



MOTE & ASSOCIATES

## Retail/Warehouse For Sale or Lease 803 E. Hwy 67, Duncanville, TX 75137



### PROPERTY FEATURES:

- +/-3,400 SF building on a +/-0.524 acre lot.
- 1-12'X12' OHD/ 1- 12'X10' OHD
- 15 Parking Spaces with fenced storage area.
- Built in 2010. Includes billboard and wash pit.
- Interior features include LED lighting, a large showroom floor, an office, a restroom, and a warehouse with a 12'-18' clear height with two grade-level overhead doors with one measuring 12'wx12'h and the other measuring 12'wx10'h.
- Possible Uses: Automotive Repair/Detail, Tire Shop, Appliance Rental and Repair, Fitness Facilities, Pawn Shop, Plumbing Shop, Light Manufacturing/Production/Processing.
- Near major traffic generators such as Target, WinCo, Pappadeaux Seafood Restaurant, Cooksons's Transmission City, QT gas station, Craig's Collision repair, and many others.

### Sales Price:

\$620,000.00  
(\$182.35 SF)

### Lease Rate:

\$4,500.00 per month  
Includes NNN  
(\$15.88 SF)

### Zoning:

Commercial District

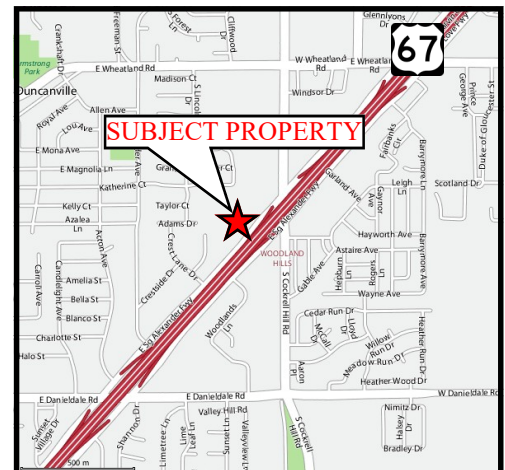
### Location:

Mapsco 72-H  
Freeway Frontage



Offered for sale or lease exclusively by:

**Mote & Associates**  
Contact: Sarah R. Mitchell  
O: 972-296-2856  
M: 469-569-3019  
sarahm@moteandassociates.com  
326 Cooper Street, Suite A1  
Cedar Hill, TX 75104



All information has been obtained from a source deemed reliable but is not guaranteed, and broker makes no warranties of any kind with respect to accuracy of such information. Price subject to change without notice.



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**Aerial**

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## Interior

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Office Entrance



ADA Restroom



Office



Warehouse

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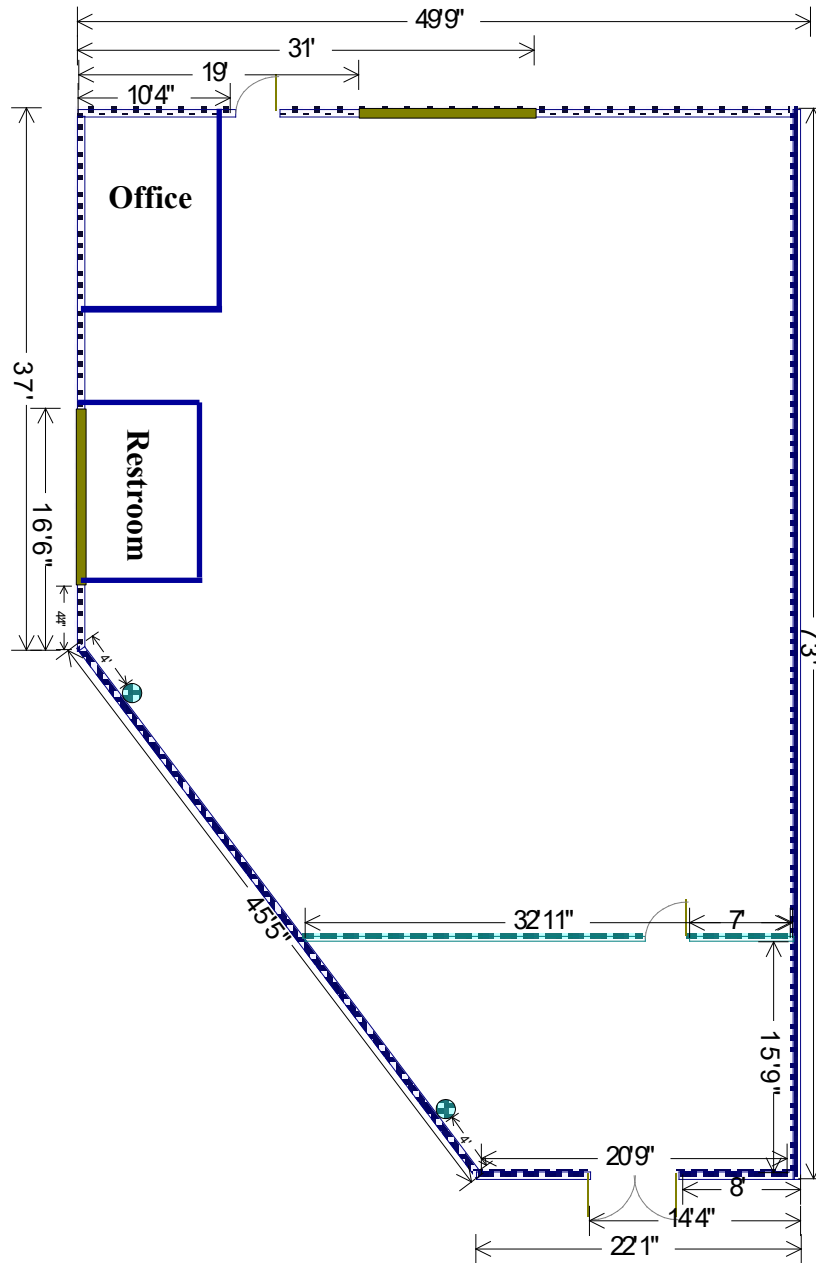
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# Floor Plan

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**Lot Lines are Approximate**

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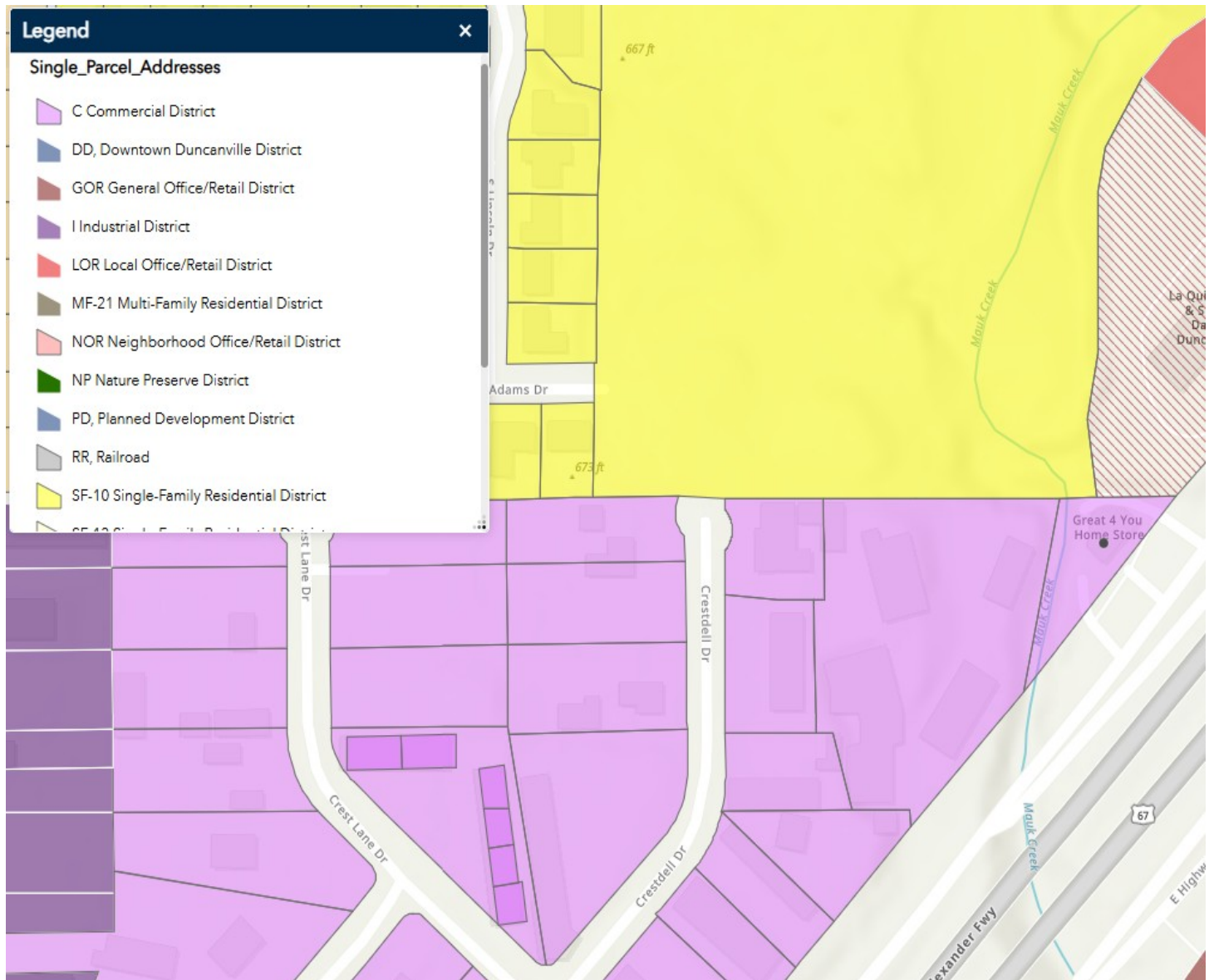
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# Zoning

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## Business Map

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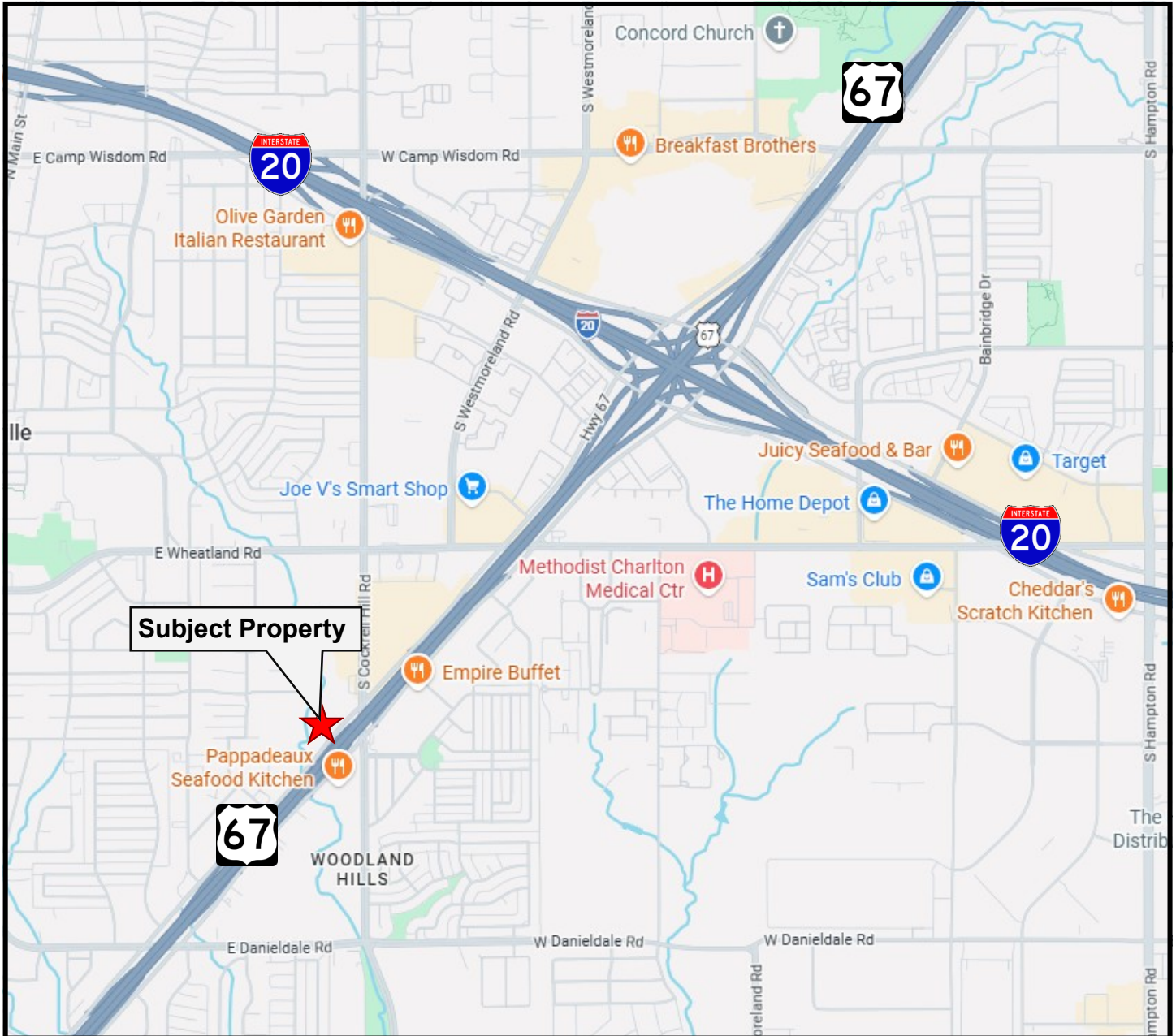
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## Area Map

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