

FOR SALE

PROPERTY HIGHLIGHTS

- Newly renovated office duplex with owner occupying one half of building
- 6,886 SF building on 21,000 SF lot with plentiful parking on street and both sides of existing structure
- Located in the rezoned Jefferson Area Special Purpose District - PD 316 Subarea 5 South – allows for Office, Live/Work, Institutional among other uses
- Near the proposed Jefferson street car line, Tyler/Polk two-way street conversion, multiple bus routes and Downtown Dallas
- Short walk to historically significant/ newly renovated: Stamps Building, Dallas Power & Light Building, Bishop Arts Theater, Texas Theater and the new Jefferson Tower Development

628 Centre Street

SEQ of S Van Buren Ave & Centre St - Dallas, Texas 75208



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2015 POPULATION	21,946	151,267	334,629
HISPANIC POPULATION	79.7%	67.7%	51.9%
AVERAGE HH INCOME	\$61,469	\$52,561	\$57,487
DAYTIME POPULATION	20,732	145,817	511,583



RANDALL SIMPSON
REAL ESTATE

Contact: **Randall Simpson**

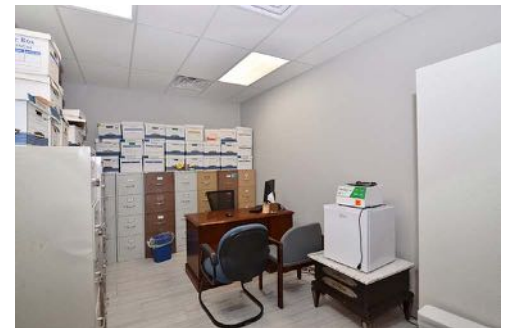
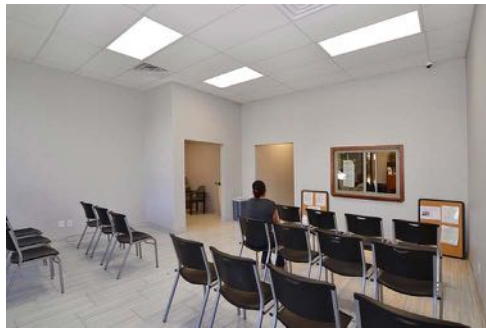
Phone: **(214) 727-7909**

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Area Historical Buildings

Bishop Arts Theater Center, Dallas Power & Light Building, Oak Cliff Paint & Hardware and Stamps Building



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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 near the Bishop Arts Shuttle route!



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