

**SALE**

# 3320 Dalworth Street

**3320 DALWORTH STREET**

Arlington, TX 76011

**PRESENTED BY:**

**DAVID DUNN, CCIM, SIOR**

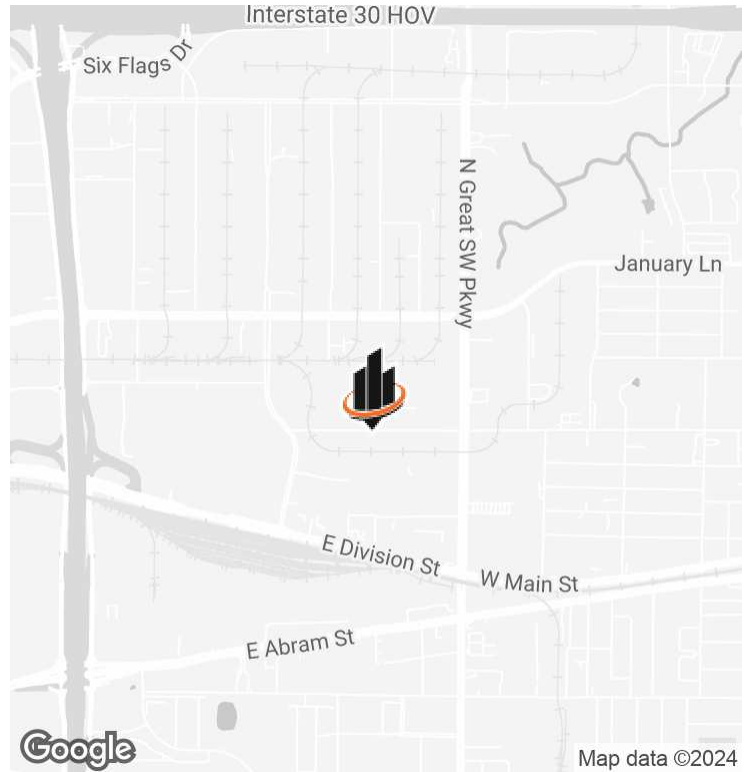
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TX #0375841



# PROPERTY SUMMARY



**VIDEO**

## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$2,700,000
<b>LOT SIZE:</b>	0.84 Acres
<b>BUILDING SIZE:</b>	18,156 SF

## PROPERTY DESCRIPTION

Subject property is in excellent location just minutes from major freeways in the heart of the Great Southwest Industrial Park. The building has renovated offices, outside storage, and is 100% HVAC.

## PROPERTY HIGHLIGHTS

- 16'6" clear height (14' dropped ceiling in warehouse)
- Three dock doors, One with leveler
- 100% HVAC
- New roof
- Fenced Outside Storage
- Newly Renovated Office
- Close proximity to I-30, Hwy 360, and President George Bush Turnpike
- 15 minutes to DFW Airport

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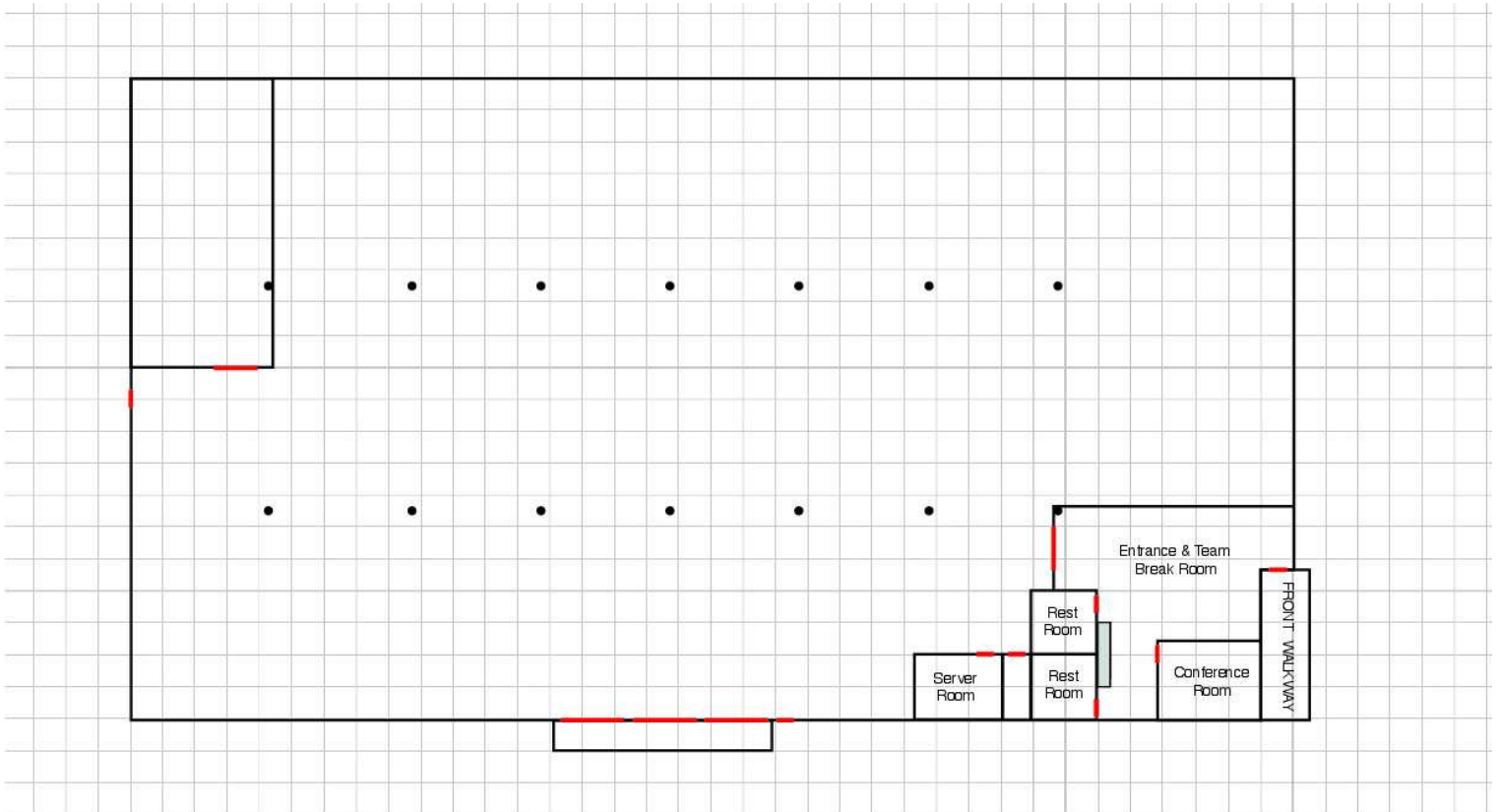
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# FLOOR PLANS



DFW Print Facility  
square = 5 ft.

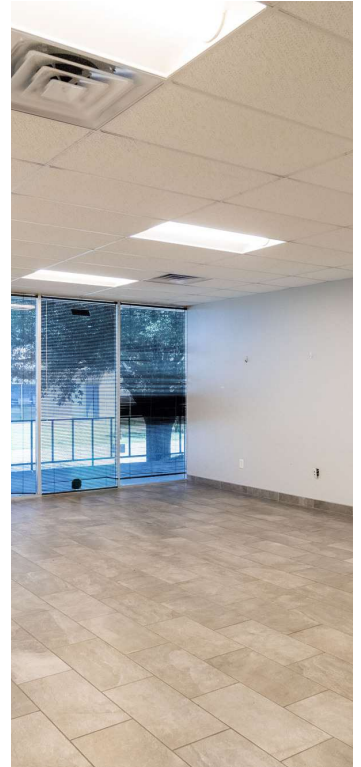
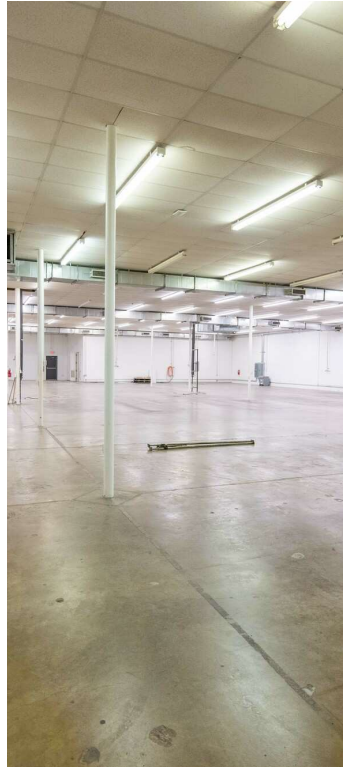
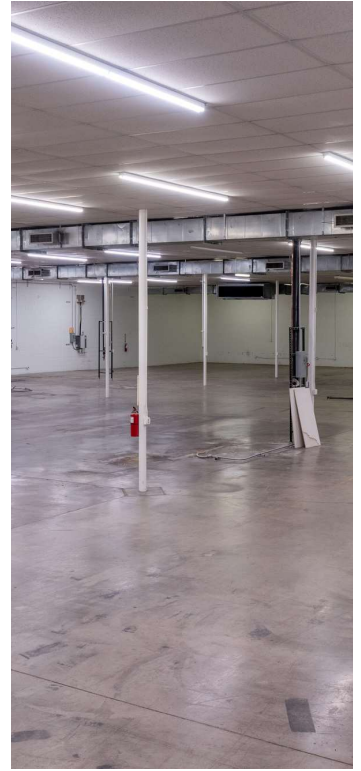
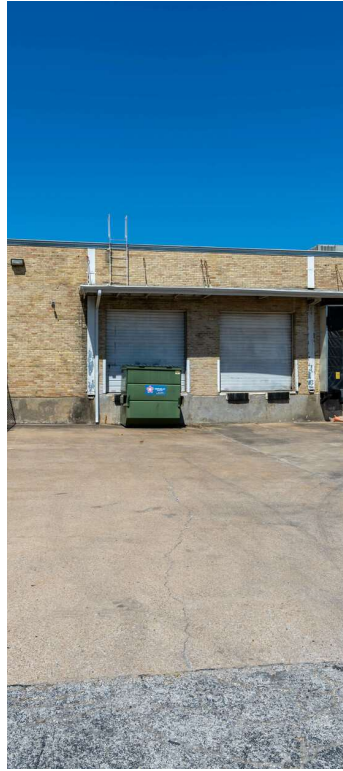
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## ADDITIONAL PHOTOS



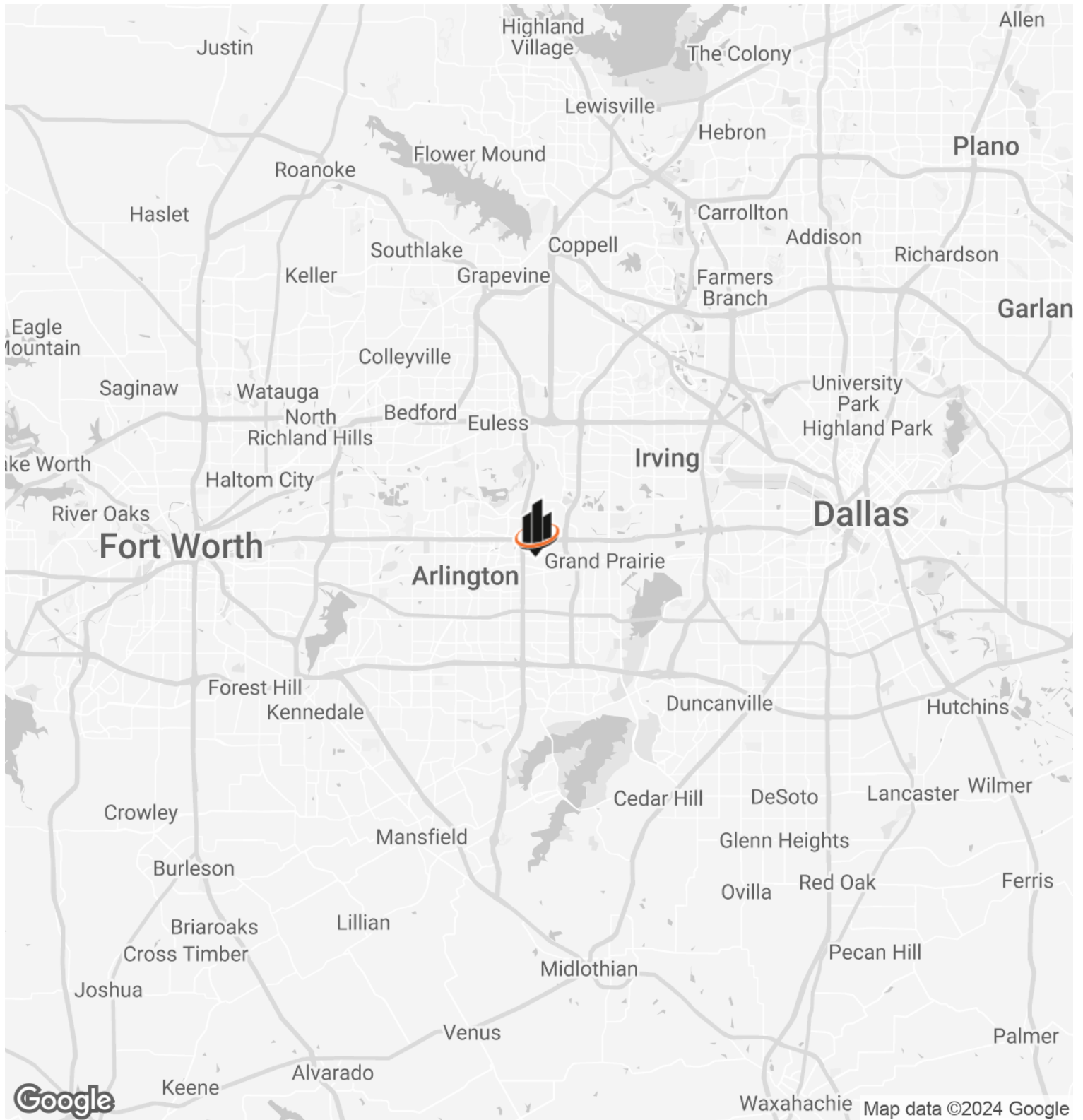
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# LOCATION MAP



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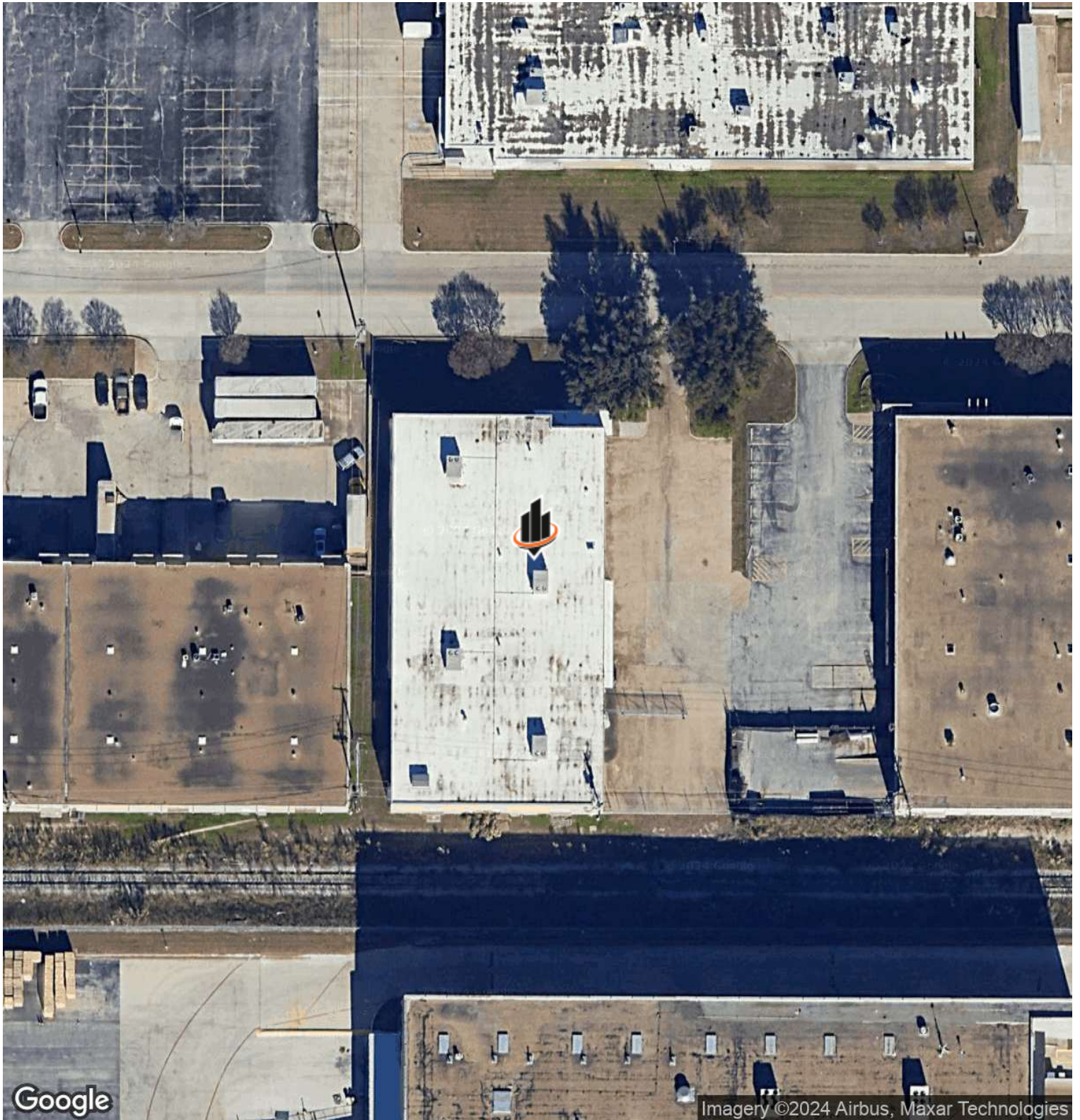
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# AERIAL MAP



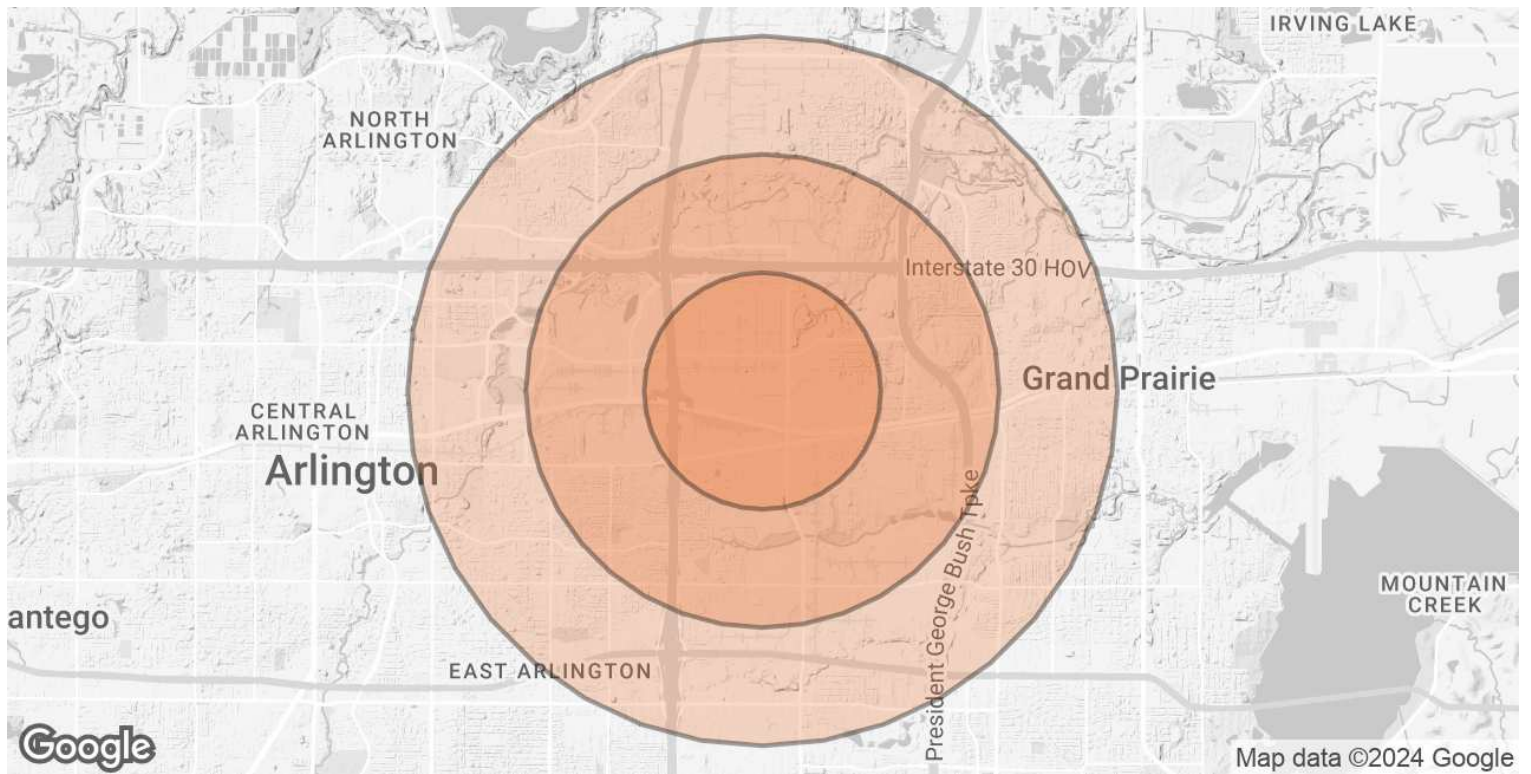
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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	5,236	39,025	105,185
AVERAGE AGE	29.9	30.5	31.4
AVERAGE AGE (MALE)	28.8	31.1	31.8
AVERAGE AGE (FEMALE)	32.8	30.1	31.8
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	2,097	14,698	41,890
# OF PERSONS PER HH	2.5	2.7	2.5
AVERAGE HH INCOME	\$48,529	\$52,140	\$53,432
AVERAGE HOUSE VALUE	\$134,718	\$132,605	\$117,974

2020 American Community Survey (ACS)

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