

# Build-to-Suit




5807 Royal Ln, Dallas, TX 75230



# Features

Located at the heart of Preston Hollow, this is the only pad site available in Dallas along the Dallas North Tollway, granting users premier visibility from both the DNT and Royal Lane. Owner will lease or sell.

Approved uses:

-  Medical office
-  General office
-  Retail

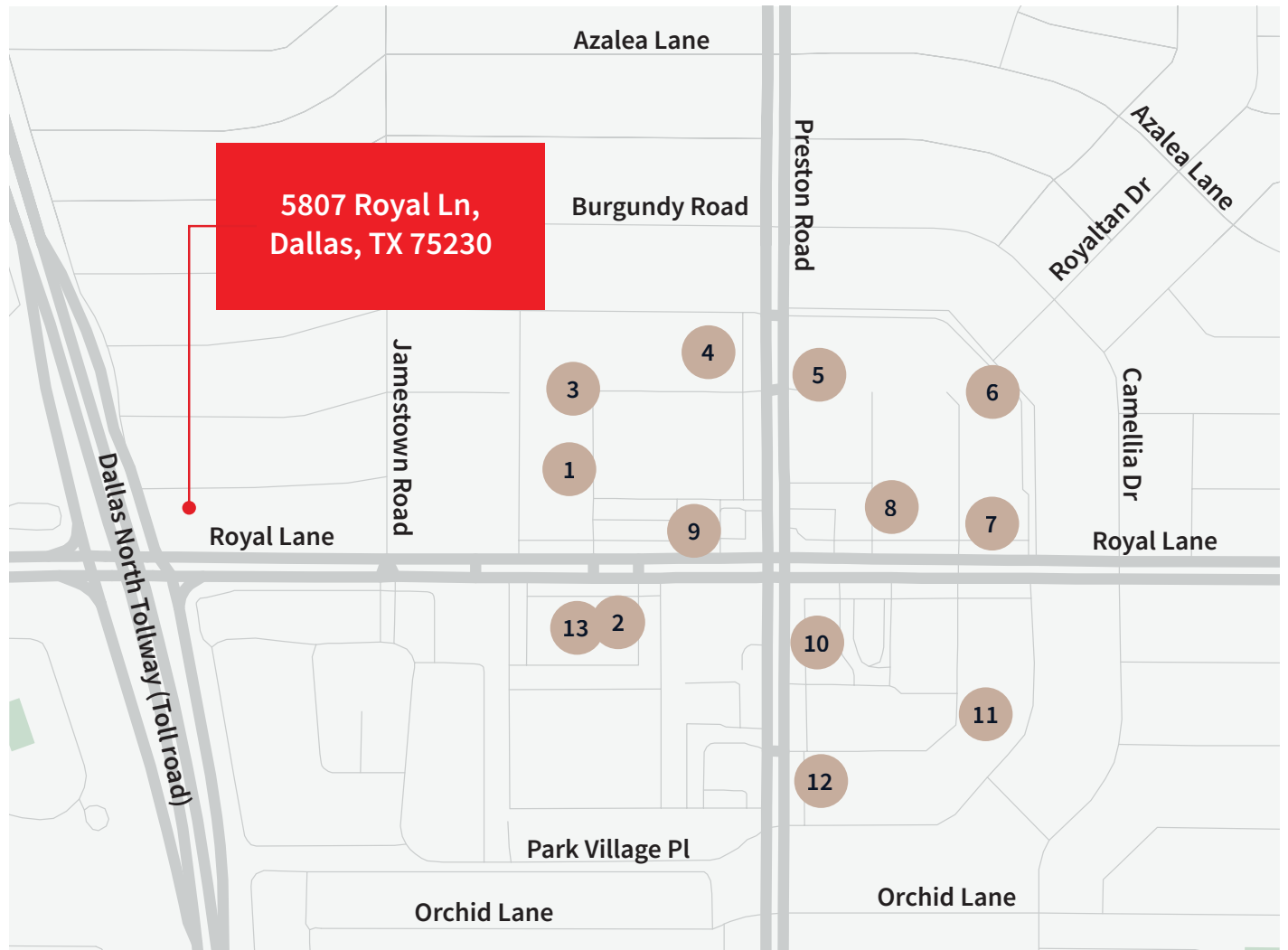


Metric	1 Mile	3 Miles	5 Miles
2025 Population	6,596	105,217	401,424
2025 Households	2,464	47,978	177,071
2025 Median Age	49.6	41.6	36
2025 Median Household Income	\$266,364	\$115,881	\$83,916

## Site plan



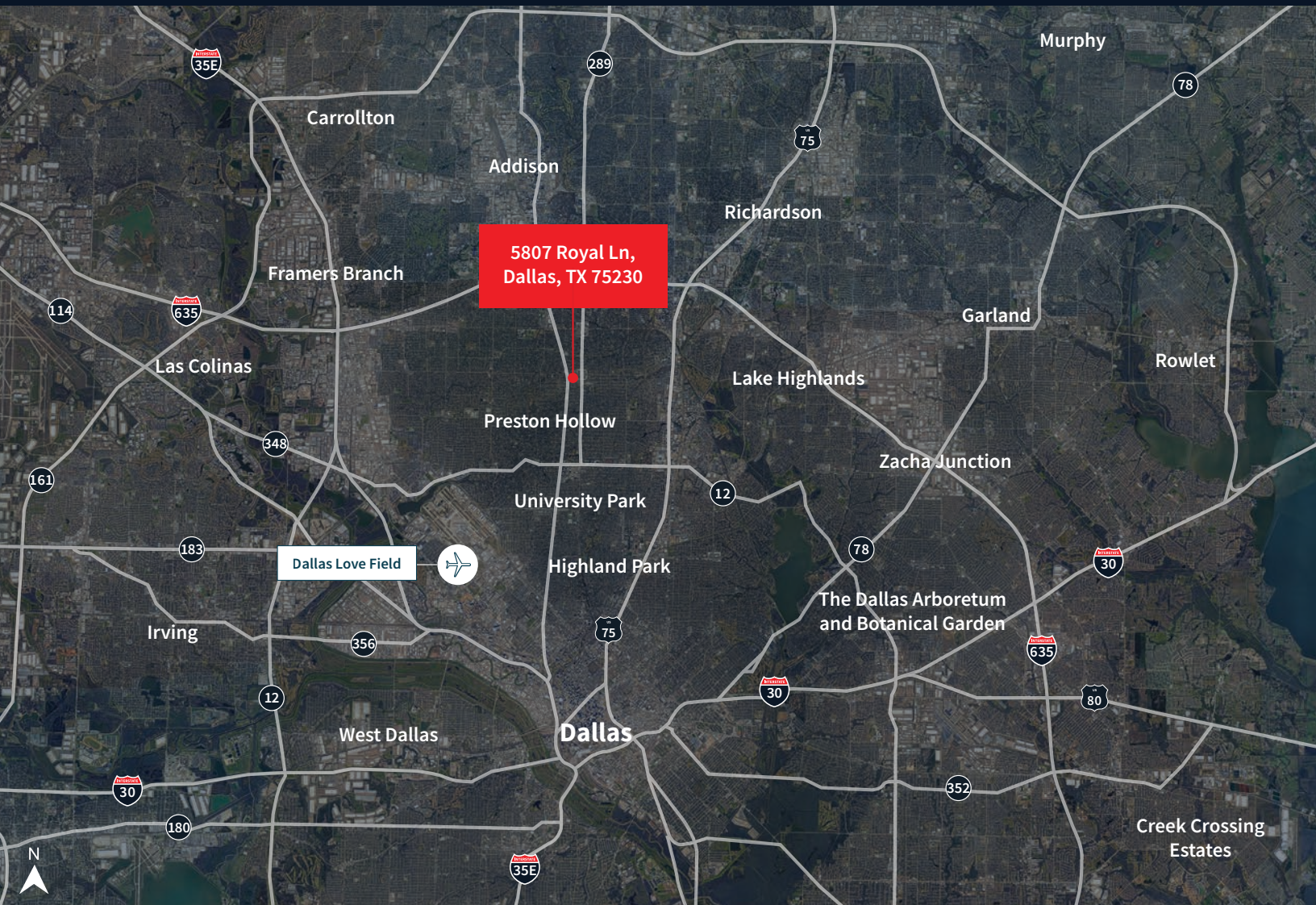
## Trade area



### Restaurants

1. Botolino Gelato Artigianale
2. Escondido Tex Mex Patio
3. Flower Child
4. Bobbie's Airway Grill
5. Starbucks
6. Royal China Restaurant
7. The Anchor Restaurant and Grill
8. Shake Shack Dallas
9. Princi Italia - Dallas
10. Nothing Bundt Cakes
11. LDU Coffee to go
12. Mendocino Farms
13. KAWA OMAKASE HANDROLL BAR

## DFW map



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