

# FOR SALE

## PROPERTY HIGHLIGHTS

- Freestanding retail store with 5,000 SF located on the dynamic West Jefferson Blvd Corridor in North Oak Cliff.
- Located in PD 316, Subarea 1 allowing for retail, office, residential, and live/work uses.
- Currently finished-out for use as a beauty school, with large open classroom spaces, offices, and ample storage.

## TRAFFIC COUNTS

**W Jefferson Blvd:** 13,644 VPD (TXDOT 2009)

**Bishop Ave:** 18,024 VPD (TXDOT 2009)



## 416 W. Jefferson Blvd

Between Bishop Ave & Adams Ave - Dallas, Texas 75208



## BISHOP ARTS & TYLER DAVIS DISTRICT AREA RETAILERS



Contact: **Randall Simpson**

Phone: **(214) 727-7909**

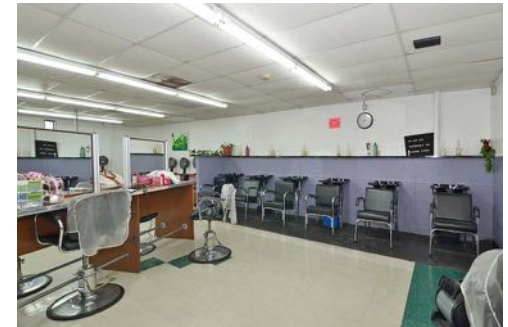
Email: **randall@randallsimpson.com**



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With Connections to 723 Bishop Arts Service

The Dallas Streetcar is a daily sight on the Oak Cliff landscape. Service begins at 9:30 a.m., about the time things begin to stir around Bishop Arts and the cars run until midnight, making connections with the final DART Rail trains at Union Station. Trains operate every 20 minutes.

### Dallas Streetcar Stops and Places of Interest

UNION STATION STOP	OAKENWALD STOP	BECKLEY STOP	BISHOP ARTS STOP
TRE	Oak Cliff Founders Park	Methodist Dallas	Bishop Arts District
Red Line	Lake Cliff Park	Medical Center	Bishop Arts Service
Blue Line			
Amtrak			

### 723 Bishop Arts District Stop Numbers and Places of Interest

- |                               |  |
|-------------------------------|--|
| 1. Bishop Arts District       | 4. Jefferson Tower                           |
| 2. Bishop Arts Co-op          | 5. Oak Cliff Cultural Center & Texas Theatre |
| 3. Bishop Arts Theatre Center | 6. Dallas Streetcar                          |
- Route 723 Serves All Local Bus Stops

**Site is located along the Bishop Arts Shuttle route!**

**◆ = property location**



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