

# 5520 Military Pkwy, Dallas, TX 75227

## For Sale: Prime Commercial Property in Dallas

**\$ 5,975,500 / \$190 per sqft**

This 31,450 sqft. property, situated on 2.2860 acres and spread across 3 well-maintained buildings. Building 1 is 20,000 sq feet, building 2 is 6,250 sq feet and building 3 is 5,200 sq feet. All buildings have been remodeled and updated. Offering versatility and potential for a variety of uses. Currently serving as a warehouse, furniture manufacturing space, retail center, office suites, and an event center venue, it provides endless possibilities for owner-users or investors.

### Key Features:

- 2.2860-acre lot with three buildings totaling 31,450 sq. ft.
- Fully climate-controlled with restrooms in every suite.
- City-required fire suppression sprinkler system installed.
- Ample parking within a fully fenced lot.
- 4 entrances on Military Parkway and 1 on Parkdale Road.
- 5 loading dock doors for operational efficiency.
- PD 323 Zoning offers a variety of approved uses
- Well-maintained property offering multiple spaces for lease or expansion.

### Prime Location:

- 5 minutes to I-30.
- 10 minutes to downtown Dallas
- 15 minutes to Interstates 35E, 75, and 45.

### Additional Opportunity:

The owner is open to owner financing, making this an even more accessible investment for the right buyer.

This adaptable property is ready to meet your commercial needs, presenting an outstanding opportunity in the thriving Dallas market.