



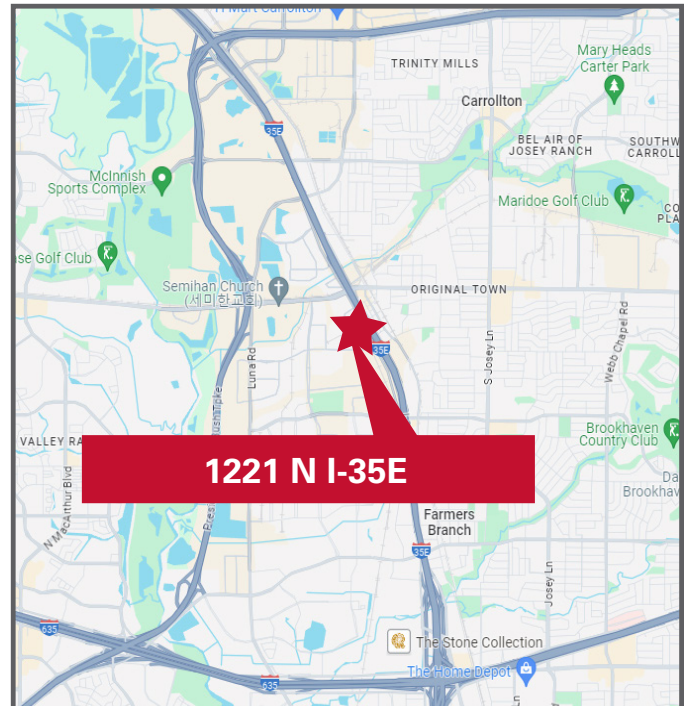
1221 N INTERSTATE 35E

1.095 ACRES · LAND · FOR SALE

CARROLLTON, TEXAS 75006

Property Highlights

- ± 1.095 acres
- Frontage - 236' on I-35E
- Utilities available to site
- Conveniently located near DFW Airport, Coppell, Farmers Branch
- Zoning - Freeway District (FWY)



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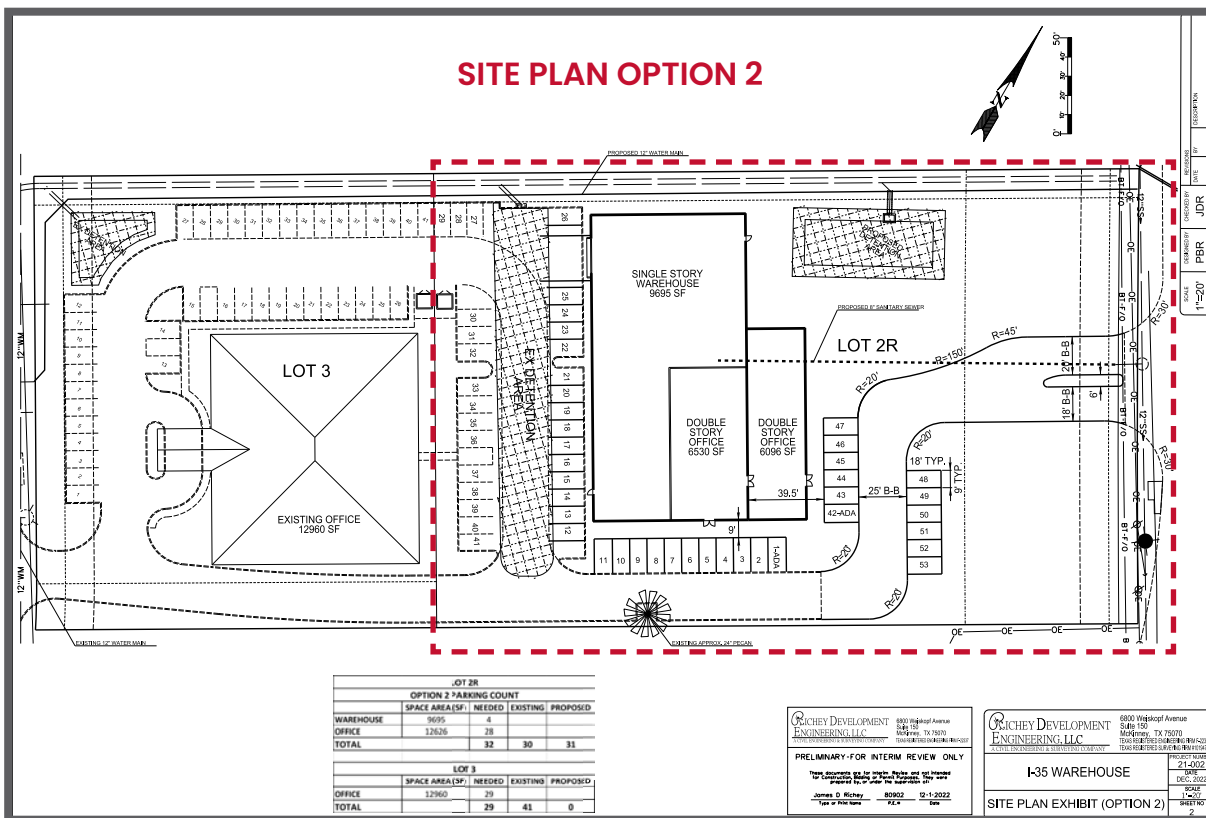
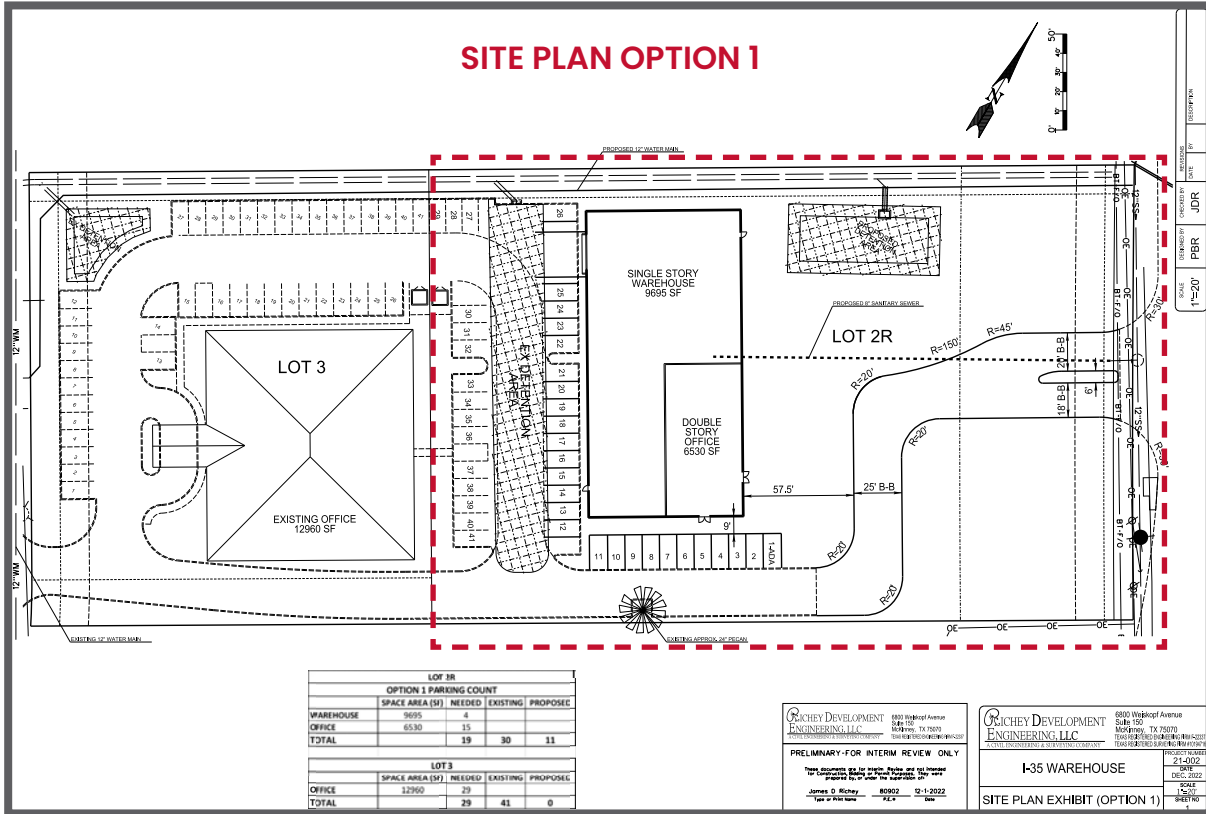


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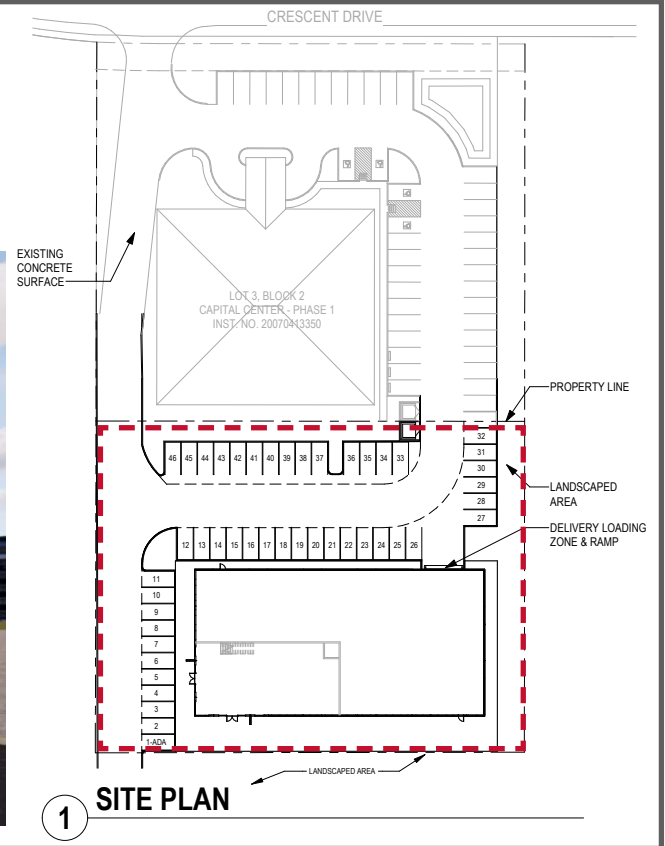
CONCEPT PLAN

AREA SCHEDULE

LEVEL 1 - RETAIL - 3,150 SF
WAREHOUSE - 9,425 SF

LEVEL 2 - MEZZANINE - 3,143 SF

PARKING COUNT - 46 SPACES



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Given the limited availability of land near highways in Dallas-Fort Worth, this property is strategically located on the service frontage road, providing convenient access to the recently upgraded I-35E freeway. In addition to its central positioning, the property offers a high daily traffic volume, proximity to residential neighborhoods, and easy access to major industrial and commercial hubs.



17 MILES
TO DOWNTOWN DALLAS



14 MILES
TO DFW AIRPORT



5 MILES
TO COPPELL



8 MILES
TO LEWISVILLE

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FOR QUESTIONS ABOUT THE PROPERTY



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I-35E FRONTAGE