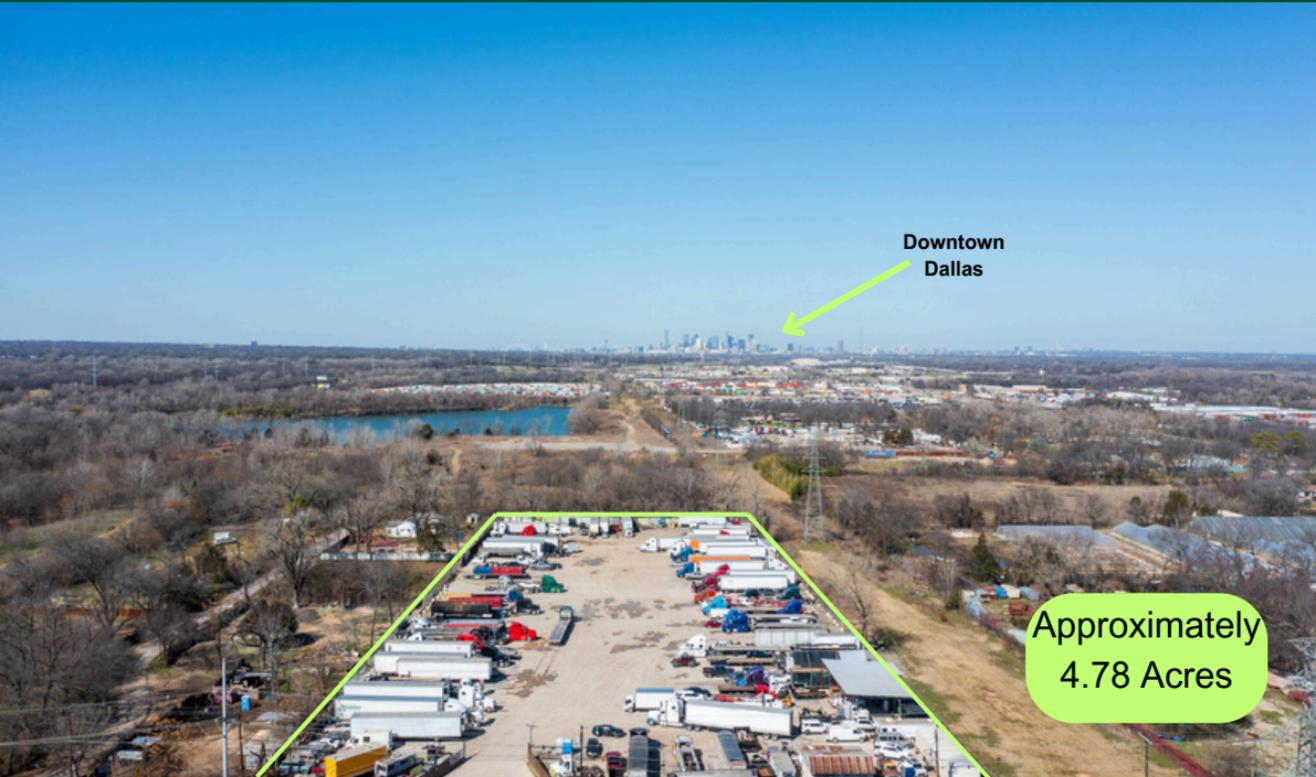


# For Sale



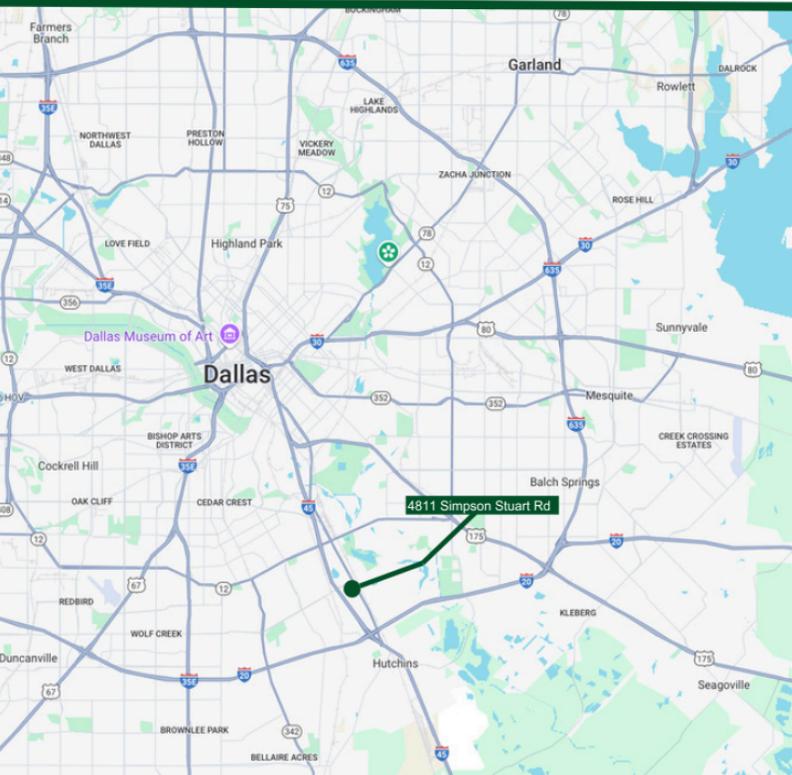
4811 Simpson Stuart Rd,  
Dallas, TX 75241



Downtown  
Dallas

Approximately  
4.78 Acres

# 4811 Simpson Stuart Rd, Dallas, TX 75241



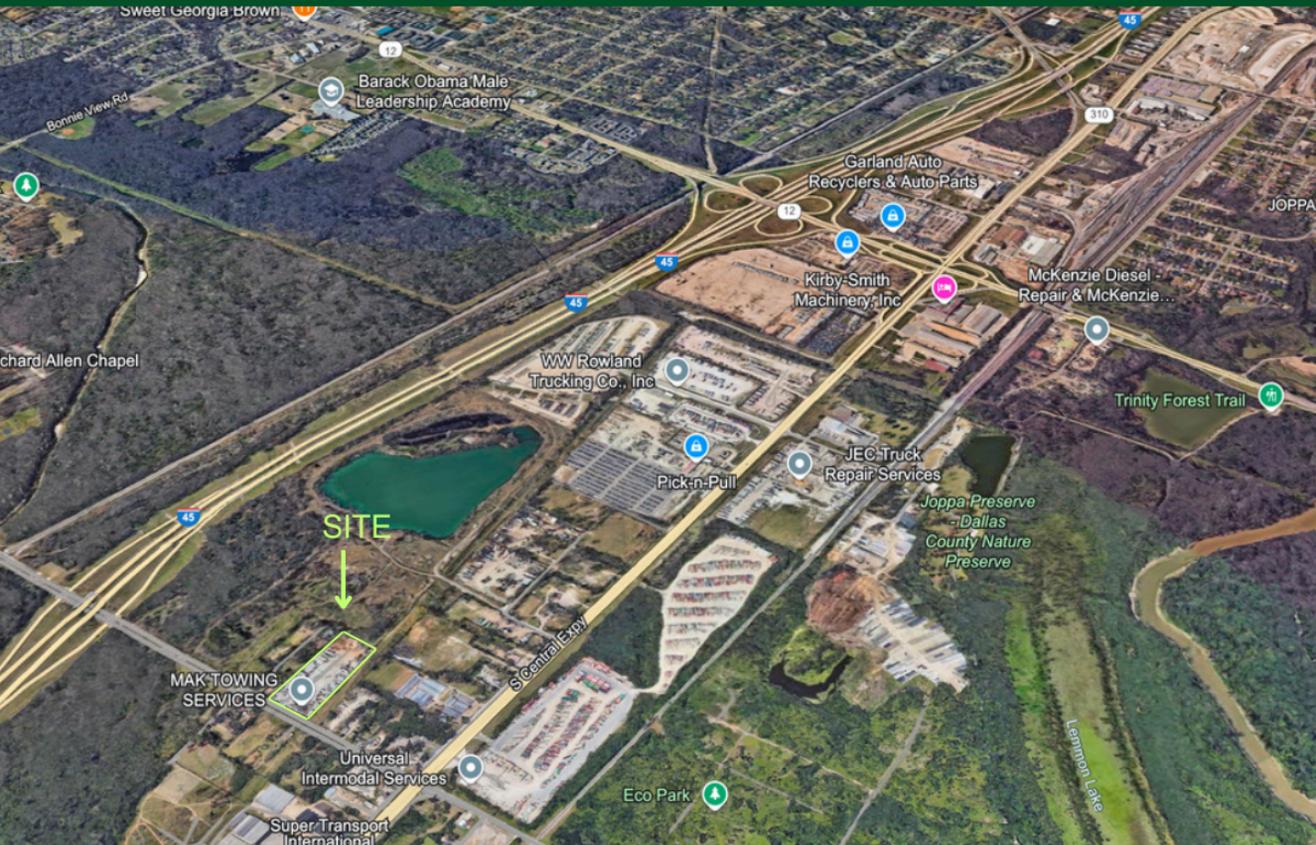
## Property Highlights

- Property near I-45 and I-20
- City Sewer/water and Electricity available
- Zoned - Industrial Research
- Net operating income of \$235K excluding additional income from current Tire shop and Tow Truck operation
- Approximately 4.78 Acres
- Property has permit for Truck Yard and towing services.
- Parking - Gravel
- Open shop on-site and office portable building.
- Use of space - 100%



**APPROXIMATE  
DIMENSIONS**





Sweet Georgia Brown

12

Barack Obama Male Leadership Academy

Bonnie View Rd

45

310

Garland Auto Recyclers & Auto Parts

JOPPA

Kirby-Smith Machinery, Inc

McKenzie Diesel Repair & McKenzie...

Richard Allen Chapel

WW Rowland Trucking Co., Inc

Trinity Forest Trail

SITE

JEC Truck Repair Services

Joppa Preserve - Dallas County Nature Preserve

MAK TOWING SERVICES

Central Expy

Pick-n-Pull

Universal Intermodal Services

Eco Park

Super Transport International

Lemmon Lake