

LAND FOR SALE OR BUILD TO SUIT

**1525-1545
FREEDOM WAY**



**1664-1676
AMERICAN WAY**

CEDAR HILL, TX 75104



PROPERTY OVERVIEW

- 1.50 - 7.41 Acres Total
 - Tract 1 - 2.57 acres
 - Tract 2 - 1.61 acres
 - Tract 3 - 1.74 acres
 - Tract 4 - 1.50 acres
- Tracts can be purchased individually or combined
- Build to suit opportunity with ability to design buildings to users specifications
- Offers flexible site plans and deal structures
- Zoned Industrial – heaviest zoning in Cedar Hill
- Outside storage and truck repair allowed

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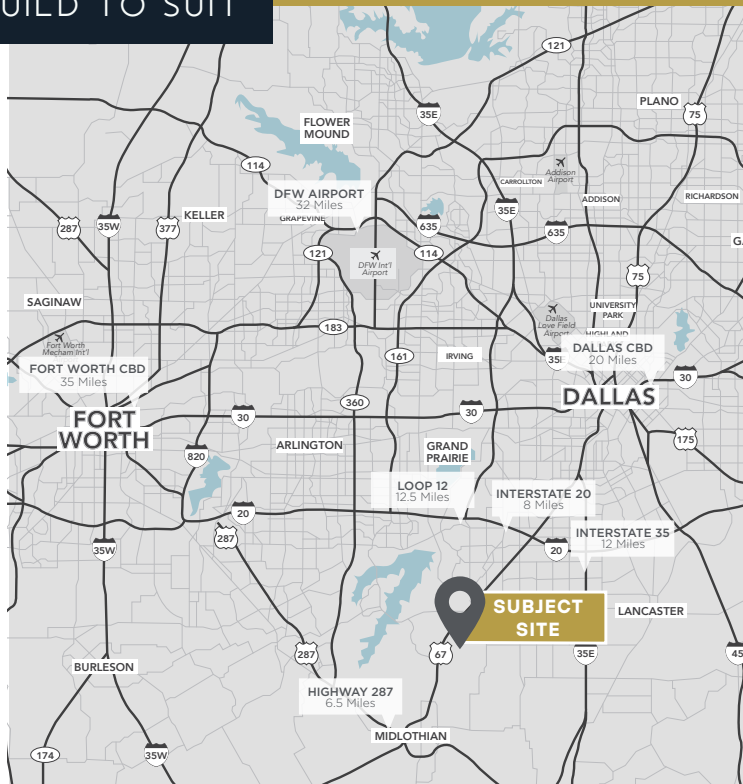
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1525-1545 FREEDOM WAY



1664-1676 AMERICAN WAY

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LOCATION + PROXIMITY

- Phenomenal Access to HWY 67
- 2.8 million SF of Class A industrial recently developed surrounding the property
- Recently improved roads in industrial park
- 1.2 million people in a 15 mile radius and 4.5 million people in a 30 mile radius
 - I-20: 8 Miles
 - I-35: 12 Miles
 - Loop 12: 12.5 Miles
 - HWY 287: 6.5 Miles
 - DFW Airport: 32 Miles
 - Dallas CBD: 20 Miles
 - Fort Worth CBD: 35 Miles

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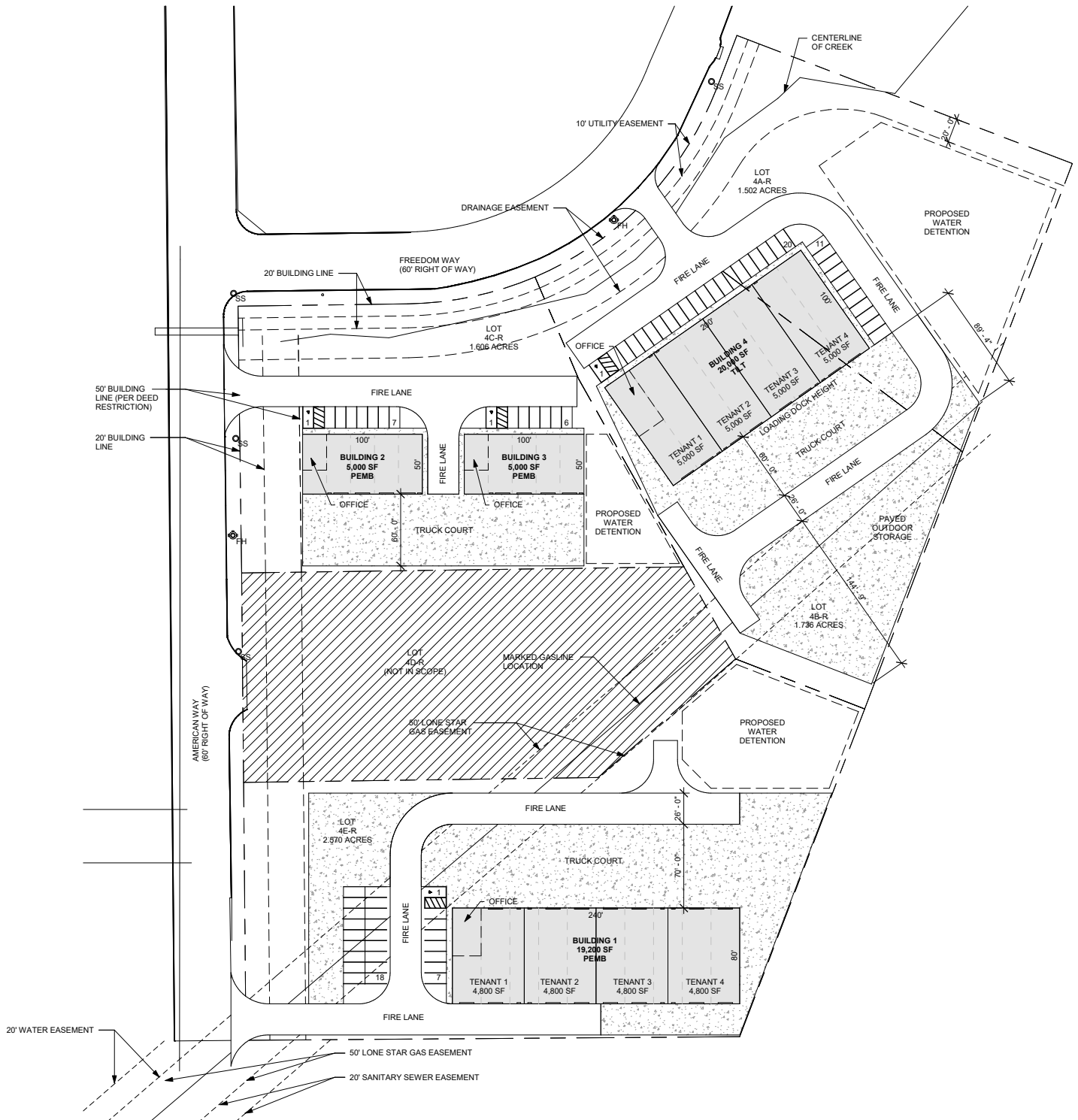
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1525-1545 FREEDOM WAY & 1664-1676 AMERICAN WAY

PRELIMINARY SITE PLAN - ABILITY TO RE-DESIGN BUILDINGS FOR BUYER OR TENANT'S SPECIFICATIONS.
OFFERING ULTIMATE FLEXIBILITY ON SITE PLANS!



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