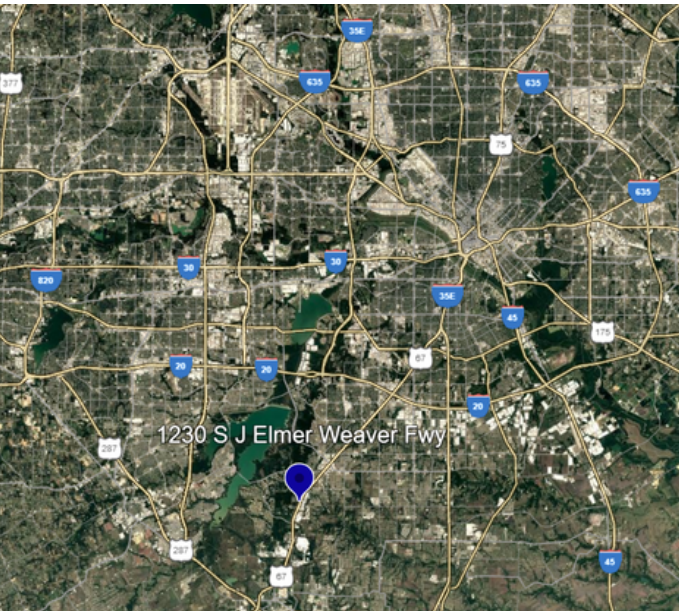


FOR LEASE

AVAILABLE: 13,625 SF

1230 S J ELMER WEAVER FWY, CEDAR HILL, TX 75104



PROPERTY FEATURES

- Total Area: 13,625 SF
(additional 20K SF of shop permits in progress)
- Land Area: 10 acres total
(8.35 acres currently usable)
- Trailer Parking: 137 positions
(expandable to 161)
- Site Division Options: Owner will divide
(concepts available on following pages)
- Highway Frontage: 285 Feet on Highway 67
- Signage Available

JEREMY MERCER

Senior Vice President

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CONCEPT OPTIONS

A



B



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2461 N Stemmons Fwy, Dallas, TX 75207

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SITE DIVISION OPTIONS

OPTION 1 - TWO PARCEL SPLIT (LOT ONLY IN BACK)



- 13,625 SF on 4.7 Acres Usable
- Signage Available
- Highway Frontage: 285 FT on Hwy 67
- Trailer Parking: 47 Spots (Expandable to 71)
- Private and Shared Access
- 3.65 Acres Usable
- Shared Access
- Trailer Parking: 90 Spots

OPTION 2 - TWO PARCEL SPLIT (LOT ONLY IN FRONT)



- 2.87 Acres Usable
- Signage Available
- Highway Frontage: 285 FT on Highway 67
- Trailer Parking: 47 Spots (Expandable to 71)
- Private and Shared Access
- 13,625 SF on 5.48 Acres Usable
- Shared Access
- Trailer Parking: 90 Spots

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SITE DIVISION OPTIONS

OPTION 3 - ENTIRE SITE



- 13,625 SF on 8.35 Acres Usable
- Signage Available
- Highway Frontage: 285 FT on Highway 67
- Trailer Parking: 137 Spots (Expandable to 161)

OPTION 4 - TWO PARCELS WITH ONE BUILDING EACH



- 8,375 SF on 4 Acres Usable
- Signage Available
- Highway Frontage: 285 FT on Highway 67
- Trailer Parking: 47 Spots (Expandable to 71)
- Private and Shared Access
- 5,250 SF on 4.35 Acres Usable
- Shared Access
- Trailer Parking: 90 Spots

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified before purchase or lease.