

**Bellaire Plaza**  
1305 S. State Hwy 121  
Irving 75062



**Year Built 1986**

**Building Size 99,127 GSF**  
**Bay Depths 65-100'**

**Traffic Count(s)**

**SH 121 - ± 42,700 CPD**

**I-35E - ± 176,000 CPD**

**DEMOGRAPHICS**

	1 Mile	3 Mile	5 Mile
Population	15,200	84,890	199,570
Avg. HH Income	\$63,614	\$78,381	\$99,747

Based on 2010 Year Data – demographicsnow.com

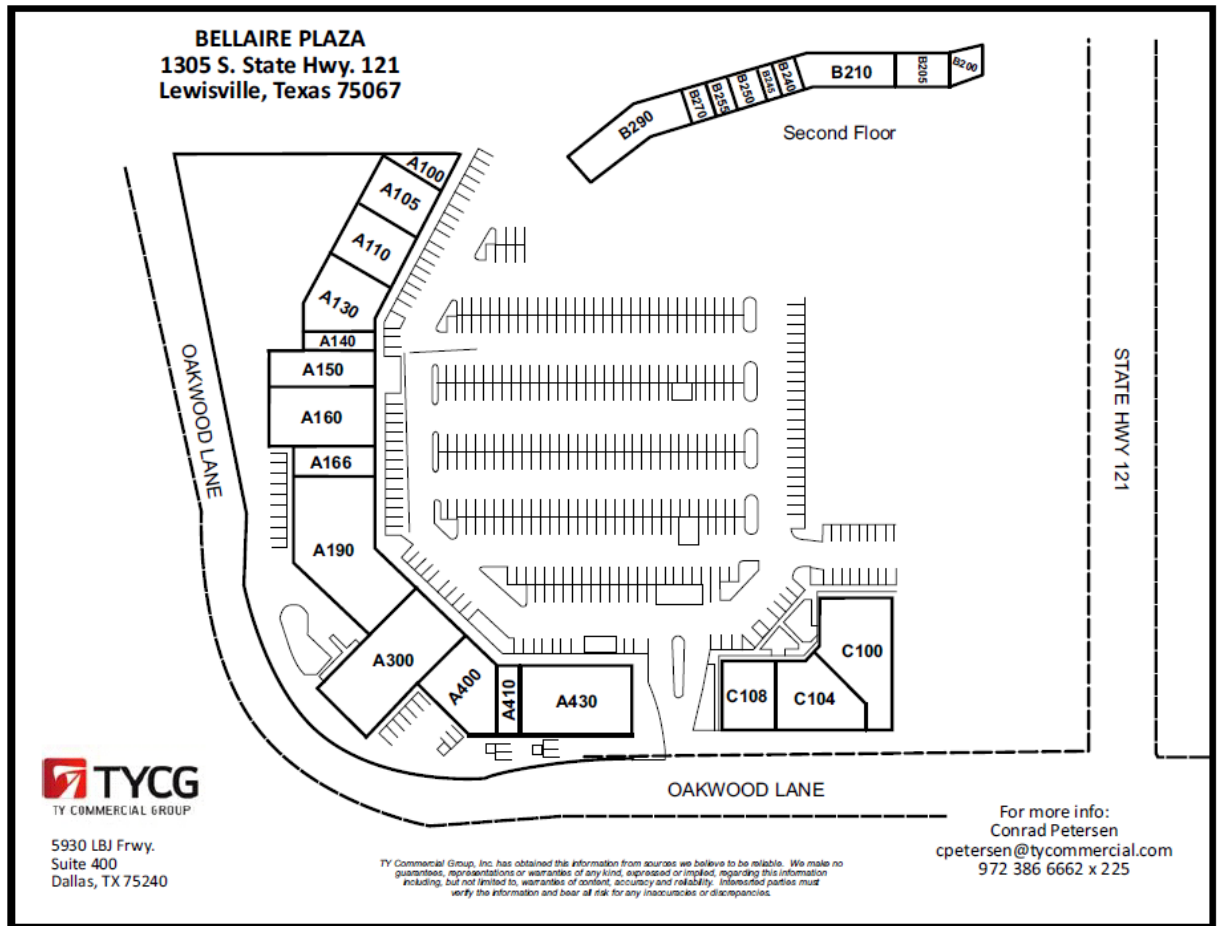
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## SITE PLAN



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