

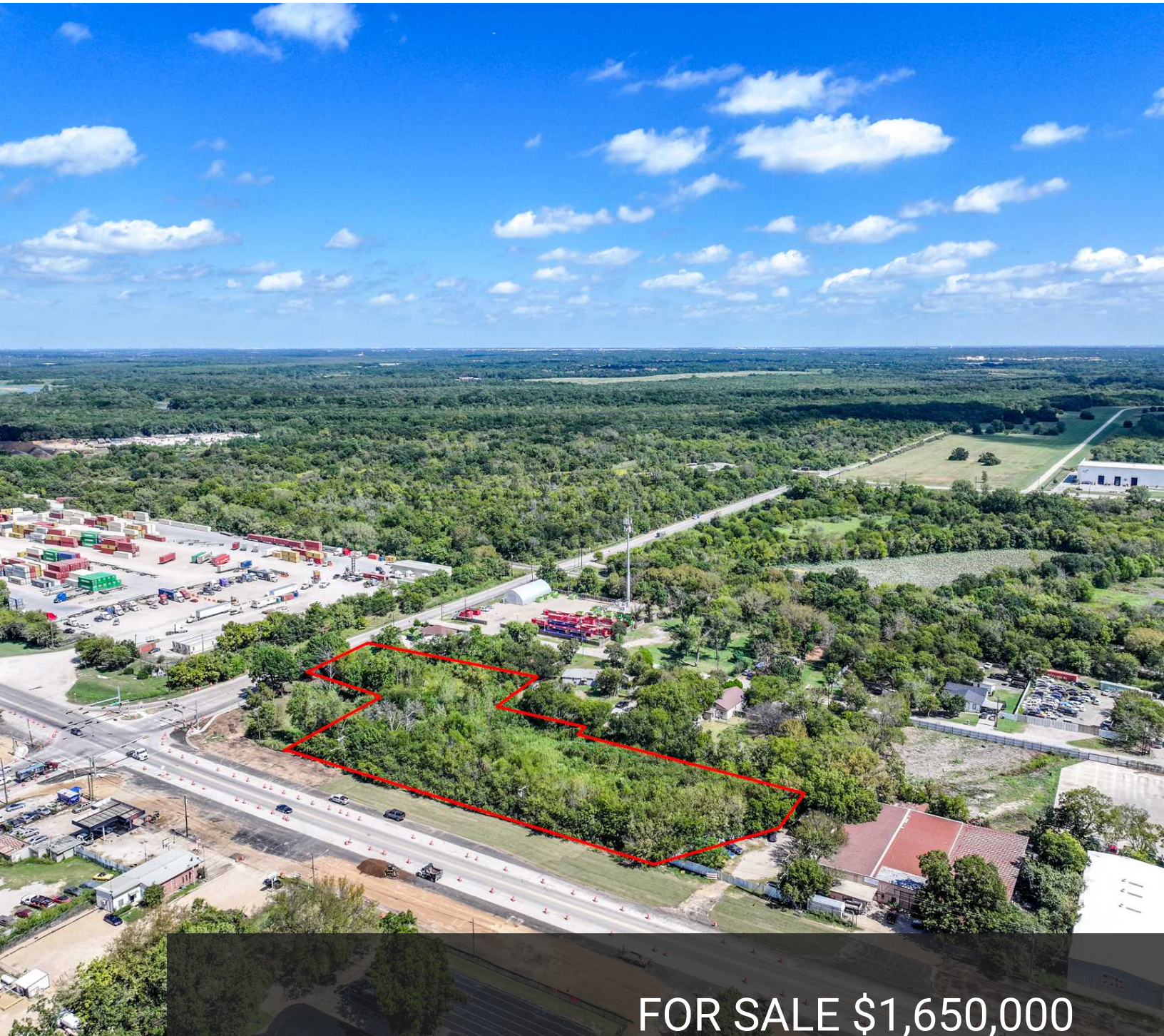
±2.92 AC LIGHT INDUSTRIAL LAND

PRIME SOUTH DALLAS DEVELOPMENT SITE WITH LI ZONING

9300 CENTRAL EXPRESSWAY, DALLAS, TX 75241



TRANSWORLD®
Commercial Real Estate



FOR SALE \$1,650,000

TRANSWORLD CRE
2124 Parkwood Drive
Bedford, Texas 76021



TRANSWORLD®
Commercial Real Estate

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PROPERTY SUMMARY

±2.92 AC Light Industrial Land

Address 9300 Central Expressway, Dallas, TX 75241

Highlights

Price:	\$1,650,000
Asset Type:	Land - Industrial
Zoning:	LI – Light Industrial
Land:	2.92 AC
Level:	2.92 AC
Submarket:	Southeast Dallas
Lot Size:	±2.92 AC
Submarket:	Southeast Dallas
Market:	Dallas/Ft Worth

Property Overview

±2.92 AC Light Industrial Land | 9300 S Expressway & 5026 Simpson Stuart Rd, Dallas, TX 75241

Prime South Dallas development site featuring ±2.92 acres across two parcels with frontage along the newly expanded South Expressway. Zoned LI – Light Industrial, the property supports warehousing, distribution, R&D, light manufacturing, and industrial outdoor storage (IOS) with screening. Strong ingress/egress make it ideal for logistics, truck terminal, or gas station use. All utilities available with proposed truck terminal plans included. Conveniently located just ±0.75 mi to I-45, ±1.4 mi to I-35E, and ±1.8 mi to I-20, offering excellent regional connectivity and visibility.

Location Overview

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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

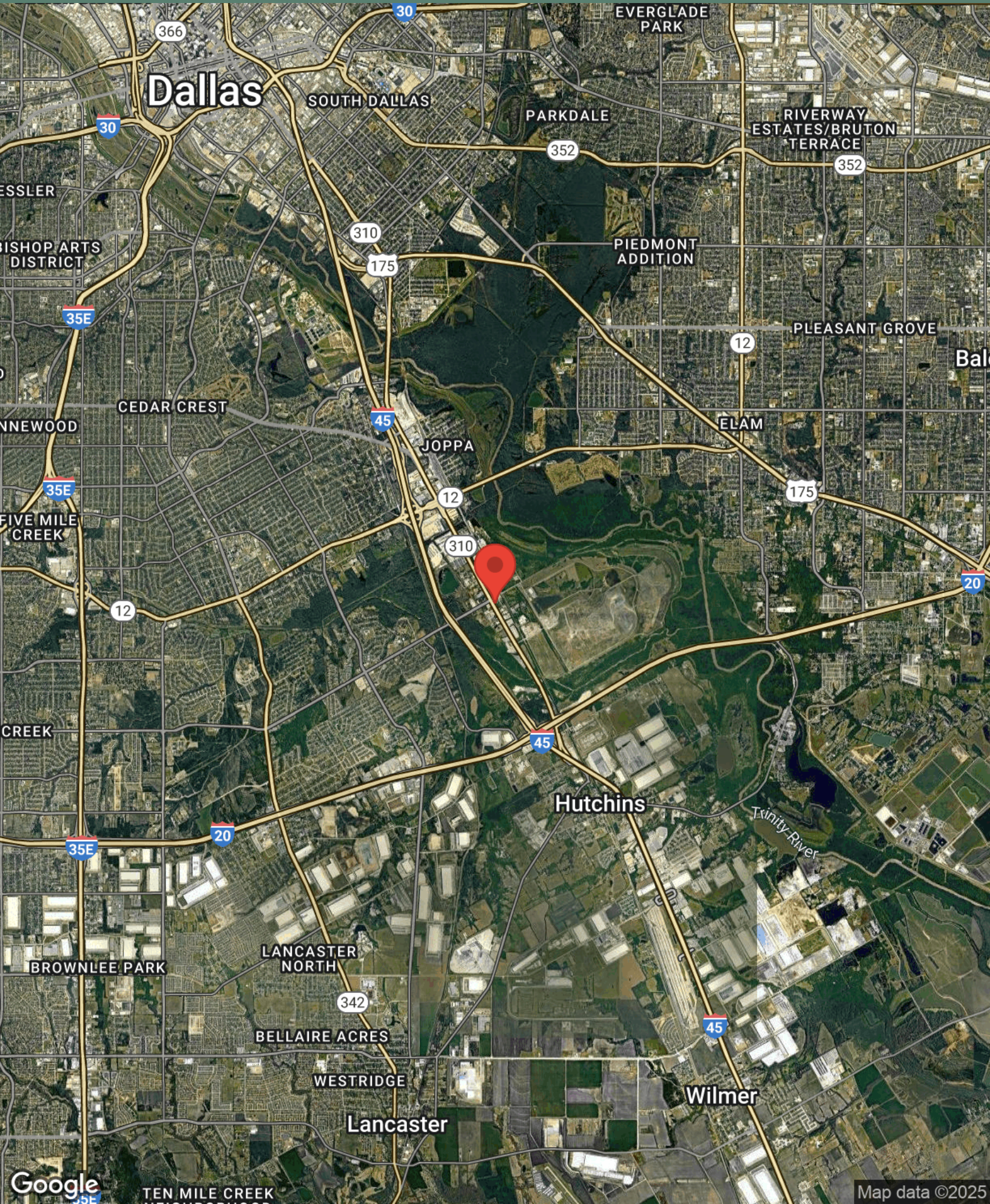
±2.92 AC Light Industrial Land
9300 Central Expressway, Dallas, TX 75241



REGIONAL MAP

±2.92 AC Light Industrial Land

9300 South Central Expressway | Dallas, TX 75241



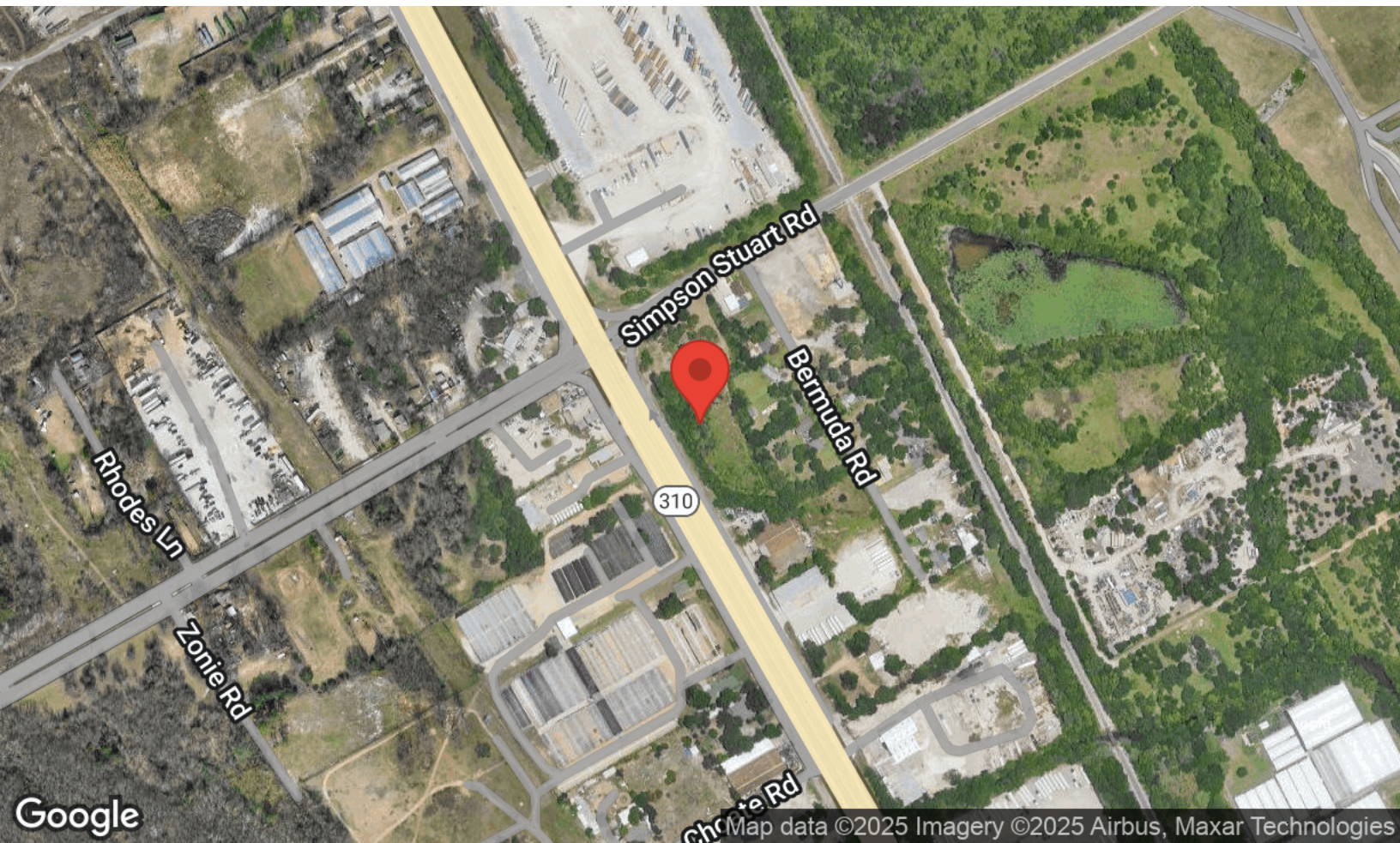
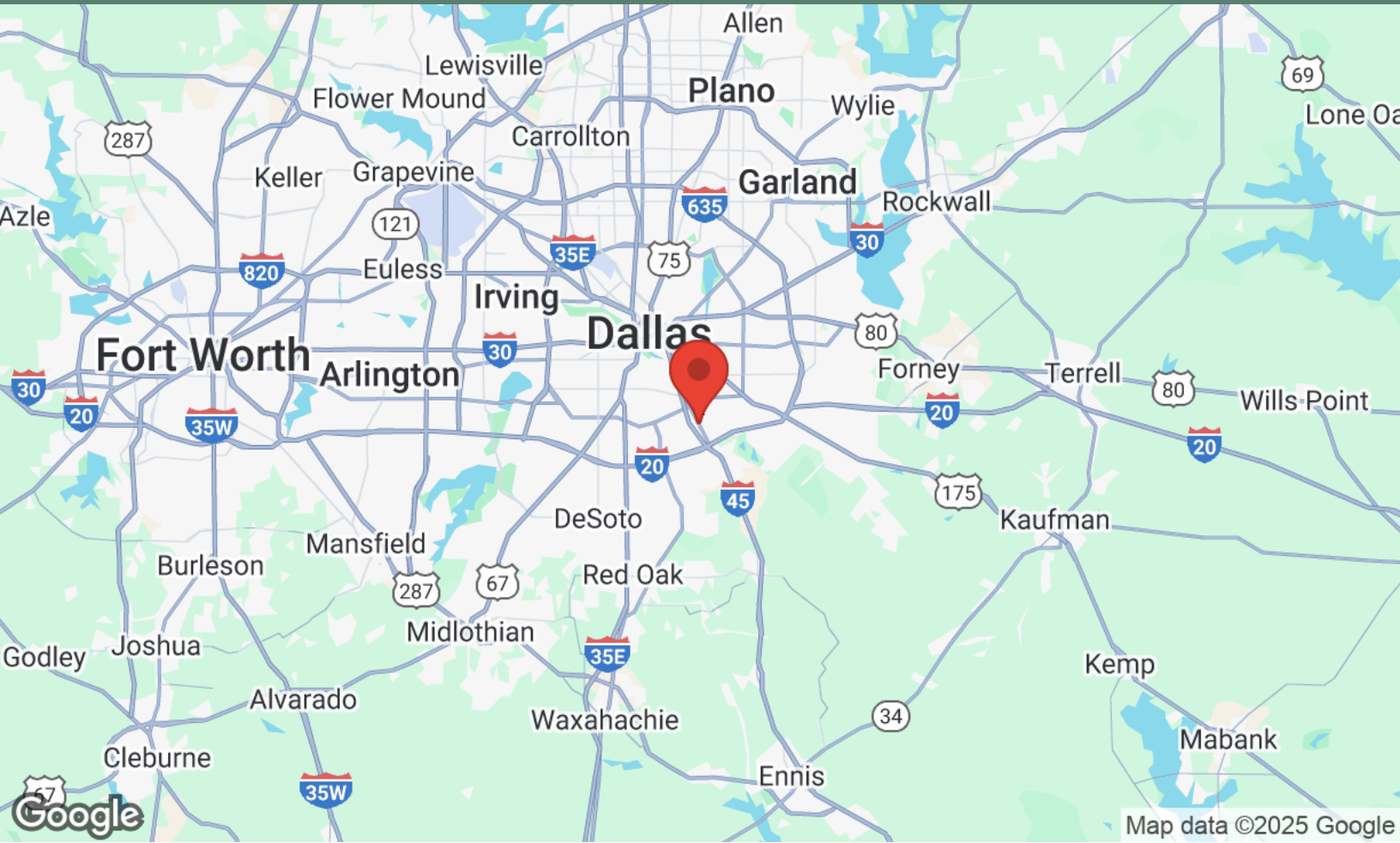
AERIAL MAP

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



LOCATION MAPS

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



BUSINESS MAP

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



Smith Auto Exchange LLC



Joppa Preserve - Dallas County Nature Preserve



Pick-n-Pull



ABC Motel & RV

Eco Park

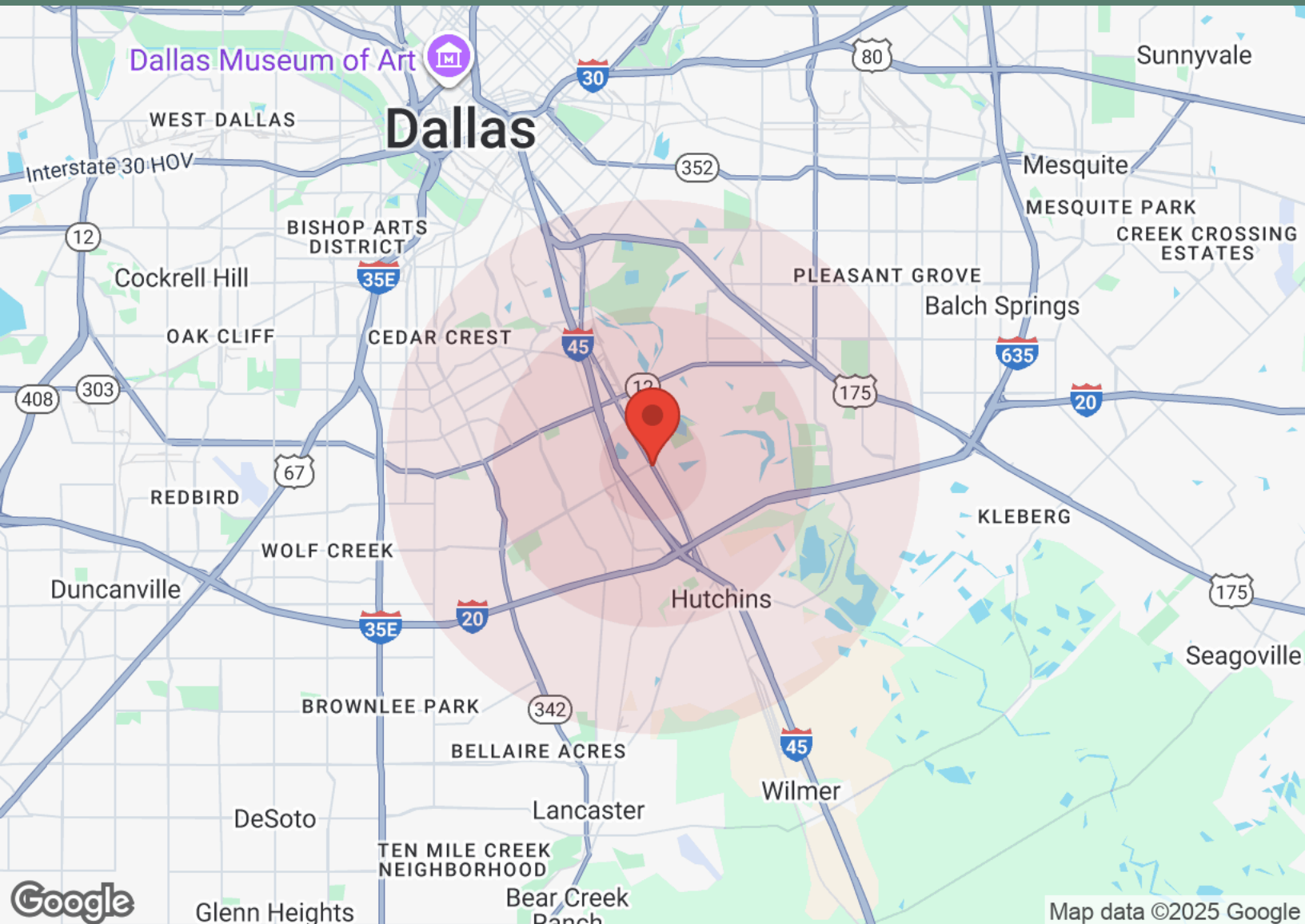
White's One Stop

NUÑEZ SERVICE GENERAL

Los Tios Hot Truck

Five Mile Creek

9300 Central Expressway, Dallas
9300 South Central Expressway | Dallas, TX 75241



Race	1 Mile	3 Miles	5 Miles
White	10	3,347	11,157
Black	107	24,854	61,412
Am In/AK Nat	N/A	59	240
Hawaiian	N/A	4	14
Hispanic	51	12,813	65,686
Asian	6	290	748
Multi-Racial	2	458	1,425
Other	N/A	176	353

Housing	1 Mile	3 Miles	5 Miles
Total Units	61	14,330	48,057
Occupied	55	12,858	43,365
Owner Occupied	41	6,354	24,600
Renter Occupied	14	6,504	18,765
Vacant	6	1,472	4,692

11-2-2015



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.

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.

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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	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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