

# FOR SALE | PRIME INVESTMENT OPPORTUNITY

11609 E Northwest Hwy, Dallas, TX



*Price: \$1,800,000*

**High-visibility retail investment located along a major Dallas corridor with strong traffic counts, excellent frontage, and rare drive-thru functionality. Ideal for investors seeking value-add upside.**

## INVESTMENT HIGHLIGHTS

- High-Visibility Commercial Corridor
- Strong Traffic Counts & Frontage
- Drive-Thru Capability
- Established Commercial Area
- Easy Access to Major Highways

## PROPERTY DETAILS

Building	4,000 Sq Ft
Size Lot	0.51 Acres
Size Year	2002
Built Use	Former Dry Cleaner
Parking	Surface Parking



# Zoning

- **MC-4 Commercial District – Commercial Zoning**
- **Potential Uses Include:**
- **Retail & Strip Center**
- **Dry Cleaning / Laundry Service**
- **Restaurant or Café**
- **Medical / Professional Office**
- **Convenience Store**
- **Auto Service Retail (Buyer to Verify)**
- **Service-Oriented Businesses**

**Buyer and Buyer's Agent to independently verify zoning, permitted uses, restrictions, and redevelopment potential with the City of Dallas.**



## CONTACT

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**TEXAS REAL ESTATE COMMISSION**

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