# Gannon Plaza

7401 S Westmoreland, Dallas, TX 75237




## MIXED-USE REDEVELOPMENT OPPORTUNITY

**8.31**
TOTAL ACRES

**87.58%**
VACANCY RATE

OFFERED AT
**Pricing Upon Request**

TEXAS LEGACY REALTY

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## PROPERTY HIGHLIGHT

The property at 7401 S Westmoreland Rd in Dallas offers an exceptional high visibility redevelopment opportunity on approximately 8.31 acres zoned MU-2, allowing flexible mixed-use development.

Strategically positioned at the intersection of S Westmoreland Rd and I-20, the site benefits from excellent freeway exposure and strong daily traffic counts, providing outstanding visibility for future retail, mixed-use, or commercial development.

Located directly adjacent to the 100+ acre Shops at RedBird redevelopment, a $250M+ project anchored by UT Southwestern, Parkland Health, and Children's Health, the property is surrounded by major institutional investment and growing multifamily density.

With strong frontage, regional connectivity, and proximity to a rapidly transforming retail corridor, the site presents a compelling opportunity for high-profile redevelopment or adaptive reuse with long-term value creation.




## OFFERING SUMMARY

| | |
|---|---|
| PRICE | Call Broker for Pricing |
| ZONING | MU- 2 (MIXED-USE DISTRICT 2) |
| BUILDING SIZE | Total 117,238 SQFT<br>71,842 SQFT *North Building*<br>26,200 SQFT *West Building*<br>19,196 SQFT *East Building* |
| LOT SIZE | 8.31 ACRES |
| PROPERTY TYPE | Value Add/Redevelopment |
| YEAR BUILT | 1984 |
| PARKING SPACE | 480 Available Spaces |

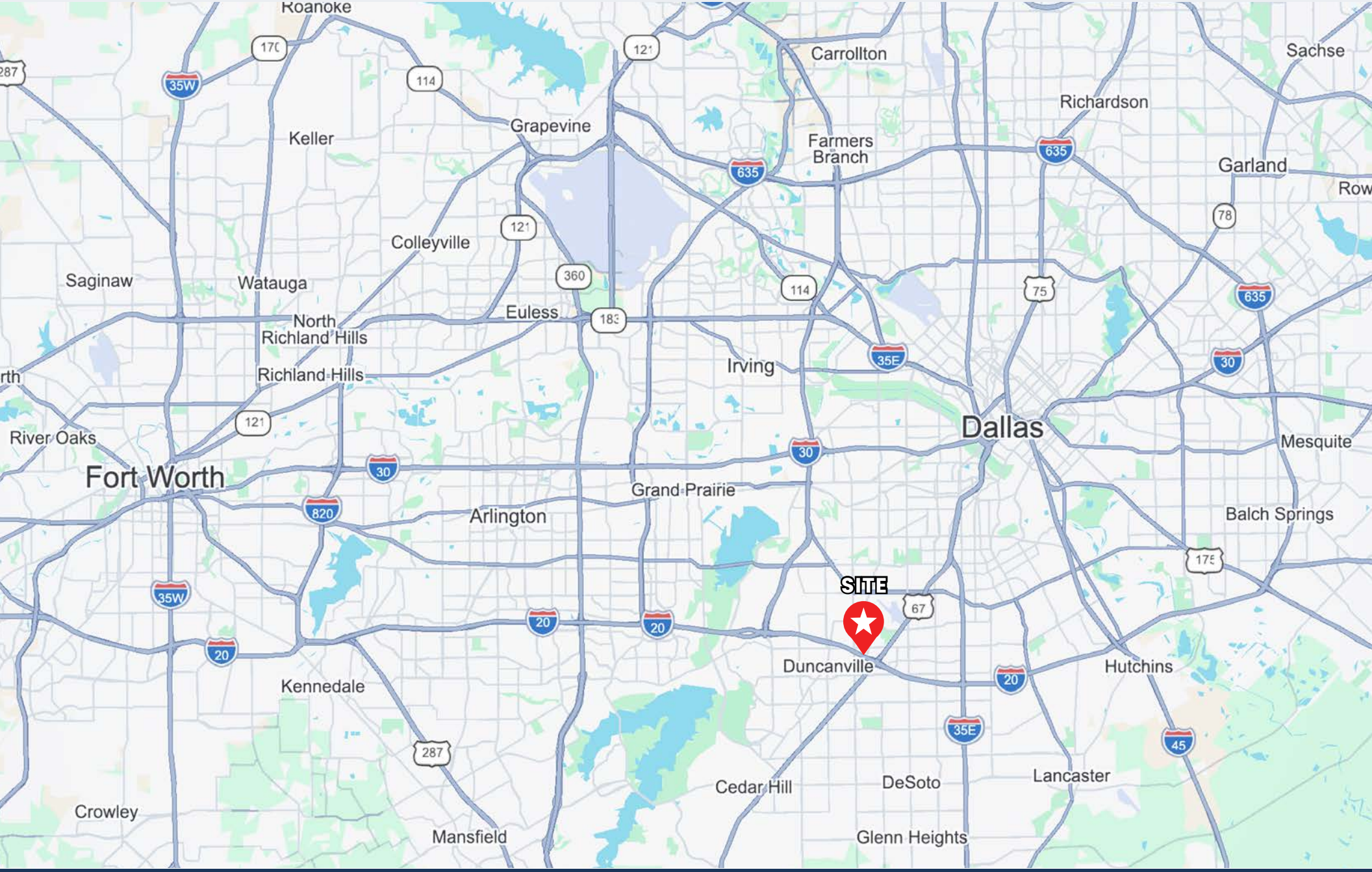
## AREA DEMAND DRIVERS

Methodist Charlton Medical Center · UT Southwestern Medical Center · CAT Caterpillar · Parkland · Tyson · pepsico · sam's club · Kroger Fresh For Everyone · Zillow · Dallas College · The Home Depot · Chase

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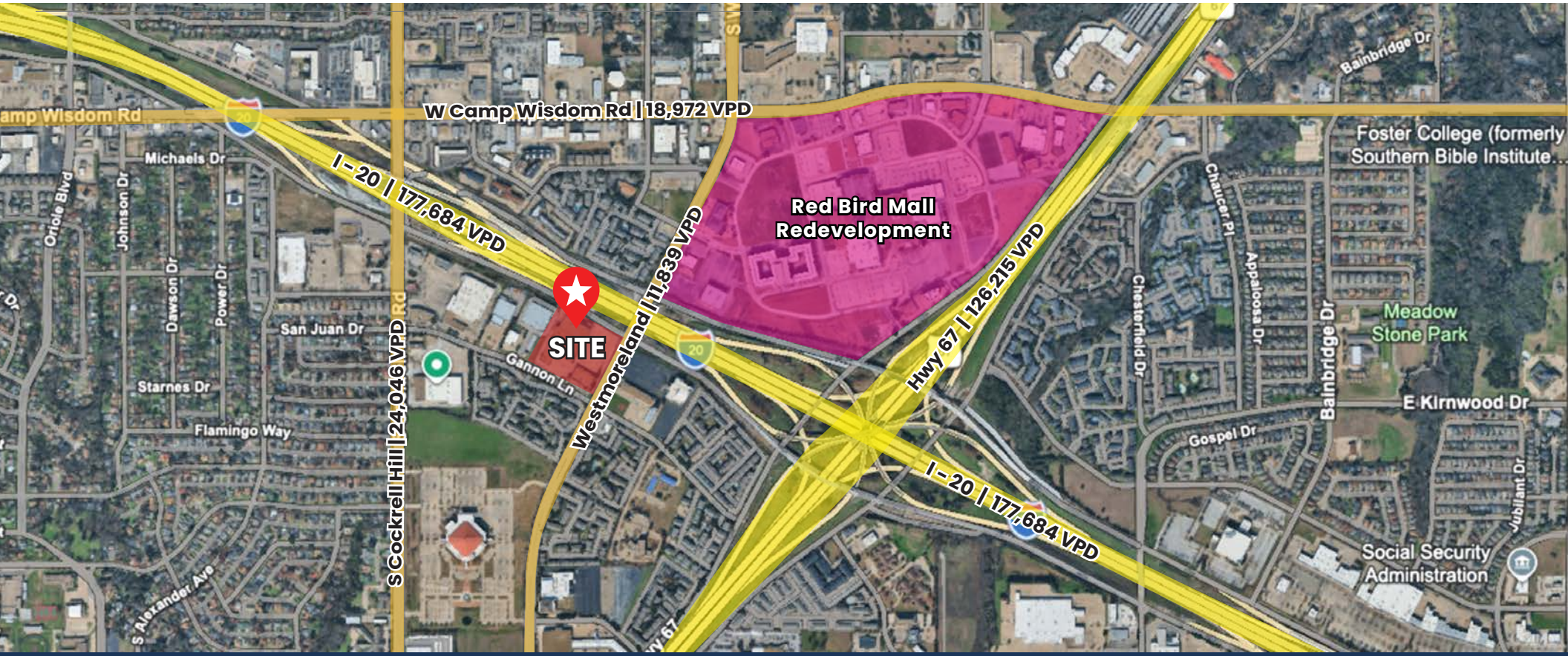

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| DEMOGRAPHICS | 1 Miles | 5 Miles | 10 Miles |
|---|---|---|---|
| 2025 Population (Pop.) | 17,267 | 85,294 | 239,451 |
| 5 yrs Population Growth Est. | 4.4% | 3.4% | 2.9% |
| 2025 Households (HH) | 6,868 | 30,766 | 81,143 |
| 5yrs Household Growth Est. | 1.4% | 2.1% | 2.3% |

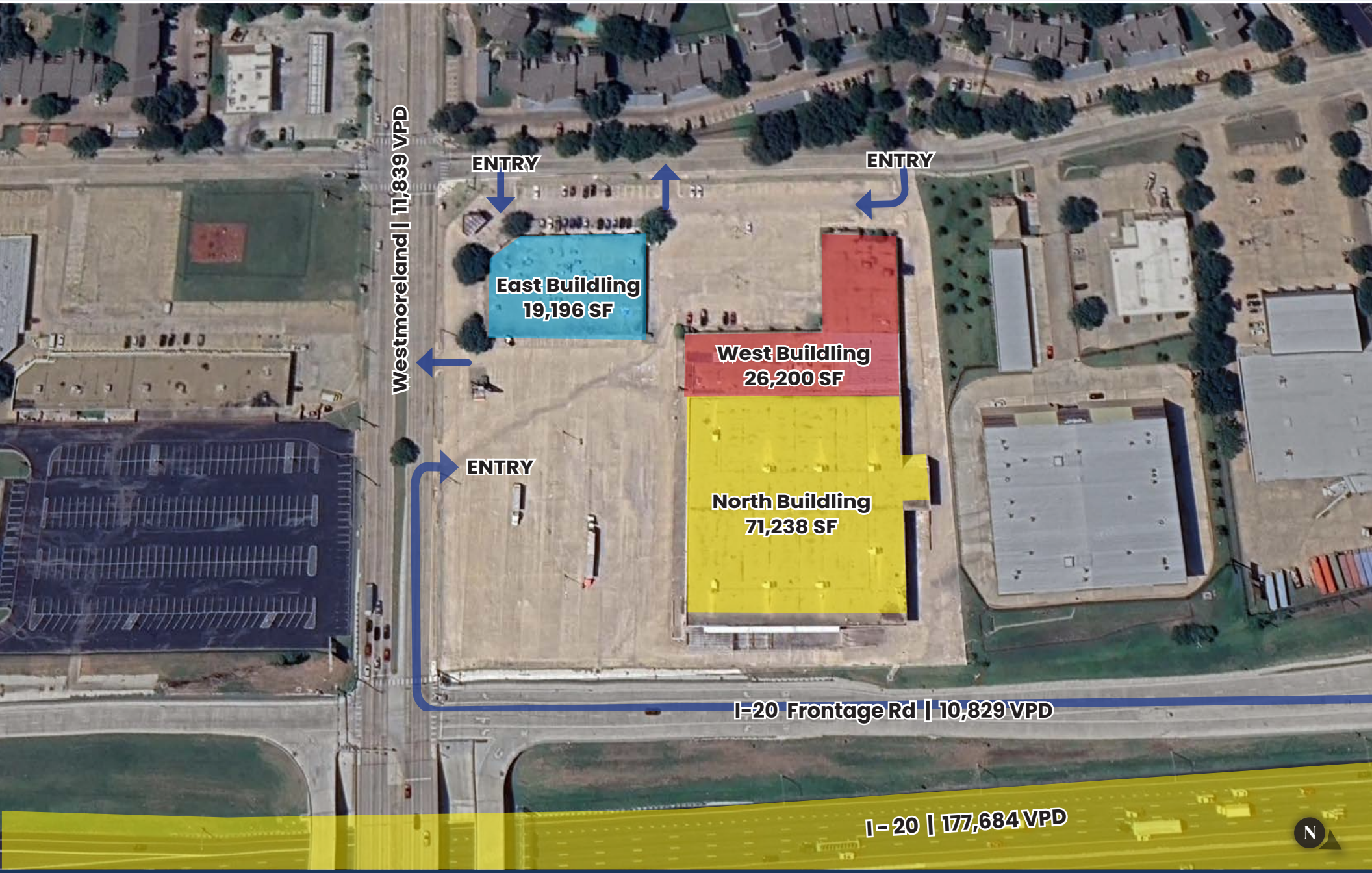
| TRAFFIC COUNTS | |
|---|---|
| I-20 | 177,684 VPD |
| Hwy 67 | 126,215 VPD |
| W Camp Wisdom | 18,972 VPD |
| S Cockrell Hill | 24,046 VPD |




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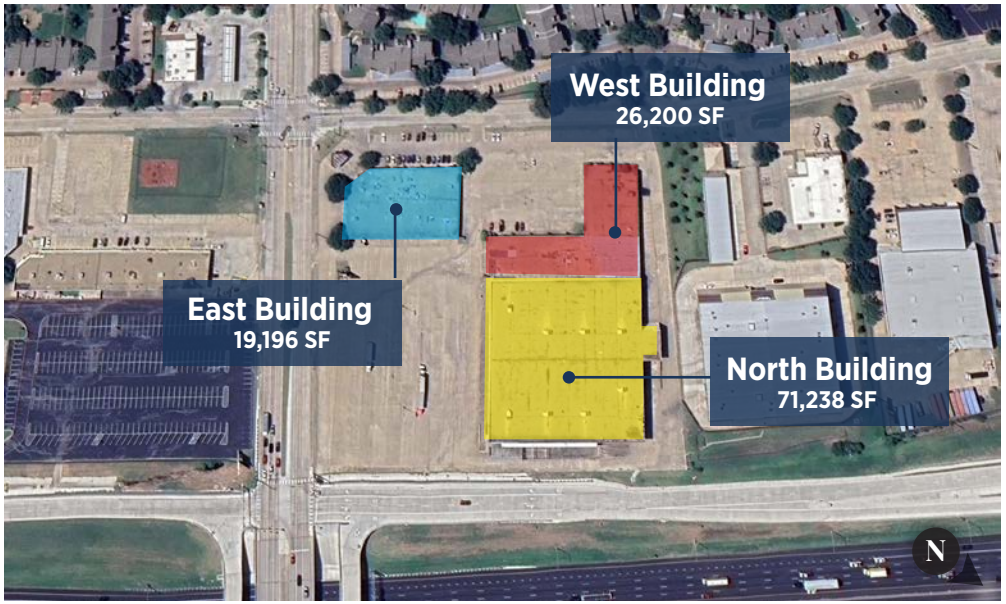
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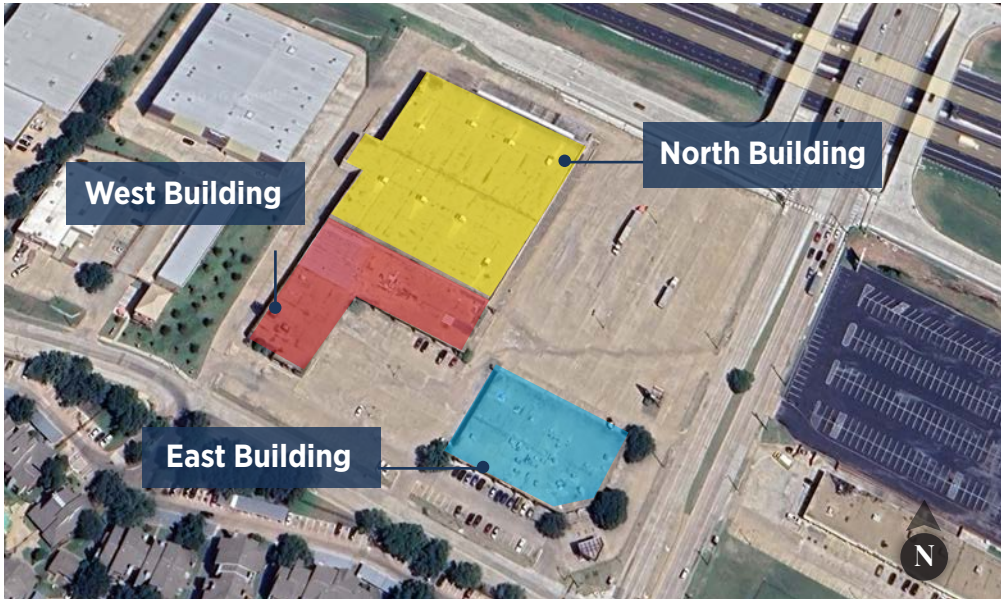



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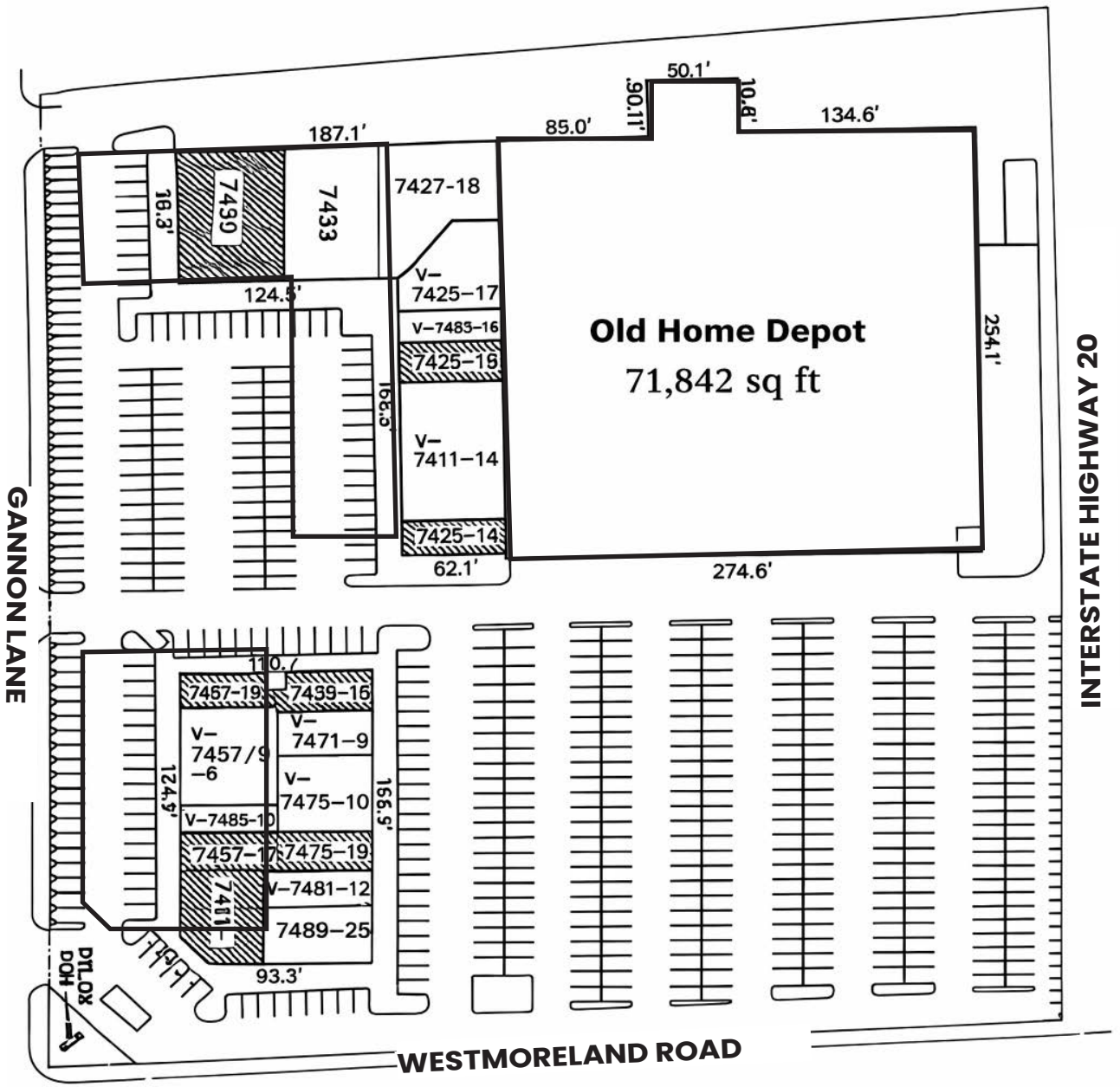




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## RED BIRD MALL REDEVELOPMENT

Significant redevelopment is underway near The Shops at RedBird, anchored by a $250M+ mixed-use transformation. The project is converting the former mall into a destination featuring office, healthcare, retail, multifamily, and hospitality, along with medical clinics and business incubator space. As part of GrowSouth, the area is emerging as a true live-work-play hub with new amenities, public spaces, and growing economic activity.

| | | |
|---|---|---|
| **$250M+** TOTAL INVESTMENT | **720,000** SF TOTAL SIZE | **191,000** SF RETAIL |
| **40,000** SF LAWN RETAIL | **296,000** SF OFFICE | **130** HOTEL KEYS |

## RELATED ARTICLES



D Menu Subscribe

Dallas City Council OKs Sending Millions to Red Bird Mall Redevelopment

The $22 million comes from past bond elections and a loan. The project will also receive $15.6 in tax rebates.

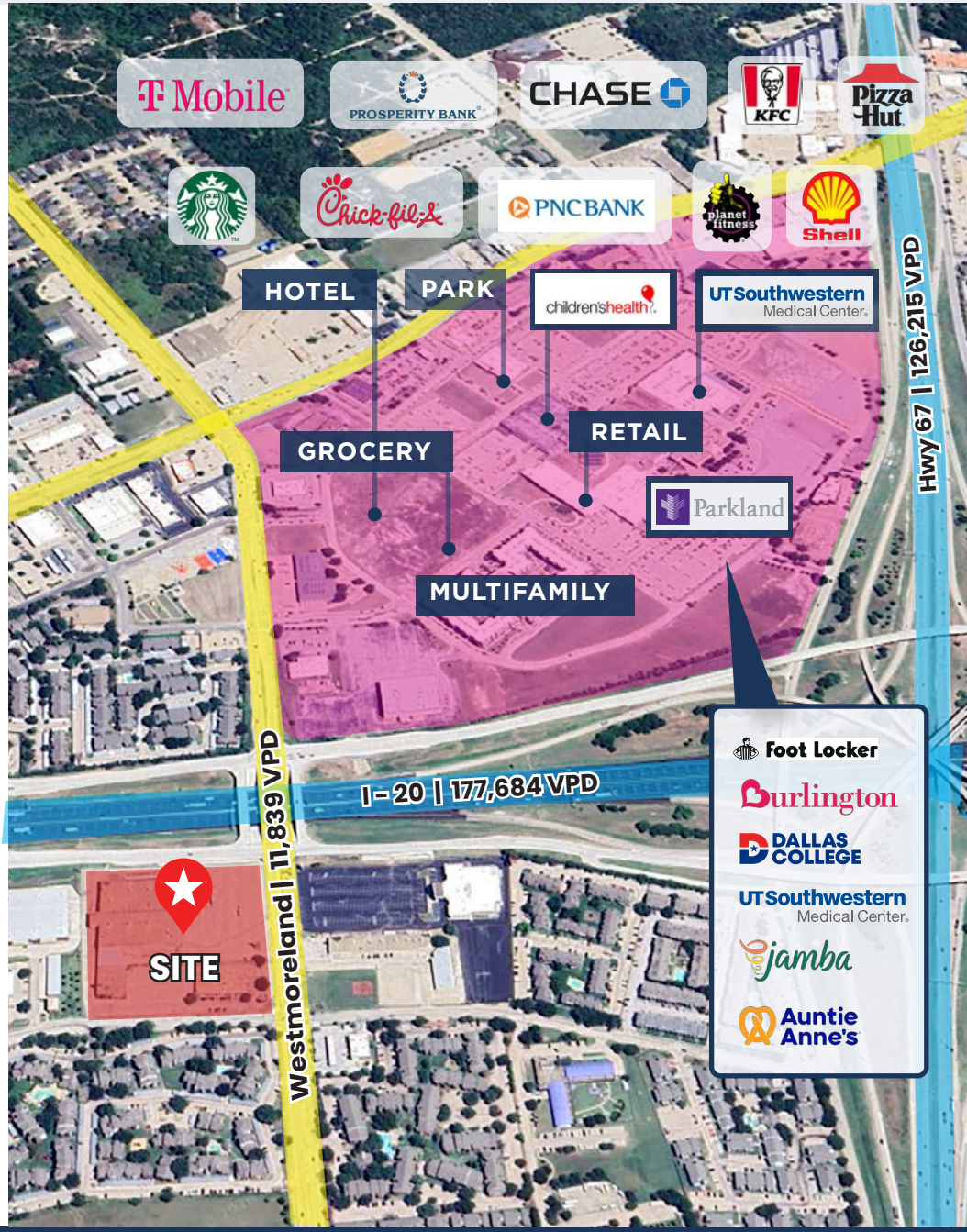
By Matt Goodman | June 13, 2018 | 1:04 pm



Children's Health Announces Plans for $25 Million The Shops at RedBird Expansion

The pediatric system will build a 40,000 square foot specialty center in southern Dallas in the former Red Bird Mall Macy's building.

Source: D Magazine click link to read further




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Source of conceptual plans for Red Bird Mall Redevelopment is from Omniplan



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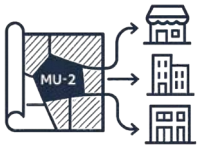
## SUBJECT PROPERTY

# GANNON PLAZA

CONCEPT I

This property represents a prime redevelopment opportunity encompassing approximately 8.31 acres within a well-established Dallas corridor. The surrounding submarket demonstrates strong and sustained residential demand, supported by a dense concentration of existing multifamily communities. This property further benefits from exceptional regional connectivity, with immediate access to Interstate 20 and Highway 67, as well as strong visibility and traffic exposure along key arterial roadways.

These attributes position the site as a compelling candidate for ground-up multifamily or mixed-use redevelopment, offering developers a rare combination of scale, location, and market fundamentals in a supply-constrained corridor.




### MU-2 for Flexibility

Build what the market wants, retail, office, or multifamily.



### Near-Vacant Possession

Almost all tenants are month-to-month. Take control and move fast.



### 71,842 SF Big Box

Subdivide into desired layout. Lower costs, faster lease-up.



### Built-In Demand

Dense residential surrounds the site. The customers are already




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## SUBJECT PROPERTY

**GANNON PLAZA**

CONCEPT II

Strategically positioned at a high-visibility highway and arterial intersection, this site benefits from strong traffic counts, multiple access points, and well-established surrounding infrastructure. The plan activates the existing East Building as storefront retail while introducing multifamily housing to create long-term density and a built-in customer base. The result is an integrated live-work-play environment with diversified revenue through both retail and residential income.

Thoughtful site planning incorporates pedestrian connectivity, shared open space, and placemaking elements, while flexible phasing and a curated tenant mix support efficient execution and sustained long-term value.

### Retail & Dining Promenade

Street-front featuring multiple patio spaces and an integrated retail promenade, maximizing visibility.

### Integrated Parking Solution

High-density luxury units framed around a private, lush internal amenity courtyard featuring a pool and social areas.

### Immediate Highway Visibility

Prime location directly at a major highway interchange ensuring exceptional traffic exposure for the commercial components.

### Modern Mixed-Use Campus

A cohesive, contemporary design balancing active commercial fronts with secluded, private residential luxury.




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## SUBJECT PROPERTY

# GANNON PLAZA

CONCEPT III

### Repurposed Existing Building

North Building + Partial West Building
~ 95,000 sq ft for Retail/Anchor Tenant

### Inline Retail & Shops

Highway Visibility & Accessibility
~ 25,000 sq ft (6~8 storefronts)

### Multifamily Residential

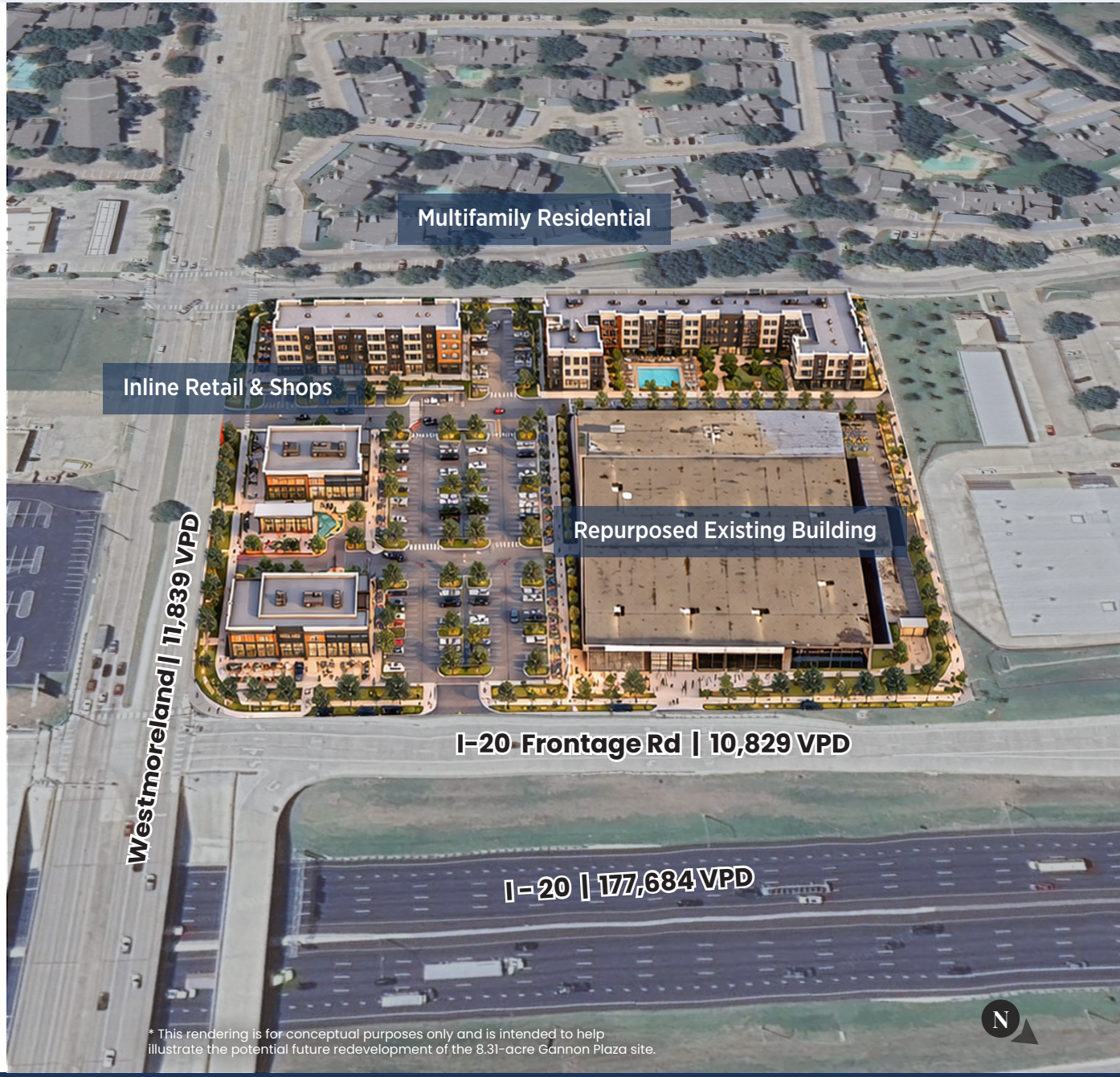
4 Stories & 2 separated buildings
possible for retail & multifamily mix

### Outdoor Plaza & Gathering

Outdoor seatings and landscape
Linear walkable space

### Surface Parking

Restriped and lanscaped around
the buildings




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**VACANT**
**102,673 SF | 87.58%**

**OCCUPIED**
**14,565 SF | 12.42%**

**TOTAL**
**117,238 SF**

| Building | Suite | % of SF | Tenant | Expiration | SQ. FT. | MO Rent |
|---|---|---|---|---|---|---|
| Gannon North | 7401 | 61.28% | Former Home Depot | | 71,842 | |
| Gannon West | 7405 | 1.74% | Vacant | | 2,040 | |
| | 7411 | 3.70% | Vacant | | 4,339 | |
| | 7419 | 1.30% | Vacant | | 1,524 | |
| | 7421 | 1.06% | Vacant | | 1,242 | |
| | 7425 | 2.36% | Vacant | | 2,766 | |
| | 7427 | 3.66% | Vacant | | 4,289 | |
| | 7433 | 2.99% | Vacant | | 3,500 | |
| | 7439 | 5.54% | Club Odyssey | Month to Month | 6,500 | $6,250 |
| Gannon East | 7491 | 2.22% | Discount Food Mart | Month to Month | 2,600 | $5,855 |
| | 7453 | 1.08% | Sparkle Tex Cleaners | Month to Month | 1,265 | $1,850 |
| | 7455 | 2.68% | Wings and More | 8/31/2030 | 3,147 | $ 4,500 |
| | 7457 | 0.90% | Vacant | | 1,060 | |
| | 7461 | 0.90% | NC Nails | Month to Month | 1,053 | $1,550 |
| | 7469 | 1.13% | Vacant | | 1,319 | |
| | 7471 | 1.21% | Vacant | | 1,420 | |
| | 7475 | 2.12% | Vacant | | 2,490 | |
| | 7479 | 1.17% | Vacant | | 1,375 | |
| | 7481 | 1.08% | Vacant | | 1,262 | |
| | 7489 | 1.88% | Vacant | | 2,205 | |
| | | | Truck God Driving School | Month to Month | | $1,500 |
| | | | iMed Truck Driving School | Month to Month | | $800 |
| | | | | **Total Rental Income** | | **$22,305** |

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11-03-2025

# Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

EQUAL HOUSING OPPORTUNITY

**TYPES OF REAL ESTATE LICENSE HOLDERS:**

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

**A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

**A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:**

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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