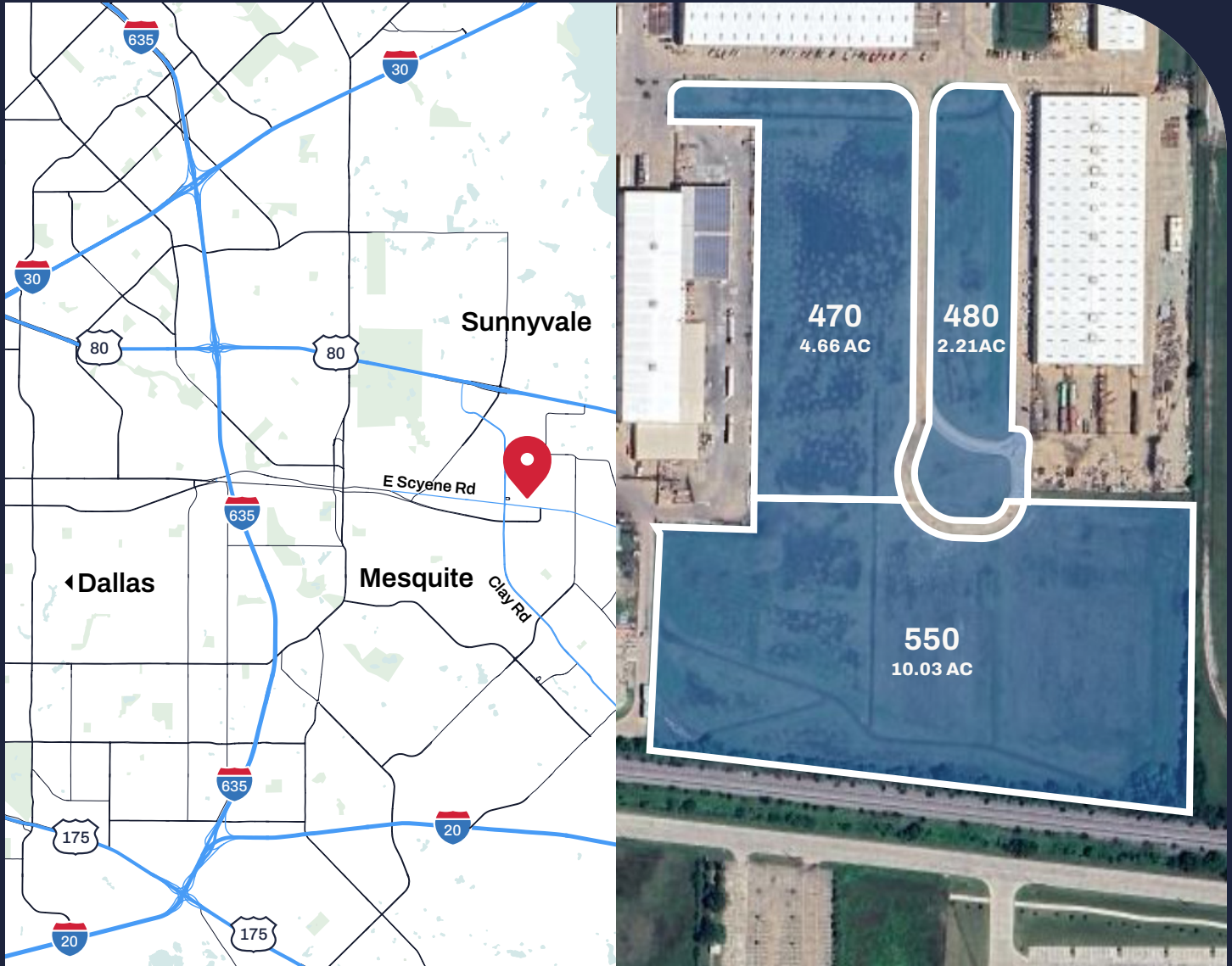


Dallas County Industrial Land for Sale

16.9 ACRES OF INDUSTRIAL LAND - CAN BE BOUGHT SEPARATELY

470-480 & 550 Clay Road, Sunnyvale, TX 75182



3 Parcels of Industrial Zoned Land

Proximity to I-635 and US 80

All Utilities to Site

Metal buildings & outside storage permitted

Asking price: \$5.85/SF, well below double digit land pricing typical for DFW

Exclusive Listing:

Steve Rowland

Senior Vice President
(214) 803-3533
steve.rowland@transwestern.com

Proximity

US 80

1.8 MILES

I-635

4.2 MILES

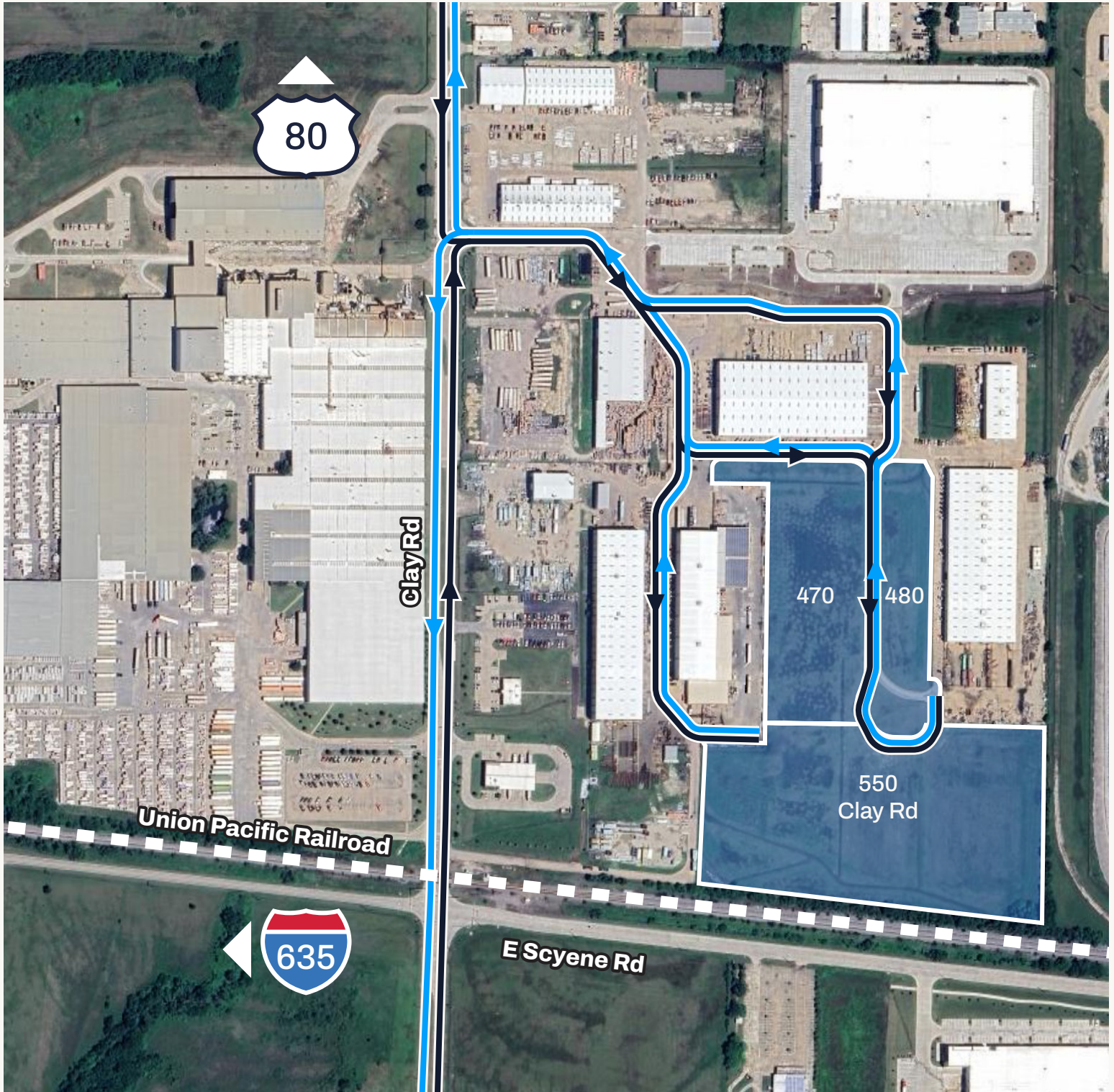
I-20

6.4 MILES

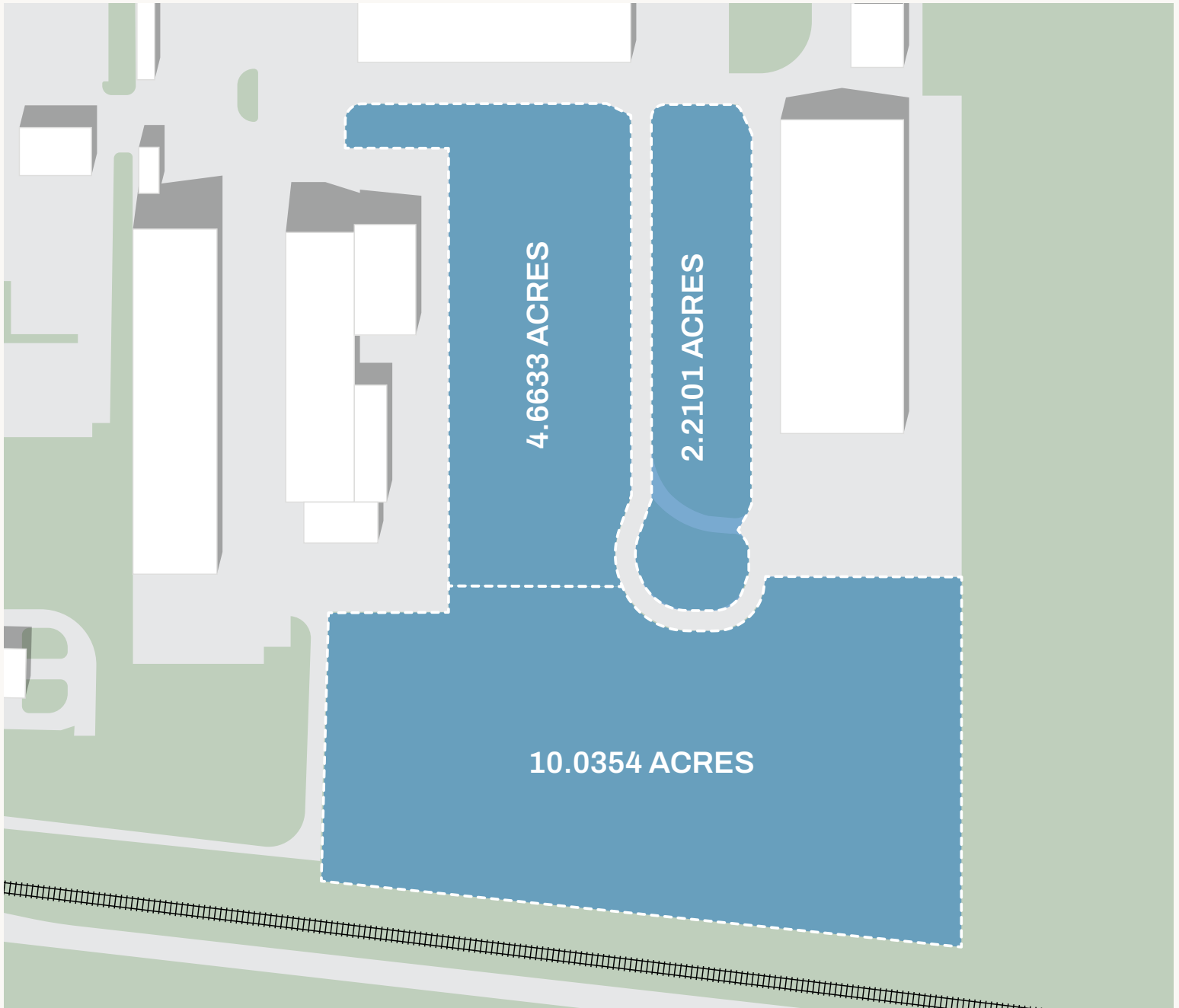
DOWNTOWN DALLAS

16.4 MILES

Ingress/Egress



Site Plan



Offering Highlights

- 16.9 Acres comprised of 3 individually platted lots
- May be bought in total or as separate parcels
- New Mesquite Industrial Distribution Project across the street to South
- Railroad adjacent
- Nearby Warehouse Specialties, Mohawk/Dal-Tile and many other significant owner/users
- Last remaining parcels within the Sunnyvale Industrial Center (who owns and maintains the roads)

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 **Transwestern**