

PARK 17


Dallas, Texas



OVERVIEW

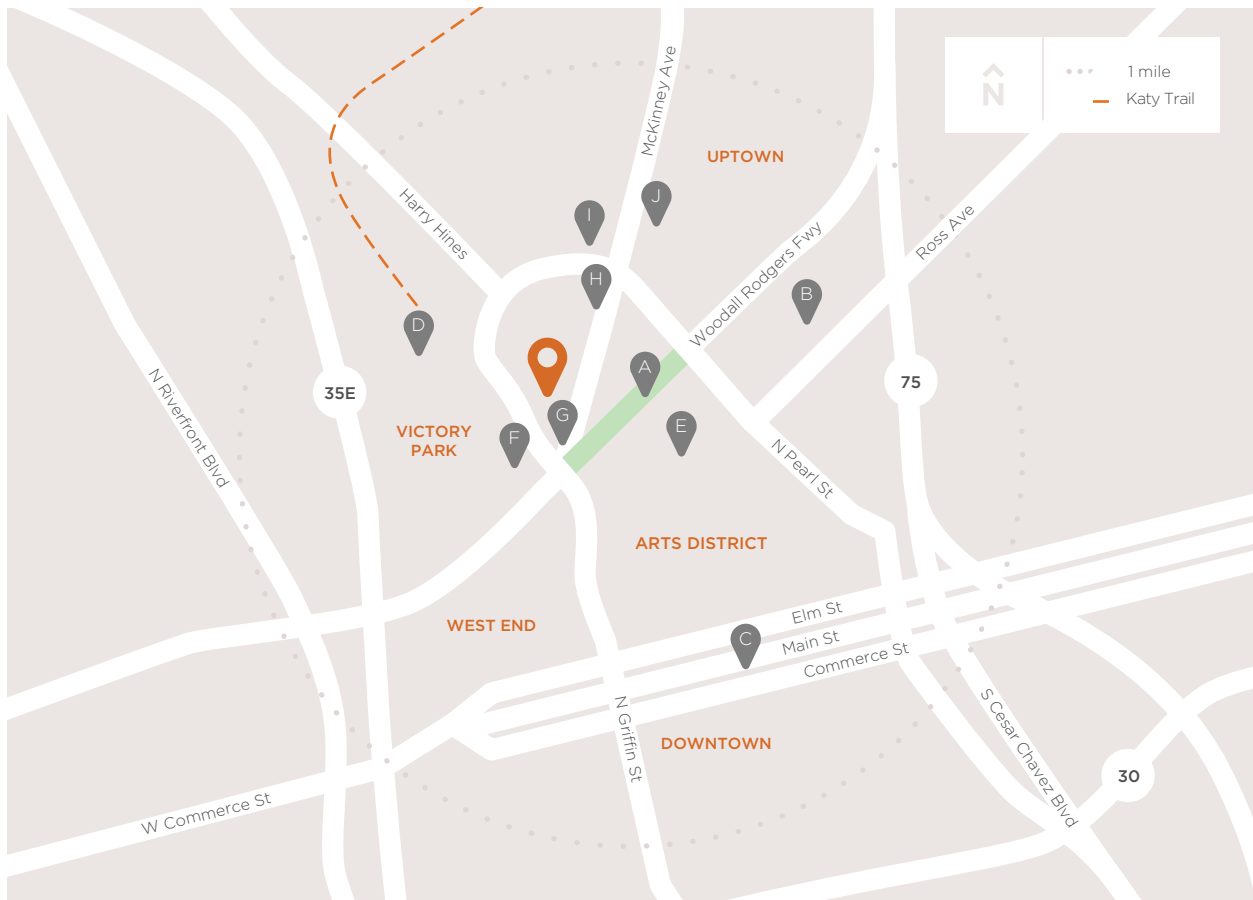
Gables Park 17 is a vertical, mixed-use development located in Uptown Dallas. The LEED-Gold certified project consists of two towers with approximately 362,000 SF office space, 300 units of residential, and approximately 14,000 SF of ground level retail space - including, Chef Stephan Pyle's Stampede 66. Park 17's proximity to Klyde Warren Park, The Arts District, Downtown Dallas, and Victory Park offers a unique and compelling location for retail and restaurants.

SNAPSHOT











 <p>Square Feet of Office Space: 2 Mile Radius</p> <p>+30M</p>	 <p>Employees: 2 Mile Radius</p> <p>+200,000</p>	 <p>Average Household Income: 1 Mile Radius</p> <p>\$110,000</p>	 <p>Residents within Walking Distance: 2 Mile Radius</p> <p>12,000</p>
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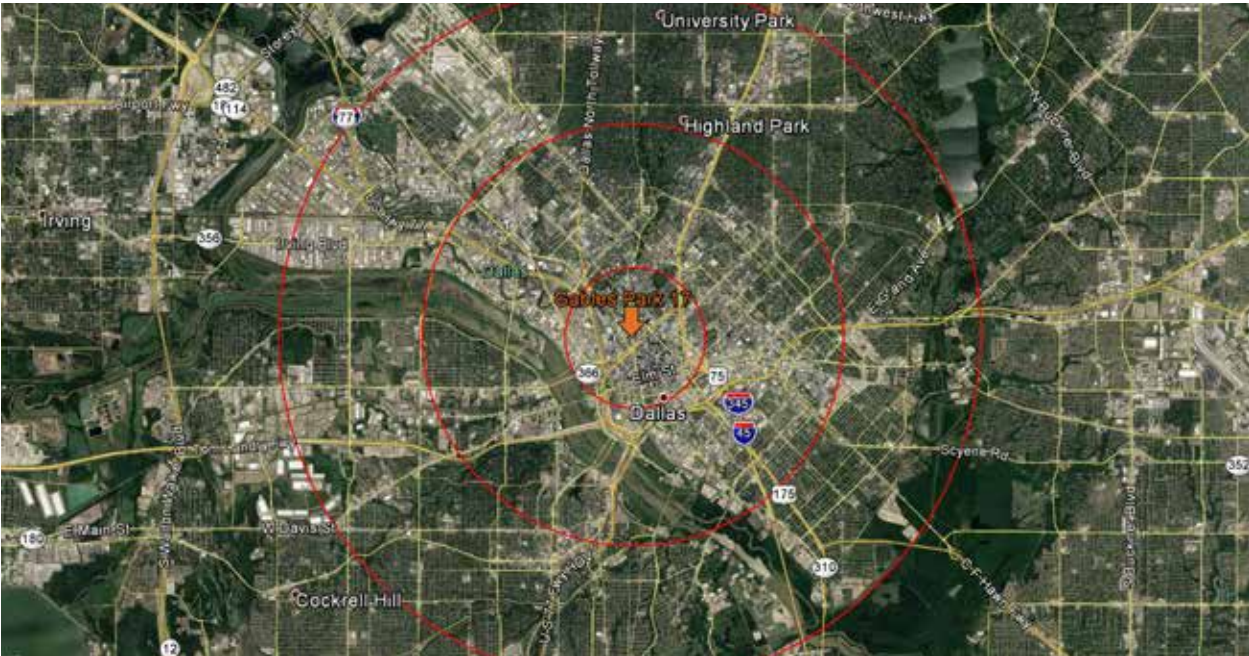


NEARBY POINTS OF INTEREST

 KLYDE WARREN PARK A	 ONE ARTS B	 joule C	 AMERICAN AIRLINES CENTER D	 DMA DALLAS MUSEUM OF ART E
 Per[O]t Museum of Nature and Science F	 THE UNION DALLAS G	 THE RITZ-CARLTON DALLAS H	 ROSEWOOD CRESCENT HOTEL DALLAS I	 HOTEL ZAZA DALLAS J

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DEMOGRAPHICS

2015	1 Mile	3 Mile	5 Mile
Population	21,274	163,949	357,776
Employment Base	124,778	261,500	380,625
Average HH Income	\$109,470	\$85,079	\$91,790
Median Adult Age	31.3	33	33.3

ESTIMATED TRAFFIC COUNTS

- McKinney Avenue: 10,000
- N. Akard Street: 12,000
- Woodall Rodgers Freeway: 135,000

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