



OFFERING MEMORANDUM

± 9.37 AC (TOTAL) ± 6.2 AC (USABLE)

# TRUCK PARKING FOR SALE

3801 CLEVELAND RD  
DALLAS, TX 75241



# TRUCK PARKING FOR SALE

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DALLAS, TX 75241



## PROPERTY SUMMARY

**SALES PRICE** **\$4,200,000.00**

**CAP RATE** **6.5%**

**USE** **OWNER-OPERATED TRUCK PARKING FACILITY**

**CAPACITY** **151 PARKING SPACES - 100% LEASED**

**PROXIMITY** **I-20, I-45, LOOP 12, & I-35E**

**RENTAL POTENTIAL** **UNDER-MARKET RENTS WITH POTENTIAL FOR INCREASED INCOME**

**SECURITY** **FENCED & SECURED**

**WATER** **AVAILABLE**

**ELECTRIC** **3-PHASE AVAILABLE**



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THIS PROPERTY OFFERS AN EXCELLENT INVESTMENT OPPORTUNITY WITH IMMEDIATE PROXIMITY TO A MAJOR INTERSTATE AND ROOM FOR REVENUE GROWTH.



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## S I T E I M A G E S







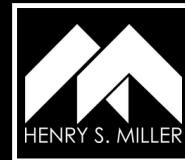
## CONTACT US

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