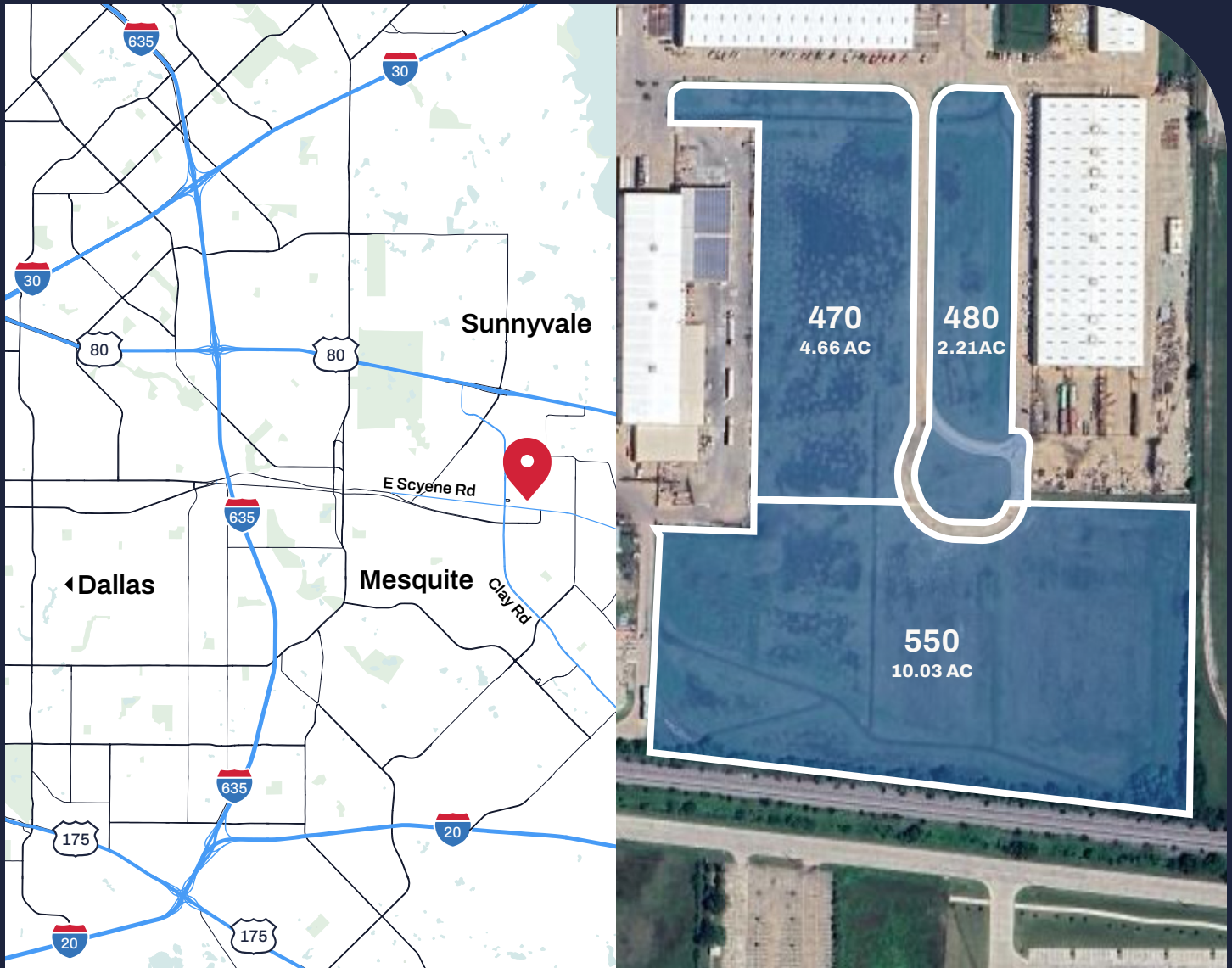


# Dallas County Industrial Land for Sale

**16.9 ACRES OF INDUSTRIAL LAND - CAN BE BOUGHT SEPARATELY**

470-480 & 550 Clay Road, Sunnyvale, TX 75182



3 Parcels of Industrial Zoned Land

Proximity to I-635 and US 80

All Utilities to Site

Metal buildings and IOS permitted

Asking price: \$5.85/SF, well below double digit land pricing typical for DFW

**Exclusive Listing:**

**Steve Rowland**

Senior Vice President  
(214) 803-3533  
steve.rowland@transwestern.com

## Proximity

US 80

1.8 MILES

I-635

4.2 MILES

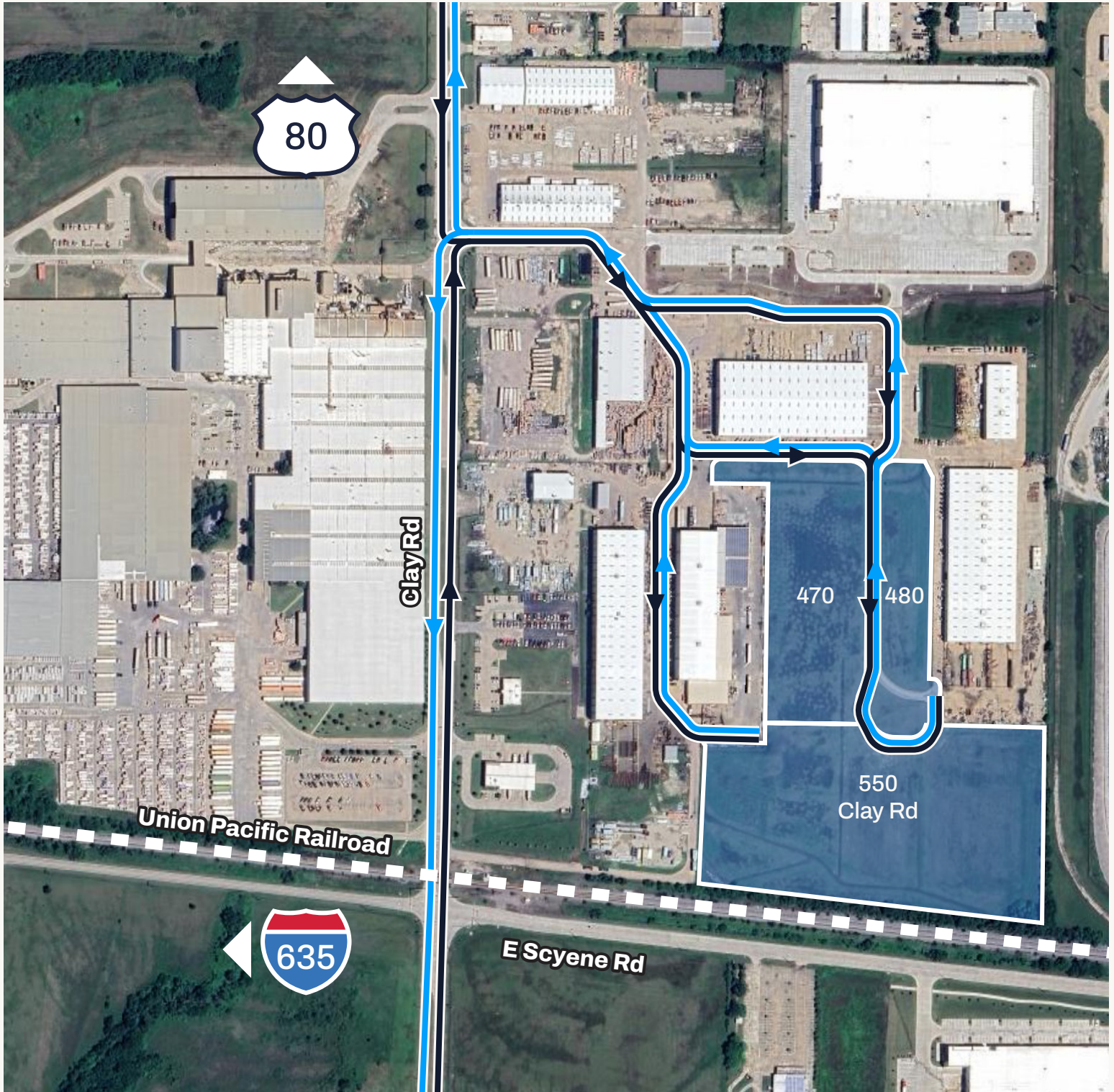
I-20

6.4 MILES

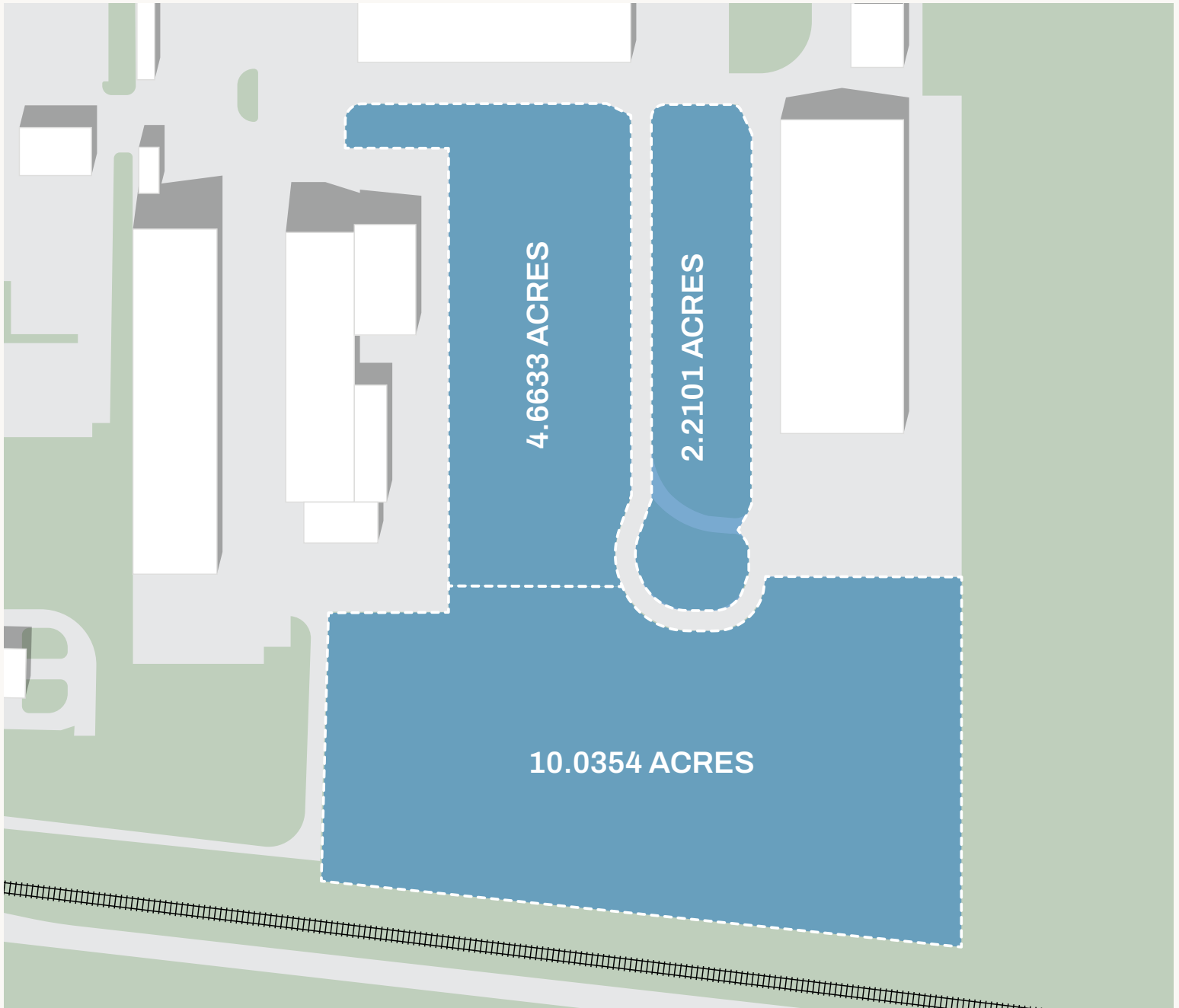
DOWNTOWN DALLAS

16.4 MILES

## Ingress/Egress



## Site Plan



### Offering Highlights

- 16.9 Acres comprised of 3 individually platted lots
- May be bought in total or as separate parcels
- New Mesquite Industrial Distribution Project across the street to South
- Railroad adjacent
- Nearby Warehouse Specialties, Mohawk/Dal-Tile and many other significant owner/users
- Last remaining parcels within the Sunnyvale Industrial Center (who owns and maintains the roads)

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