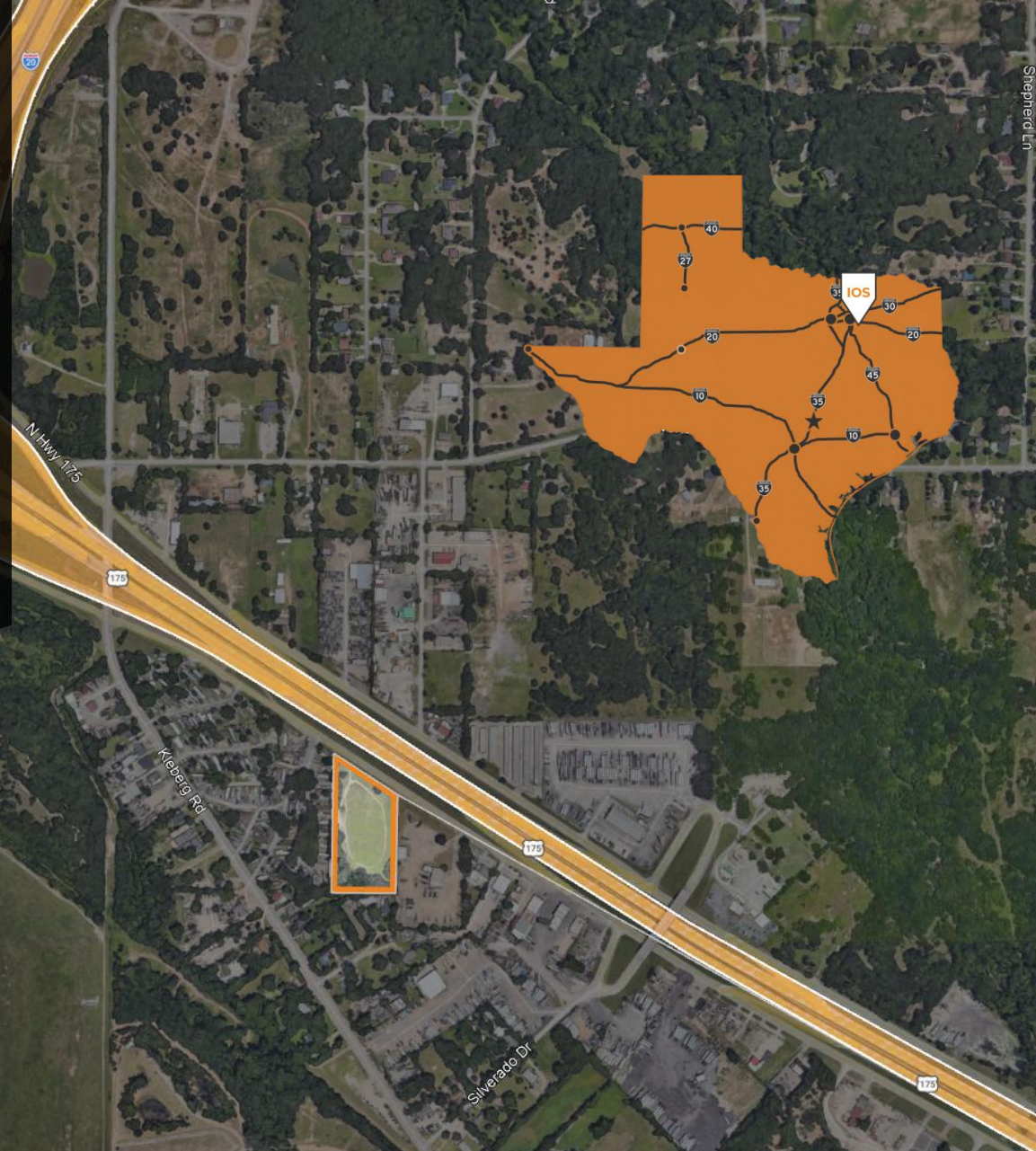


OFFERING MEMORANDUM

# INDUSTRIAL ZONED DEVELOPMENT LAND

11532 C F Hawn Freeway  
Dallas, TX 75253

- 3.58 Acres Site
- CS Zoning
- Highway Frontage



# CONFIDENTIALITY & RESTRICTED USE AGREEMENT

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Trade Properties in compliance with all applicable fair housing and equal opportunity laws.

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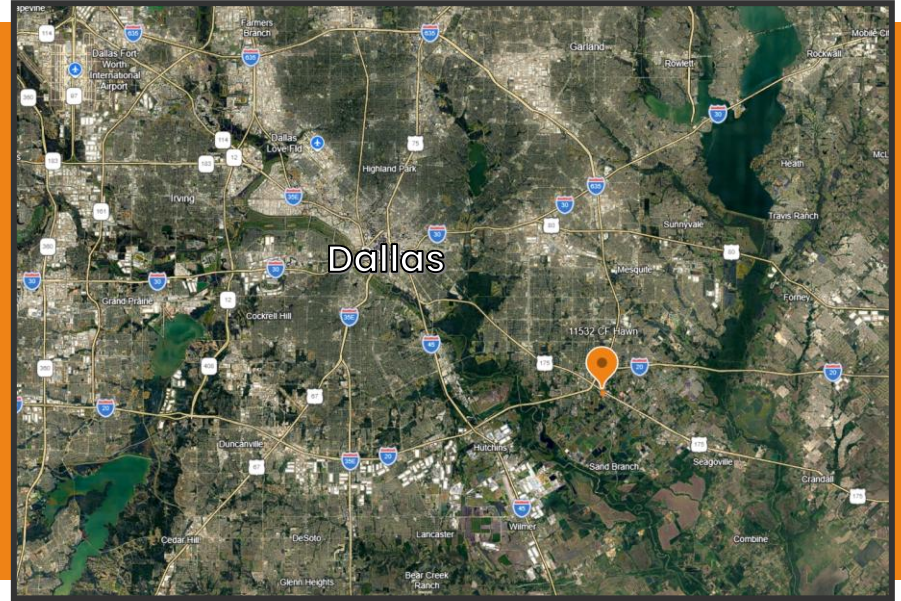
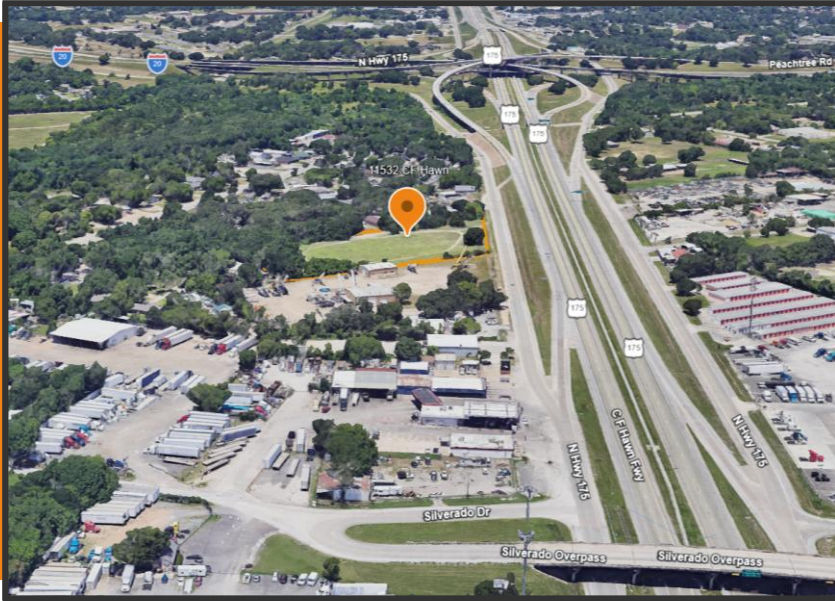
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## TRADE PROPERTIES

17250 Dallas Parkway  
Dallas, TX 75248



## PROPERTY DESCRIPTION

11532 C F Hawn Freeway is a ±3.58-acre land site available for sale in Southeast Dallas, TX along US-175 (C F Hawn Freeway). The property offers direct freeway frontage and high visibility on one of the area's primary freight corridors. Situated in the Pleasant Grove area with strong accessibility to I-20, I-635 and I-45, the site is positioned within Dallas's key logistics and industrial corridor, minutes from the DFW Inland Port, a 76,000+ acre distribution hub anchored by a Union Pacific intermodal terminal and home to Amazon, Walmart, and FedEx operations.

The property offers freeway-frontage and CS (Commercial Services) Zoning within Dallas city limits, an increasingly difficult combination that offers critical use opportunities for logistics operators, equipment dealers, and other industrial users seeking industrial outdoor storage (IOS), warehousing, last-mile distribution terminals, and commercial uses such as flex, retail, and office.

**Legal:** 3.580 acres in the McKinney & Williams Survey, Abstract No. 1006, City of Dallas, Dallas County, TX. Lot 1, Block 8793, Velit Addition (Inst. No. 202300185671, OPRDCT). Metes: NE→SE S00°19'20"E 440.22'; SE→SW S88°06'24"W 295.14'; SW→NW N00°26'46"E 629.92'; NW→NE S57°58'05"E 339.25' along S ROW of CF Hawn Fwy to POB. 155,959 SF.

## PROPERTY SUMMARY

Address:	11532 C F Hawn Fwy, Dallas, TX 75253
Ownership:	Fee Simple
Land Size (AC):	±3.58 AC
Building Size (SF):	N/A (Vacant Land)
Zoning:	CS (Commercial Services)
Approved Uses:	IOS / Commercial / Industrial
Topography:	Mostly Level
Utilities:	Electric, Water/Sewer Available
Frontage:	Direct on C F Hawn Fwy (US-175)
Flood Zone:	Zone X
Traffic Count:	110,000+ VPD (US-175)

**CONTACT BROKER FOR PRICING**

**SITE**



# SURVEY



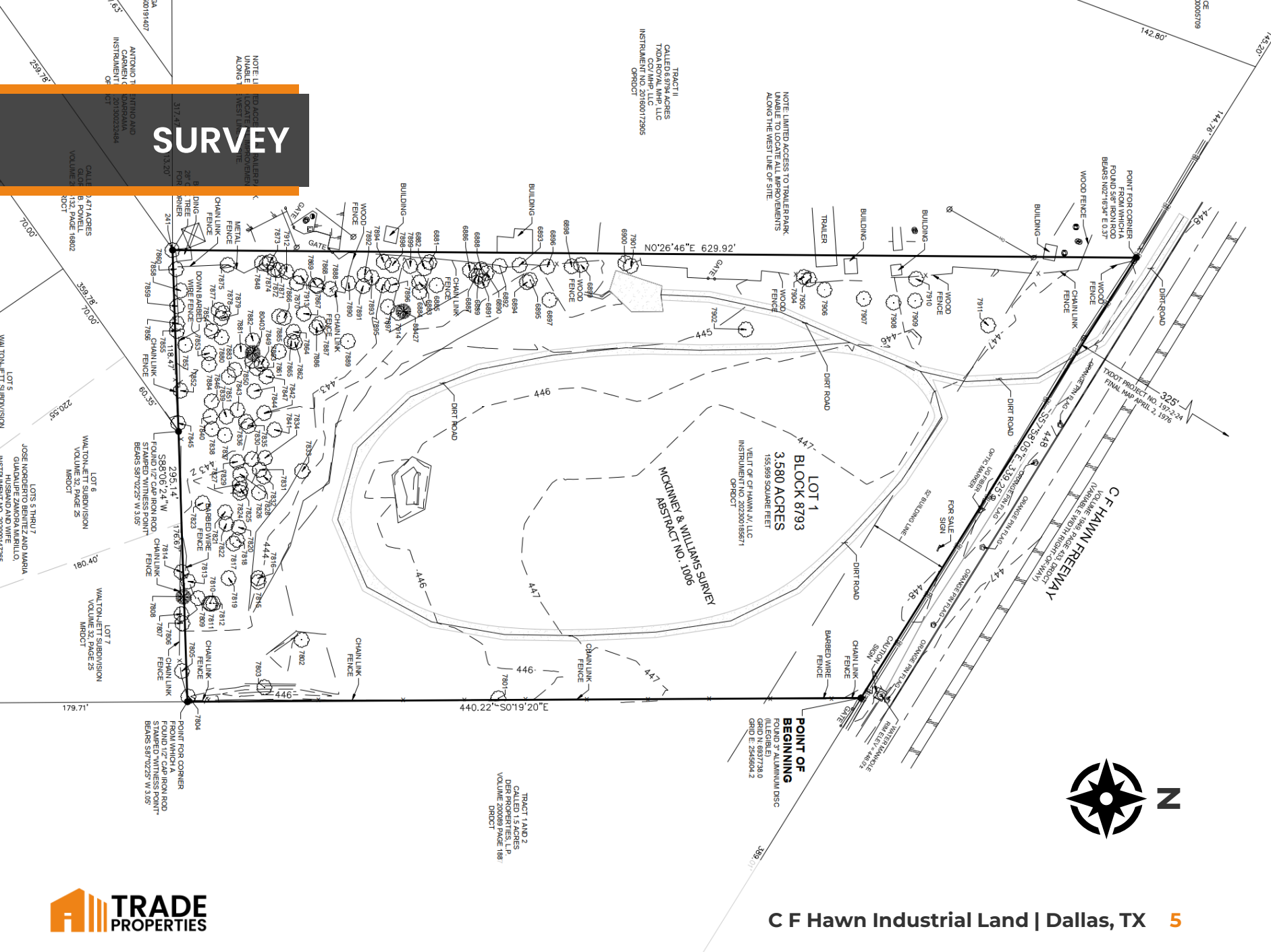
NOTE: LIMITED ACCESS TO TRAILER PARK  
UNABLE TO LOCATE ALL IMPROVEMENTS  
ALONG THE WEST LINE OF SITE.

**LOT 1**  
**BLOCK 8793**  
**3.580 ACRES**  
155,999 SQUARE FEET  
VELT OF CF HAWN JV, LLC  
INSTRUMENT NO. 202300185971  
ORPDCIT

**POINT OF BEGINNING**  
FOR THE PLANNED DISC  
(UNLEGIBLE)  
GRID N: 6897738.0  
GRID E: 2545504.2

**TRACT LAND 2**  
3.041 ACRES  
DEER PROPERTIES, L.P.  
VOLUME 32 PAGE 188  
ORPDCIT

**TRACT 11**  
COLLETS 8794 ACRES  
71400 S. W. 140TH AVENUE  
CO/MPH, LLC  
INSTRUMENT NO. 201800172805  
ORPDCIT



# INGRESS AND EGRESS



120,000 VPD



60,000 VPD



75,000 VPD

~11 mi - Dallas CBD  
~17 mi - Dallas Love Field

140,000 VPD

## Mesquite & Balch Springs Industrial Boom

~3-7 mi N · I-20 / I-635 / US-80 corridor

**IH-20 Business Park:** 3.2M SF industrial/logistics + 180K SF retail under development by 42 Real Estate / SLJ Co. on I-20 between Lasater & Lawson Rds.

**Last-mile network:** UP Mesquite Intermodal (~7 mi N) plus Amazon AFW5 & DDF2 delivery stations (~3.5 mi N/NE) extend regional logistics directly into the subject's catchment.

## Kaufman County Growth

**Fastest-growing county in Texas · #3 in U.S.**

+5.6% Annual Pop. | 30,000 New Home Planned

~12 mi - Crandall - 7.9% annual growth  
~15 mi - Heartland MPC - 15,000+ residents, 4,400 lots developed + 450 underway; H-E-B-anchored 25-acre Town Center under construction.

Outpost



Marlow's Fuel Center



80,000 VPD

## Dallas Inland Port

~5 mi SW

60M+ SF of Industrial Space | 30,000+ jobs

**Anchor tenants:** Amazon (DAL9 FC) · UP Dallas Intermodal (365K containers/yr) · FedEx Ground Hub & Ship Center · Walmart (1.5M SF automated FC + 730K SF grocery DC, both new in 2023-24) · Best Buy (+800K SF expansion 2024) · P&G Dallas Mixing Center · John Paul Mitchell (relocated from West Coast) · Schneider, Knight & CRST terminals



130,000 VPD



# TEXAS POWERHOUSE

31M \$2.7T



GDP

8th Largest Economy in the World

#1 State in Exports

## AMARILLO

Cattle & Dairy  
Wind Energy  
Defense (Pantex)  
Logistics Hub

## MIDLAND-ODESSA

Permian Basin Oil & Gas  
Aerospace & Spaceport  
Distribution & Logistics

## EL PASO

#2 US Land Port  
\$200B Trade Volume  
Home to Fort Bliss

## LAREDO

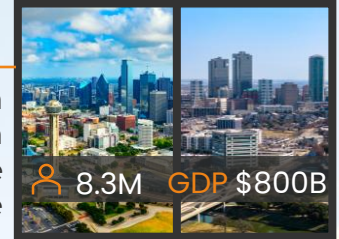
#1 US Land Port  
\$354B Trade Volume  
(+4.4% YoY) (2025)

## LUBBOCK

Cotton & Dairy  
Texas Tech University  
Healthcare  
Food Processing

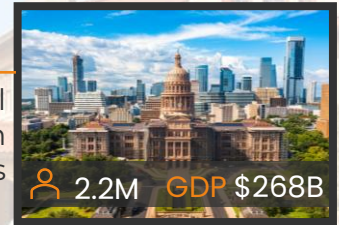
## DFW

Tech  
Distribution  
Banking/Finance  
Healthcare



## AUSTIN

State Capital  
Tech & Innovation  
Semiconductors



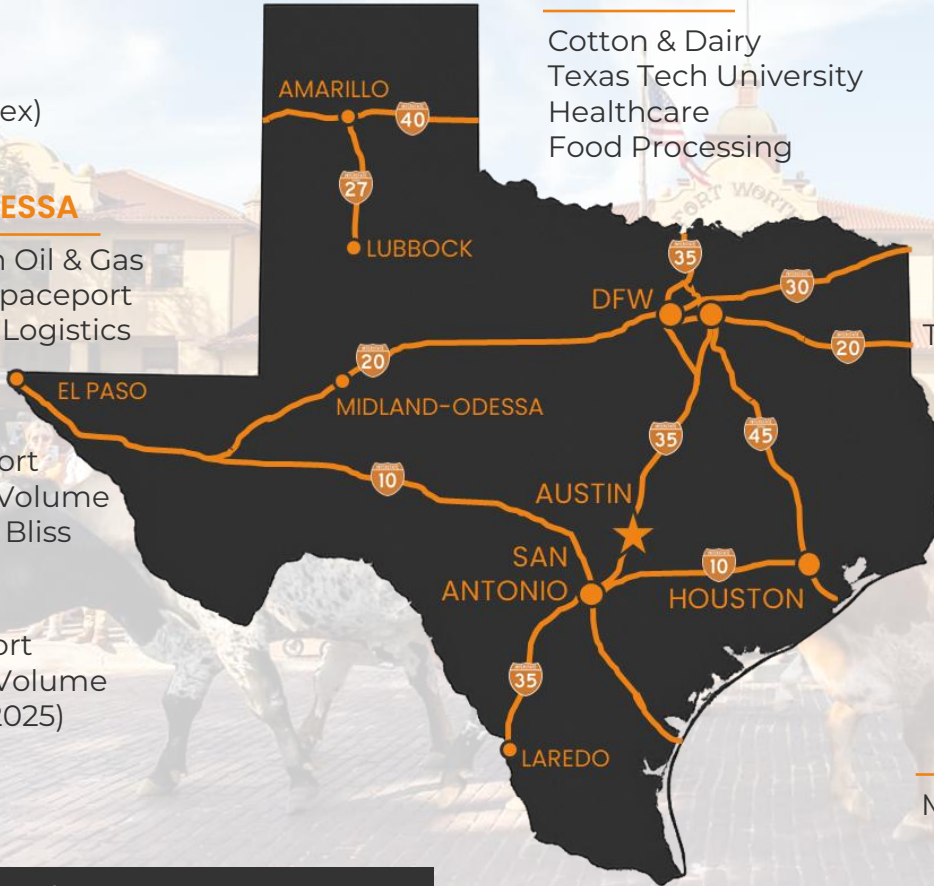
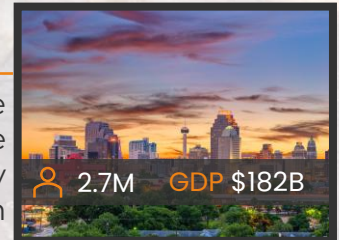
## HOUSTON

Port of Houston  
Oil & Gas  
Petrochemicals  
Healthcare



## SAN ANTONIO

Military & Defense  
Healthcare  
Cybersecurity  
Tourism



Fastest Growing Large State

# DALLAS-FORT WORTH

**Alliance / N. Fort Worth**  
**Logistics; Aerospace; Defense**  
\$18.3B investment; 73K+ jobs  
Lockheed Martin, Amazon Air, BNSF

**DFW Airport / Grapevine**  
**Aviation; Trade; Logistics**  
World's 3rd-busiest airport  
American Airlines HQ; freight hub

**Fort Worth CBD / Sundance**  
**Finance; Energy; Culture**  
\$1B+ recent downtown investment  
Revitalized CBD; energy firms; cultural hub

**Las Colinas / Irving**  
**Corporate HQs; Energy; Pharma**  
Most Fortune HQs per capita in US  
ExxonMobil, McKesson, Caterpillar

**Arlington / Mid-Cities**  
**Sports; Entertainment; Mfg.**  
AT&T Stadium; Globe Life Field  
Entertainment district; Bell Textron

**Legacy / Plano-Frisco**  
**Corporate; Tech; Finance**  
Toyota NA HQ; Boeing; \$2B+ dev.  
Fastest-growing corporate corridor

**Telecom Corridor / Richardson**  
**Telecom; Tech; Data Centers**  
5,700+ companies; 130K+ jobs  
AT&T, TI, Samsung; UT Dallas hub

**Uptown / Victory Park**  
**Finance; Hospitality; Retail**  
JPMorgan, BofA expanding presence  
Top urban live-work-play corridor

**Downtown Dallas / CBD**  
**Finance; Legal; Corporate**  
23 Fortune 500 HQs in metro  
"Wall Street of the South"; financial hub

**Medical District / Stemmons**  
**Healthcare; Life Sciences; Research**  
UT Southwestern; 6 Nobel Laureates  
Parkland Hospital; \$4B+ annual impact

**Inland Port / S. Dallas**  
**Logistics; Distribution; Mfg.**  
76K+ acres; 30K+ jobs; UP Rail  
Amazon, Walmart, FedEx hub

**Red Oak / S. Dallas Data Hub**  
**AI; Cloud; Data Infrastructure**  
#2 US data center market; 575 MW  
DataBank, Equinix, Digital Realty

# DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,209	57,143	147,873
Average Age	26.5	31.0	31.1
Average Age (Male)	23.6	28.8	30.2
Average Age (Female)	31.7	33.1	31.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,244	16,836	42,898
# of Persons per HH	3.4	3.4	3.4
Average HH Income	\$71,856	\$75,872	\$75,520
Average House Value	\$145,845	\$173,384	\$176,442

2023 American Community Survey (ACS)

Map data ©2026 Google



**Market:** Dallas, TX  
**Land Area:** 909 Square Miles  
**County:** Dallas  
**Population:** 1.3M+ (8.4M+ MSA)

**Dallas** is the economic engine of North Texas and the anchor of the nation's fourth-largest metro area with 8.4M+ residents. Home to 23 Fortune 500 headquarters, DFW is a global hub for finance, technology, logistics, and healthcare. The region's \$745B GDP ranks 5th nationally. Texas's no state income tax, pro-business regulatory environment, and deep talent pipeline continue to drive corporate relocations and investment at scale.

DFW sits at the intersection of I-35, I-30, and I-20, with DFW International Airport—the world's 3rd-busiest—providing unmatched air connectivity. The metro is the #2 data center market in North America, with 1,000+ MW under construction. Major employers include AT&T, American Airlines, Toyota, ExxonMobil, Goldman Sachs, and Lockheed Martin, supported by a 4.29M+ nonfarm labor force.



#2 Data Center Market in North America>>>

## Dallas–Fort Worth, TX MSA

Labor Force	4.29M+
Emp. Growth	+2.5%
Avg. Hourly Earnings	\$37.71
Avg. HH Income	\$98K+
Median Home Price	\$399K
Major Employers	AT&T, AA, Toyota, Exxon
DFW MSA Pop.	8.4M+
Pop. Growth (5yr)	+6.1%



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## JOSH ADAMS

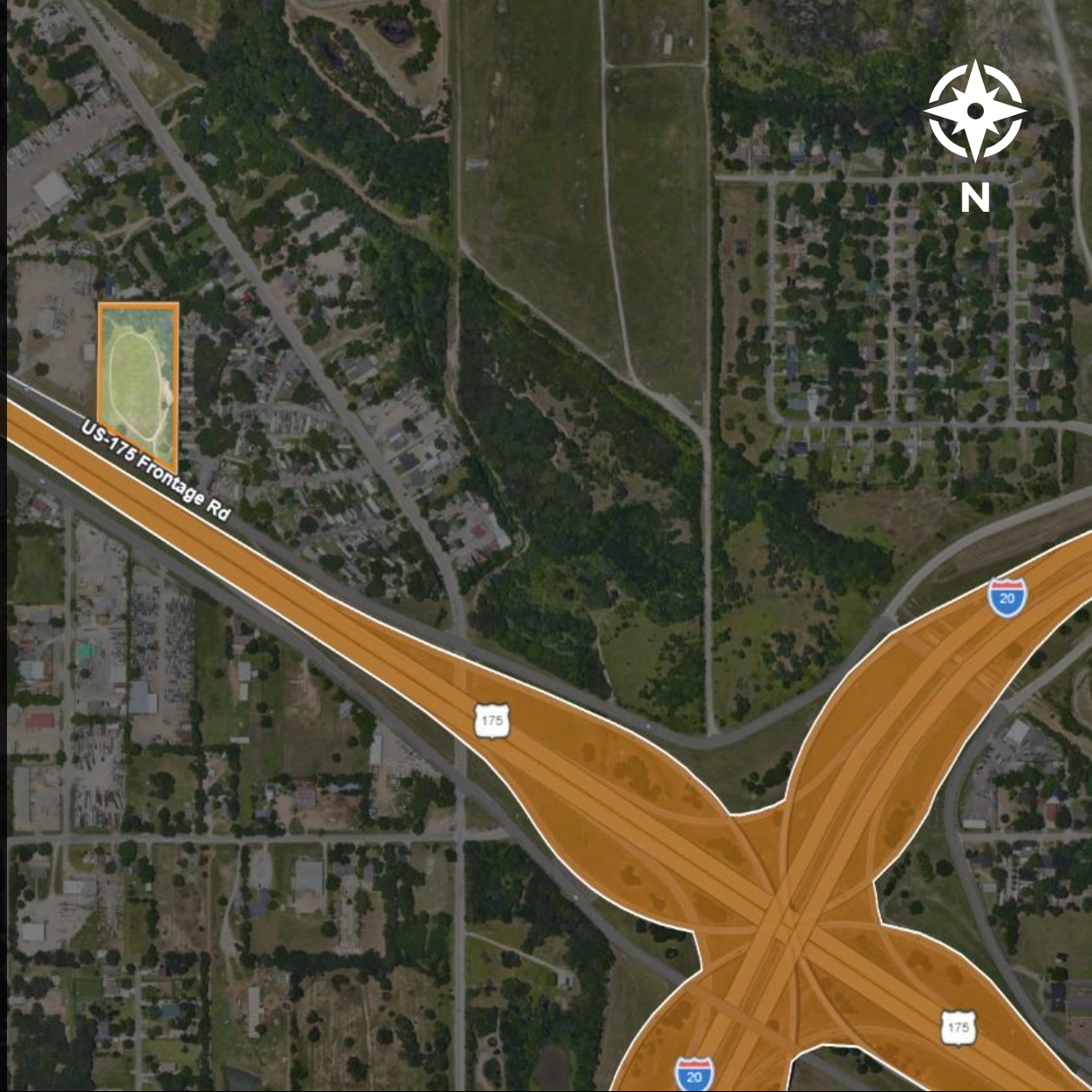
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