

# PARK FOREST SOUTHEAST | Dallas, Texas



**11722-11700 Marsh Lane  
Forest Lane  
Dallas, Texas**

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

**SHOPPING CENTER SIZE:** 15.66 +/- Acres  
160,874 Sq. Ft.

**AVAILABLE SPACE:** 1,300 – 12,000 Sq. Ft.

**TRIPLE NETS EXPENSES:** \$5.39

**TRAFFIC COUNTS (2006)**

Marsh Lane – 30,361 per day  
Forest Lane – 32,690 per day

**MAJOR TENANTS:**

Sprouts, CVS Pharmacy, Gatti Town, Leslie's Pools  
Dollar Tree, Chase Bank, McDonald's, Wendy's

**DEMOGRAPHICS**

	1 Mile	3 Mile	5 Mile
Population	12,254	115,023	280,598
# of Households	5,001	41,597	110,148
Avg. H.H. Income	\$89,450	\$86,016	\$89,118

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## PROPERTY DATA

### 11722-11770 MARSH LANE

11722A-1	SUPERCUTS	1,250 SQ. FT.	25X80
11722A-4	MERLE NORMAN	1,250 SQ. FT.	25X80
11722A-2	AMNI TV	1,000 SQ. FT.	20X80
11722A-3	RADIO SHACK	2,500 SQ. FT.	50X80
11722-202	FRANKI'S PIZZA	1,450 SQ. FT.	30X50

11722 -

212	AVAILABLE	12,000 SQ. FT.	100X120
228	GATTI TOWN	20,800 SQ. FT.	100.4X120
300	HOT NAILS	1,200 SQ. FT.	15X80
302	TWIST YOGA	1,600 SQ. FT.	20X80
304	AVAILABLE	3,600 SQ. FT.	46X80
307	DOLLAR TREE	11,100 SQ. FT.	122.00X170.00
317	SPROUTS	27,270 SQ. FT.	160X170
326	AVAILABLE	1,950 SQ. FT.	30X66
328	BEAUTY SALON	1,625 SQ. FT.	25X65
330	AVAILABLE	1,300 SQ. FT.	20X86
336	AVAILABLE	6,600 SQ. FT.	Irregular
340	LESLIE'S POOLS	6,050 SQ. FT.	60X100
343	FOREST CIGARETTES	900 SQ. FT.	15X60
345	NORTHWEST INSURANCE	1,500 SQ. FT.	25X60
346	DALLAS TAILORS	900 SQ. FT.	15X60
349	DR. BURROUGHS, DDS	1,722 SQ. FT.	30X60
350	PARK FOREST OPTICAL	1,800 SQ. FT.	30X60
363	DESTINY ANTIQUES	12,500 SQ. FT.	50X70
354	THE FAMILY PLACE	7,500 SQ. FT.	75X100
364	DR. SONG	1,411 SQ. FT.	IRREG
366	POLICE	660 SQ. FT.	14X33
368	DR. AUDIO	833 SQ. FT.	25X33
372	DR. GREENLEAF	750 SQ. FT.	22X33
374	DR. JEFF HENRY	1210 SQ. FT.	36X33
	HALL	36 SQ. FT.	
11738	B'S DONUTS	1,200 SQ. FT.	30X40
11742A	CASA NAVARRO	2,000 SQ. FT.	50X40
11742B	WOK IN AND GO	1,200 SQ. FT.	30X40
11770	CHASE BANK	4,500 SQ. FT.	IRREG

MARSH LANE

FOREST LANE

## PARK FOREST SHOPPING CENTER SOUTHEAST

11722-11770 Marsh Lane  
 Dallas, TX 75229

3750-3798 Forest Lane (Free Standing Buildings)  
 Dallas, Texas 75244

Triple Nets: \$5.39

### TABULATIONS

Total Land Area = 15.565 Acres = 678,011.4 SF  
 Total Building Area = 160,874 SF  
 Building/Land Ratio = 23.12%

**Building Area**  
 Retail = 111,863 SF  
 S&L Building = 4,500 SF  
 Restaurant = 8,788 SF

**Parking Required**  
 (Retail @ 1:200) = 559 Spaces  
 (Savings & Loan @ 1:333) = 14 Spaces  
 (Medical Building @ 1:150) = 89 Spaces  
 (Restaurant @ 1:100) = 88 Spaces

Total Parking Required = 749 Spaces  
 Total Parking Indicated = 1078 Spaces

### 3750-3798 FOREST LANE

3750	MCDONALD'S	3861 SQ. FT.
3790	WENDY'S	2938 SQ. FT.
3798	CVS PHARMACY	10,908 SQ. FT.

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.