line
Zoning	Multiple Commercial District (MC) College, university, or seminary Hospital (SUP) Medical clinic or ambulatory surgery center Private school



LOCATION ADVANTAGES

Easy Access to Highway 635
 25 Minutes from Dallas Love Field Airport
 Traffic Count: 172,932 ADV

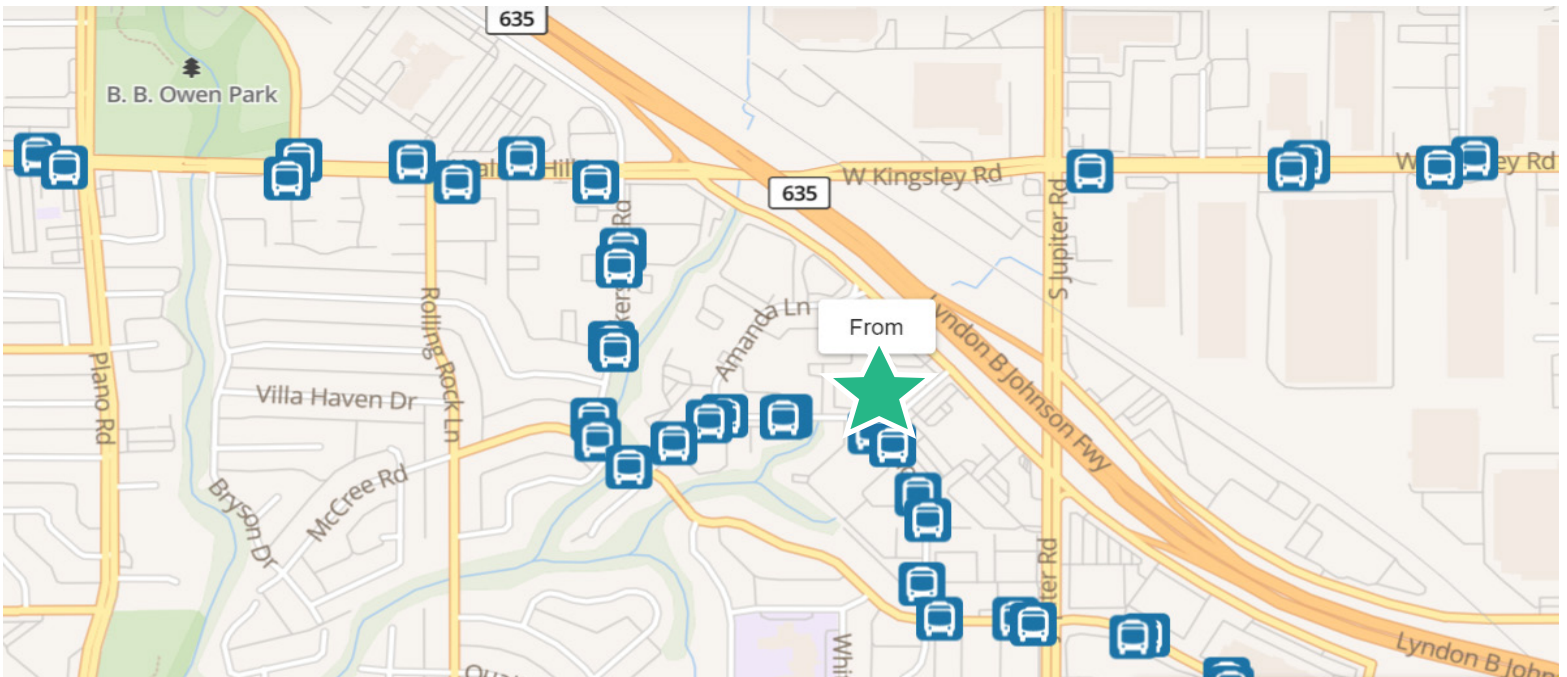
DEMOGRAPHICS

Population	1 Mile	5 Miles	10 Miles	Households	1 Mile	5 Miles	10 Miles
2010	13,922	391,948	1,207,319	2010	5,537	148,992	467,316
2023	12,125	386,765	1,313,771	2023	4,656	144,234	509,854
		Income	1 Mile	5 Miles	10 Miles		
		Average	\$66,685	\$81,219	\$97,759		
		Median	\$48,271	\$56,692	\$68,498		





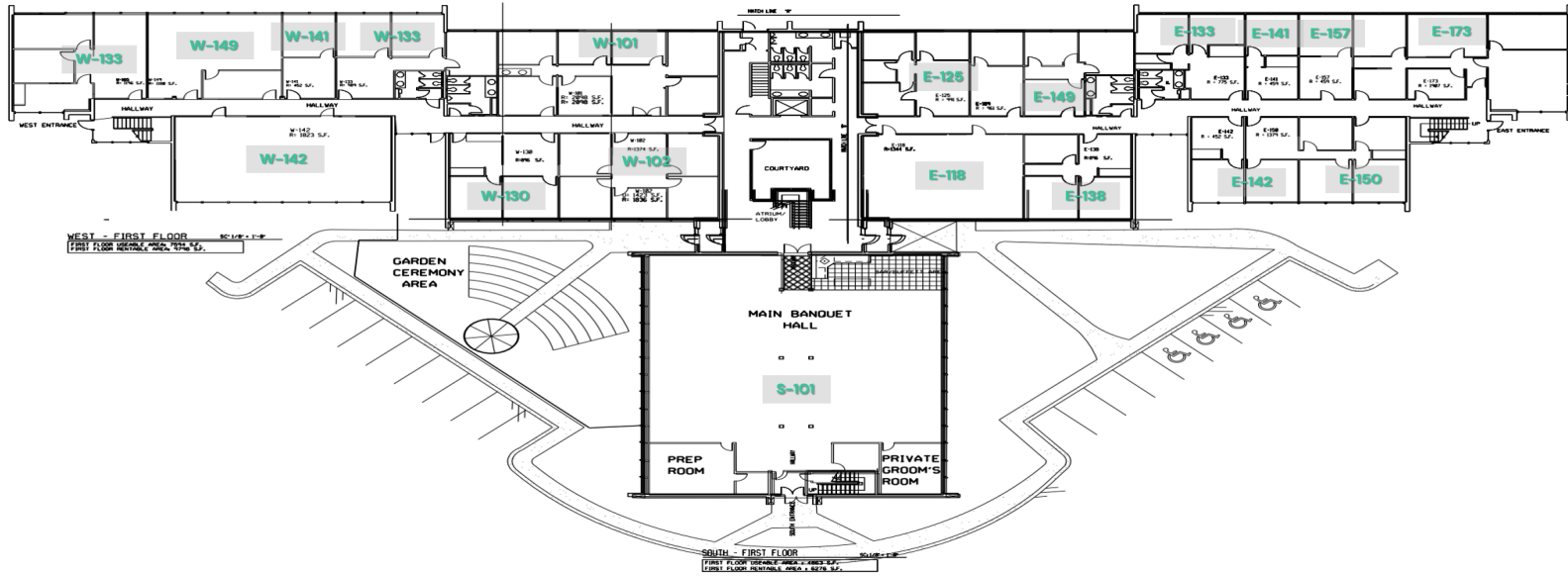
BUS ROUTE



FOR SALE

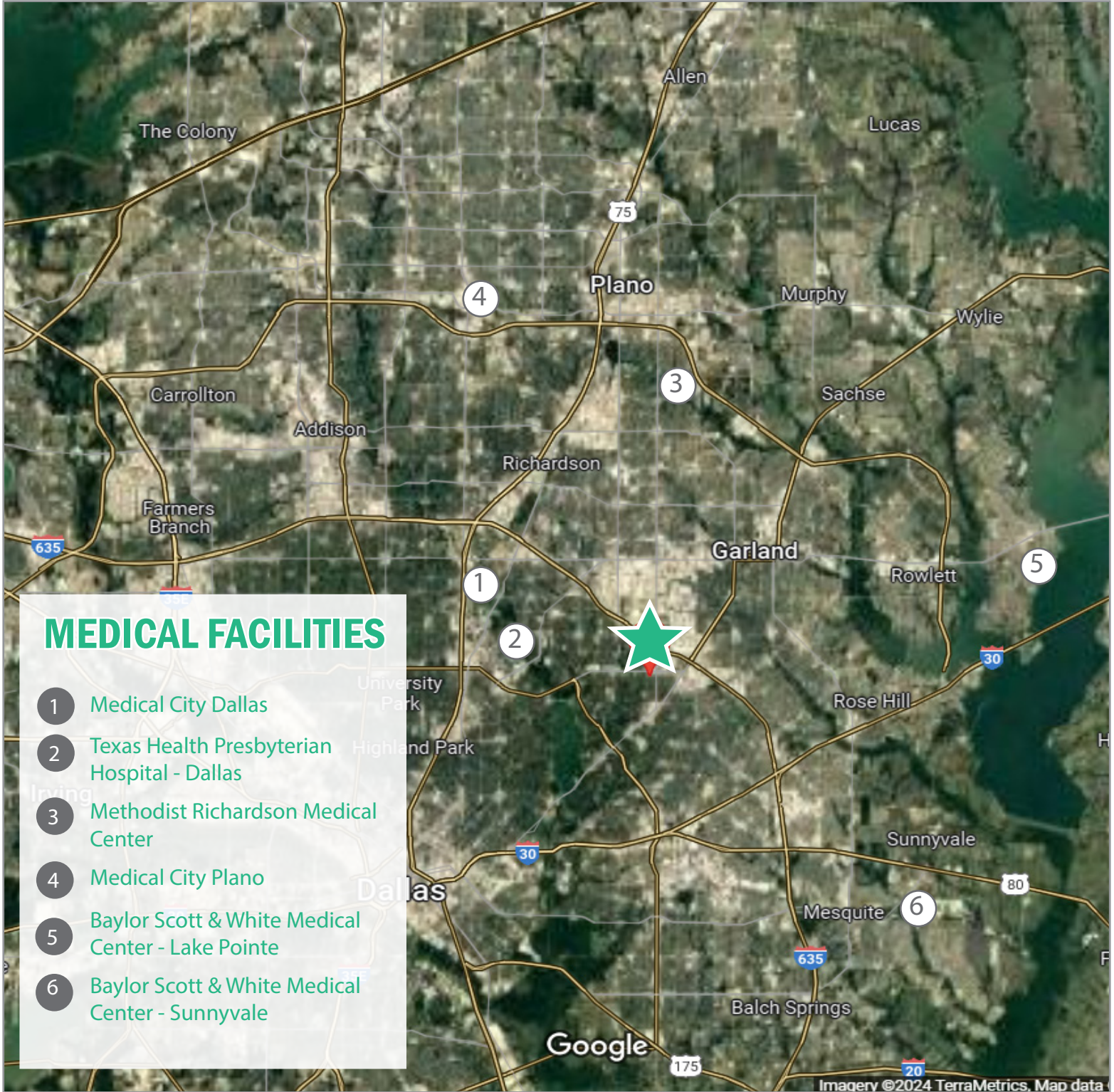
FLOOR PLANS

First Floor



Second Floor





EXCLUSIVELY LISTED BY

SANOBER SYED

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