

±2.92 AC LIGHT INDUSTRIAL LAND

PRIME SOUTH DALLAS DEVELOPMENT SITE WITH LI ZONING, EXCELLENT HIGHWAY ACCESS, AND FRONTAGE ALONG THE NEWLY EXPANDED SOUTH EXPRESSWAY.

9300 CENTRAL EXPRESSWAY, DALLAS, TX 75241



TRANSWORLD[®]
Commercial Real Estate



FOR SALE

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PROPERTY SUMMARY

±2.92 AC Light Industrial Land
9300 Central Expressway, Dallas, TX 7524



Highlights

Price:	\$1,599,990
Zoning:	LI – Light Industrial
Topography:	Level
Lot Size:	2.92 Acres
Asset Type:	Land - Industrial
Submarket:	Southeast Dallas

Property Overview

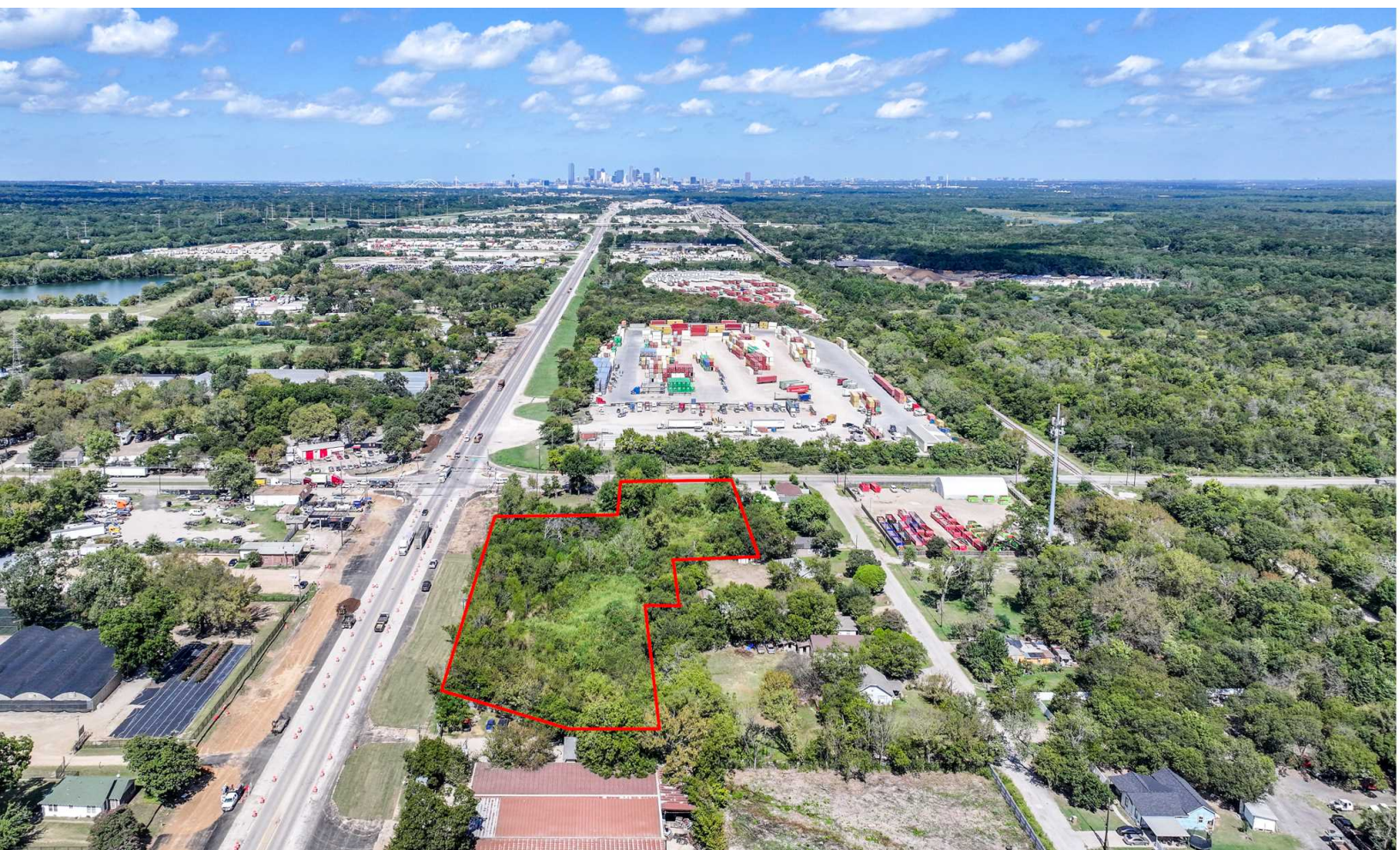
9300 Central Expressway and 5026 Simpson Stuart Road offer a combined ±2.92 acres of Light Industrial land in South Dallas. The site provides frontage along the newly expanded South Expressway with full utilities in place and proposed truck terminal plans included. Zoned LI – Light Industrial, the property is ideally suited for warehousing, distribution, R&D, light manufacturing, or industrial outdoor storage (IOS). Excellent ingress/egress and close proximity to I-45, I-35E, and I-20 make this site highly attractive for logistics users, truck terminals, or service-related developments.

Location Overview

Situated in the rapidly growing South Dallas industrial corridor, the property benefits from direct frontage on the newly expanded South Expressway, a key connector supporting increased traffic flow and regional access. The site is strategically positioned within minutes of I-45, I-35E, and I-20, providing unmatched connectivity to major distribution routes, downtown Dallas, and the southern logistics hubs. The surrounding area is anchored by established industrial, transportation, and service-related users, making this location ideal for companies seeking visibility, accessibility, and growth potential in one of Dallas's most active industrial submarkets.

PROPERTY PHOTOS

±2.92 AC Light Industrial Land
9300 South Central Expressway | Dallas, TX 75241



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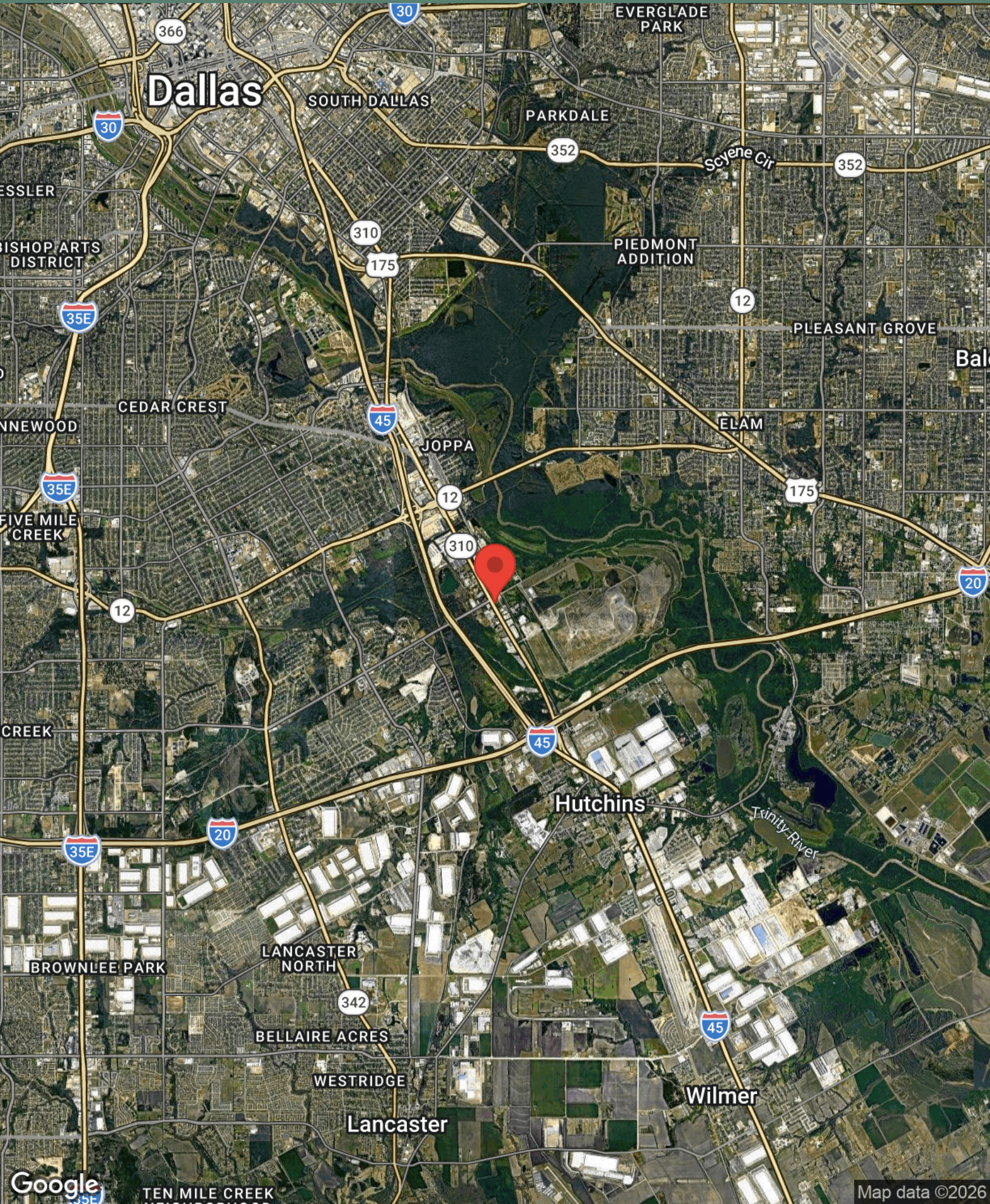
±2.92 AC Light Industrial Land
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REGIONAL MAP

±2.92 AC Light Industrial Land

9300 South Central Expressway | Dallas, TX 75241



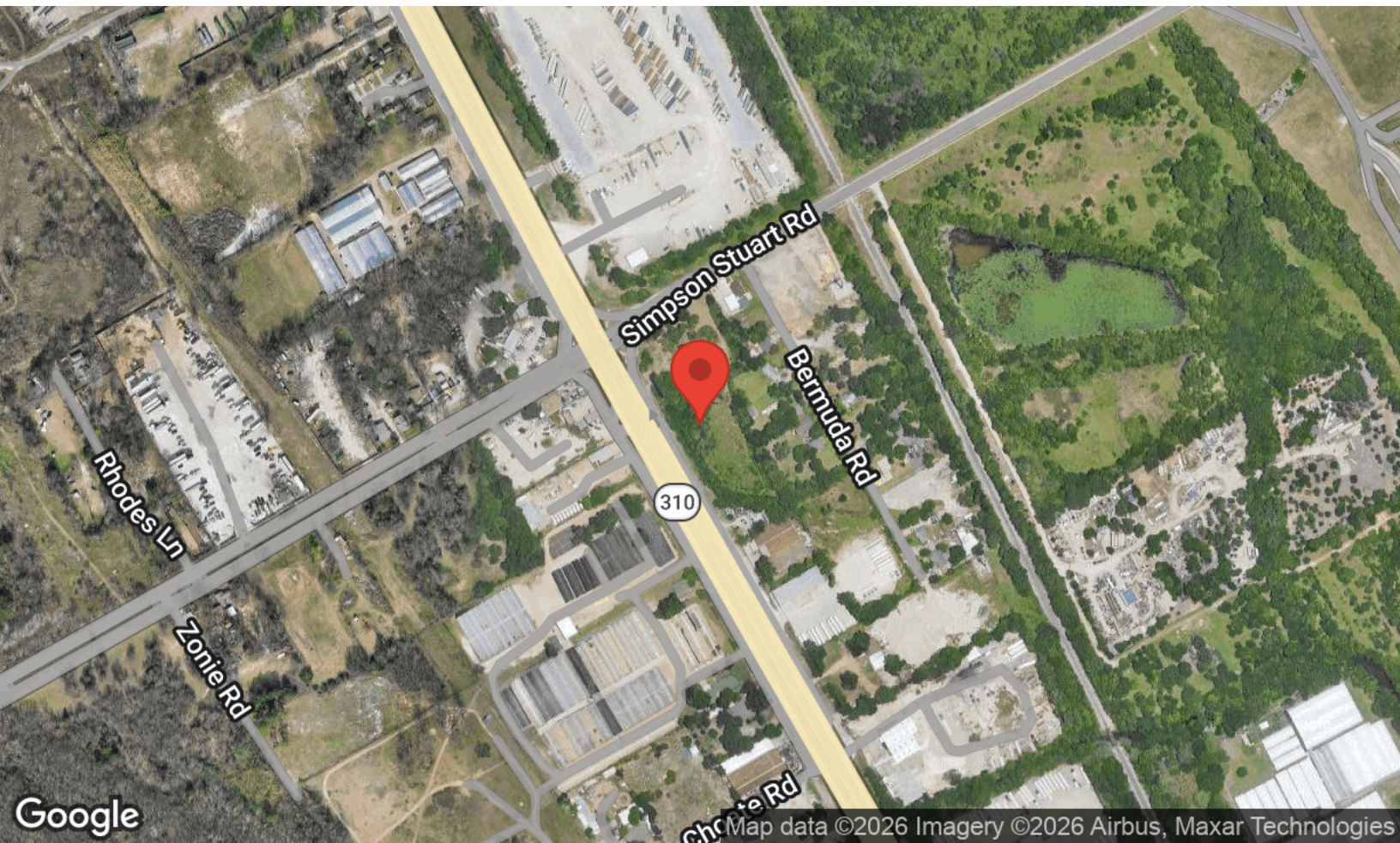
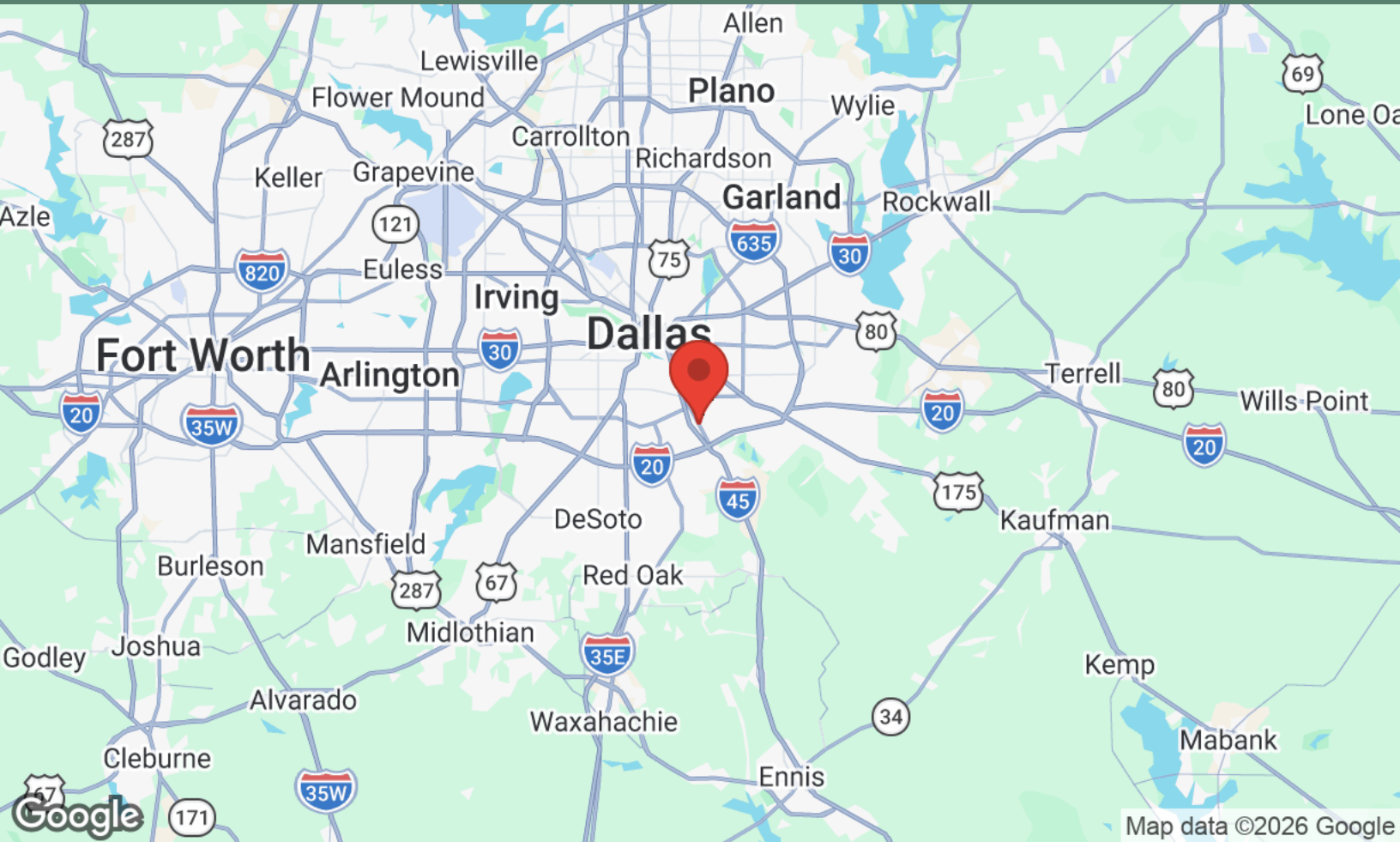
AERIAL MAP

±2.92 AC Light Industrial Land
9300 South Central Expressway | Dallas, TX 75241



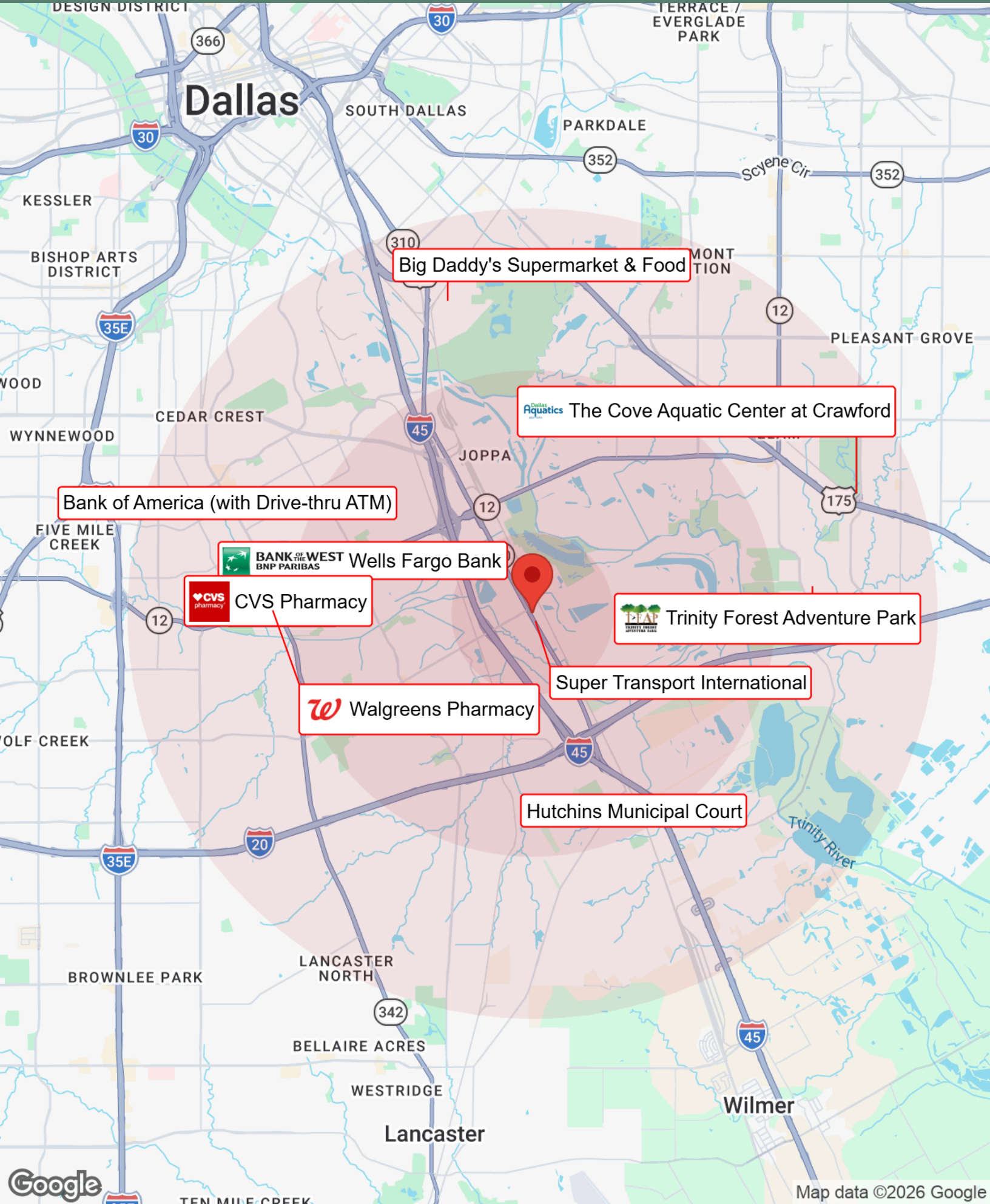
LOCATION MAPS

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BUSINESS MAP

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Big Daddy's Supermarket & Food

The Cove Aquatic Center at Crawford

Bank of America (with Drive-thru ATM)

BANK OF THE WEST
BNP PARIBAS Wells Fargo Bank

CVS Pharmacy

Trinity Forest Adventure Park

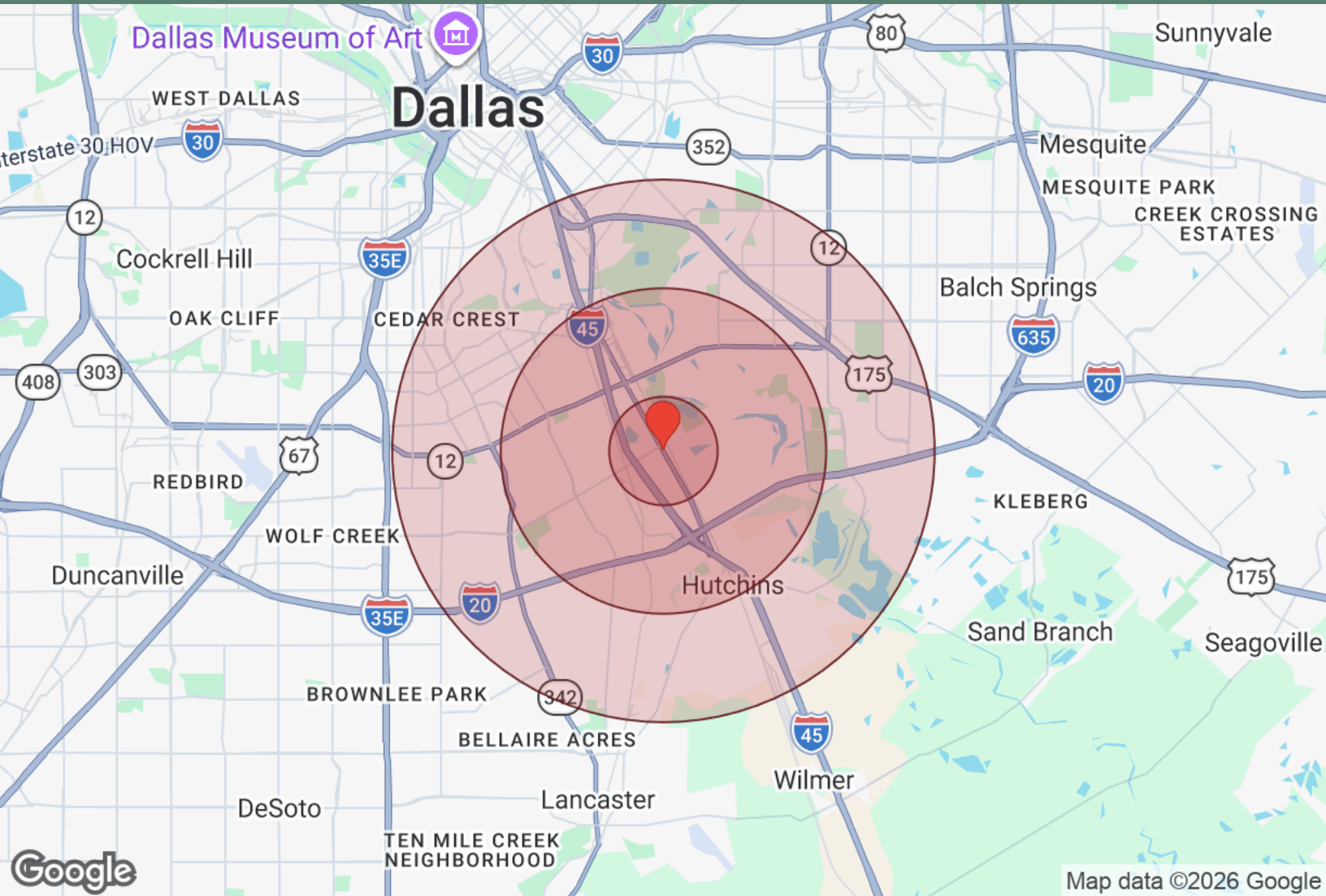
Walgreens Pharmacy

Super Transport International

Hutchins Municipal Court

DEMOGRAPHICS

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9300 South Central Expressway | Dallas, TX 75241



Map data ©2026 Google

Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	89	21,082	69,914
Female	87	20,706	70,684
Total Population	175	41,788	140,598

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	11	3,765	12,345
Black	100	23,464	58,531
Am In/AK Nat	N/A	59	239
Hawaiian	N/A	4	14
Hispanic	54	13,514	66,812
Asian	7	343	886
Multiracial	2	455	1,420
Other	N/A	180	337

Housing	1 Mile	3 Miles	5 Miles
Total Units	62	14,253	47,777
Occupied	55	12,707	42,872
Owner Occupied	41	6,297	24,337
Renter Occupied	14	6,410	18,535
Vacant	7	1,545	4,906

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	38	9,547	32,099
Ages 15 - 24	24	6,242	22,166
Ages 25 - 54	70	16,685	55,571
Ages 55 - 64	18	4,483	14,907
Ages 65+	25	4,831	15,855

Income	1 Mile	3 Miles	5 Miles
Median	\$41,219	\$41,194	\$50,142
Under \$15k	11	2,744	7,729
\$15k - \$25k	4	1,535	4,318
\$25k - \$35k	7	1,242	3,808
\$35k - \$50k	13	1,811	5,528
\$50k - \$75k	11	2,289	8,142
\$75k - \$100k	3	1,149	5,157
\$100k - \$150k	2	1,200	4,941
\$150k - \$200k	2	406	1,904
Over \$200k	3	332	1,345



George Ndegwa
Commercial Broker
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George began his professional journey in the oil and gas industry before transitioning into real estate, where he discovered his passion for helping people through property and business ownership. Over the past five years, he has built a track record of success across commercial leasing, sales, and investment deals—partnering with entrepreneurs, investors, and organizations to unlock opportunities in the DFW market.

A natural leader and entrepreneur at heart, George has founded multiple businesses and served in executive and advisory roles that have sharpened his ability to problem-solve, lead teams, and serve clients with integrity. His real estate practice is driven by a core belief: business is built on trust, service, and long-term relationships

George is active in the local community, including roles with professional and civic organizations. When he's not negotiating a deal or supporting a client's next chapter, you'll find him giving back through community services or exploring Texas with his family.

Transworld Commercial Real Estate

2-10-2025



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.



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.

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 or subagent 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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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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George Ndegwa Sales Agent/Associate's Name	0732918 License No.	george@transworldcre.com Email	(469)267-2667 Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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