

# PARK FOREST NORTHEAST | Dallas, Texas



**11888 Marsh Lane**  
**3717-3797 Forest Lane**  
**Dallas, Texas 75234, 75244**

Northeast Corner of Marsh Lane and Forest Lane. Dallas, TX

**SHOPPING CENTER SIZE:** 14.68 +/- Acres  
189,630 Sq. Ft.

**AVAILABLE SPACE:** 1,000 – 3,375 Sq. Ft.

**TRIPLE NETS EXPENSES:** \$5.02- \$5.12

### TRAFFIC COUNTS (2006)

Marsh Lane – 30,361 per day

Forest Lane – 32,690 per day

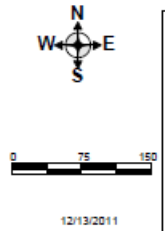
### MAJOR TENANTS:

Tom Thumb, Ross, Boston Market, Pet Supplies "Plus"  
Chase Bank, Famous Footwear, Boost Wireless

### DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	12,346	116,861	276,809
# of Households	5,058	41,866	108,372
Avg. H.H. Income	\$87,773	\$85,105	\$89,086

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**TABLATIONS**

<b>PHASE 1</b>	
Land Area = 2.963 Acres = 346,420 SF	75,565 SF
Total Bldg. Area	246 Spacess
Parking Required	482 Spacess
Parking Indicated	
<b>PHASE 2</b>	
Land Area = 6.729 Acres = 292,986 SF	
Bldg. Area	49,290 SF
Bldg. "A"	20,274 SF
Bldg. "B"	
Bldg. "C"	13,128 SF
(12,107) (2nd Floor)	
Total Bldg. Area	86,275 SF
Parking Required	458 Spacess
Parking Indicated	525 Spacess
<b>PHASE 3</b>	
Total Land Area = 14.8796 Acres = 639,418 SF	
Total Bldg. Area	153,940 SF
Total Parking Required	840 Spacess
Total Parking Indicated	967 Spacess

This site plan is presented solely for the purpose of identifying the approximate location and size of the buildings presently contemplated by the owner. Building sizes, site dimensions, access and parking areas, existing tenant locations, and identities are subject to change at the owner's discretion, except as otherwise expressly restricted herein.