

10301 Bonnie View Rd - Parcels 47A, 52A, 79A



Land - Southwest Dallas
Submarket
Dallas, TX 75241

33.2 AC Lot	1,446,192 SF Lot	PD761 Zoning	\$3.69M Sale Price	\$111.1K Price/AC
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Submarket
Dallas, TX 75241

\$3.69M Sale Price	\$111,078 Price/AC	\$2.55 Price/SF	33.2 AC	1,446,192 SF	1,674 days On Market	PD761 Zoning
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For Sale

Price	\$3,687,789		
Price/AC	\$111,078	On Market	1,674 Days
Price/SF	\$2.55	Last Updated	Dec 21, 2021
Sale Type	Investment		Update
Status	Active		

Sale Notes

- \$2.55 per SF

Documents

Parcel 52

Land

Type	2 Star Industrial Land		
Location	Suburban		
Zoning	PD761		
Land AC - Gross	33.20 AC	Land SF - Gross	1,446,192 SF
Topography	Level		
Density Allowed	PD-761		
Off Sites	No Cable, Curb/Gutter/Sidewalk, Electricity, No Gas, No Irrigation, Sewer, Streets, Telephone, Water		
Proposed Use	Commercial, Distribution, Industrial, Parking Lot, Warehouse		
Frontage	2,200' on Bonnieview Road		
Parcel	00000802198000200		
Taxes	\$0.02/SF (2020)		
Walk Score®	Car-Dependent (1)		
Transit Score®	Minimal Transit (15)		

Sale Contacts



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Assessment

2021 Assessment

Land	\$1,136,100	\$1.15/SF
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Demographics

	1 mile	3 miles
Population	77	39,598
Households	24	12,834
Median Age	34.20	33.70
Median HH Income	\$47,500	\$53,428
Daytime Employees	924	9,954
Population Growth '21 - '26	↔ 0.00%	↑ 2.16%
Household Growth '21 - '26	↔ 0.00%	↑ 2.21%

Traffic

Collection Street	Cross Street	Traffic Vol	Last Measu...	Distance
Jefferson St	Telephone Rd N	3,638	2020	0.28 mi
Jefferson St	Telephone Rd N	3,710	2020	0.30 mi
W Wintergreen Rd	Blanco Rd E	1,896	2020	0.43 mi
Blanco Dr	Blanco Rd S	60	2018	0.44 mi
Witt Rd	Blanco Dr SW	30	2018	0.58 mi
W Wintergreen Rd	Cedar Valley College W	2,082	2020	0.60 mi
W Wintergreen Rd	N Lancaster Hutchins R...	1,814	2020	0.77 mi
Telephone Rd	Jefferson St NE	697	2018	0.79 mi
N Jefferson St	Veterans Memorial Pkw...	2,734	2020	0.82 mi
Cedar Valley College	N Dallas Ave SW	4,817	2020	0.97 mi

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