

# Confidential Information Memorandum

---

**9505, 9509 & 9515 S. Central Expressway**

**Dallas, TX 75241**

**Best Industrial Property for Trucking, Equipment & Machinery Sales and  
Service | Owner Financing Available | 2.67 Acres | Hwy 310 Frontage |  
Dallas, TX**



**CONFIDENTIALITY NOTICE:** This memorandum is confidential and intended solely for qualified prospective purchasers. It is delivered subject to the conditions that the information contained herein will be held in strict confidence and used only for the purpose of evaluating a potential acquisition of the property.

**ASKING PRICE**

**\$2,200,000**

**LAND AREA**

**2.67 Acres  
( $\hat{\pm}$ 116,305 SF)**

**IMPROVEMENTS**

**$\hat{\pm}$ 6,000 SF Office &  
Warehouse**

**FRONTAGE**

**South Central  
Expressway (Hwy  
310)**

**REGIONAL ACCESS**

**Immediate Access  
to I-20 & I-45**

**FINANCING**

**Owner Financing  
Available**

**EXECUTIVE SUMMARY****Strategic Industrial Opportunity**

Presenting an exceptional opportunity to acquire a strategically positioned industrial property encompassing 2.67 acres in the Dallas infill market. With direct frontage along South Central Expressway (Hwy 310), this site provides remarkable visibility, extensive accessibility, and immediate operational readiness. Offered at a highly attractive basis of approximately \$19/SF for the land value, this acquisition includes roughly 6,000 square feet of functional office and warehouse improvements at no additional cost. The asset spans three distinct addresses, delivering tremendous flexibility for multi-tenant configurations, owner-user expansions, or diverse industrial operations.

**PROPERTY SNAPSHOT****Property Snapshot**

<b>Asking Price</b>	\$2,200,000
<b>Land Area</b>	2.67 Acres (±116,305 SF)
<b>Total Improvements</b>	±6,000 SF included at no additional cost
<b>Frontage</b>	South Central Expressway (Hwy 310)
<b>Access</b>	Immediate access to I-20 and I-45
<b>Owner Financing</b>	Available (Terms Negotiable)

**STRATEGIC ADVANTAGES****Why This Asset Stands Out**

- **Strategic Location:** Infill Dallas positioning with immediate proximity to major freight routes (I-20, I-45).
- **Versatile Improvements:** Includes functional, move-in-ready office space and a substantial warehouse/shop building.

- **Owner Financing:** Flexible acquisition path with owner financing available, expanding buyer optionality.
  - **Below-Market Basis:** Highly compelling entry price at approximately \$19/SF land value with all structures included.
- 

## KEY METRICS

### Investment Highlights

- Priced below market at ~\$19/SF Land Value.
  - 2.67 Acres (±116,305 SF) of usable industrial land.
  - High visibility with strong traffic exposure along Hwy 310.
  - Suitable for an owner-user or investor with multi-parcel flexibility across three addresses (9505, 9509, 9515).
  - Owner Financing available with negotiable terms.
  - Infill Dallas location featuring strong upside potential.
- 

## ASSET DETAILS

### Property Overview

The property offers a secure, highly functional layout ideally tailored for equipment-heavy or logistics-driven businesses. Spanning 9505, 9509, and 9515 S. Central Expressway, the site is fully secured by metal perimeter fencing, safeguarding the entire perimeter. The flexible multi-parcel layout allows an operator to separate functions—such as staging, maintenance, and administration—or seamlessly lease out portions of the yard to secondary tenants. High visibility and strong traffic exposure make this a premier location for sales and service operations requiring a prominent storefront presence paired with heavy-duty yard space.

## STRUCTURES & UTILITIES

### Site & Building Improvements

- **Total Improvements:** ±6,000 SF across office and warehouse facilities.
- **Office Facilities:** Two freestanding office buildings totaling approximately 2,000 SF (remodeled in 2019).
- **Warehouse Facility:** Approximately 4,000 SF warehouse/shop building.
- **Loading Access:** Equipped with two grade-level doors measuring approximately 12 ft x 12 ft.

- **Electrical:** Three-phase 240 V power installed to support heavy machinery and maintenance tools.
- **Security:** Fully fenced property utilizing metal perimeter fencing securing the entire site.

## TARGET OPERATIONS

### Ideal Uses

- Trucking and transportation companies
- Equipment and machinery sales and service
- Heavy equipment storage and operations
- Logistics and distribution
- Contractor yard or industrial yard

---

## GEOGRAPHY & LOGISTICS

### Location Overview

Strategically situated in the robust Dallas industrial corridor, the property provides unparalleled access to critical regional and national transportation routes. Located just  $\hat{\pm}$ 15 minutes from Downtown Dallas, operations here benefit from close proximity to the urban core while maintaining heavy industrial utility. Access to major thoroughfares is seamless, with immediate connectivity to both I-20 and I-45, ensuring efficient freight and distribution capabilities across Texas and beyond.

The asset sits at the center of a dense logistics network. It is positioned approximately 2 minutes from the McCommas Bluff Landfill, a major advantage for contractor or hauling operations. Furthermore, it is less than 10 minutes from the Union Pacific Dallas Intermodal Terminal, providing direct access to key freight, rail, and regional transportation infrastructure.

## INTERACTIVE ROUTING

### Location Map

*The property fronts South Central Expressway (Hwy 310) and spans three addresses (9505, 9509, 9515).*

[View Larger Map & Directions](#)

---

Photo Gallery



**Office Exterior (9509)**

Stone-clad office building with covered entry and secured windows.



**Office / Yard Access (9515)**

Secondary view of office building with covered side passage to yard access.



**Office Interior**

Office interior with basic administrative finishes and workstations.



**Conference Room**

Meeting room with conference table, display, and split-system HVAC.



### **Controlled Entry**

Controlled gravel access gate with perimeter fencing and street frontage.



### **Warehouse Exterior**

Quonset warehouse with large roll-up door and open gravel yard.



### **Enclosed Yard**

Level enclosed gravel yard for outdoor storage and circulation.



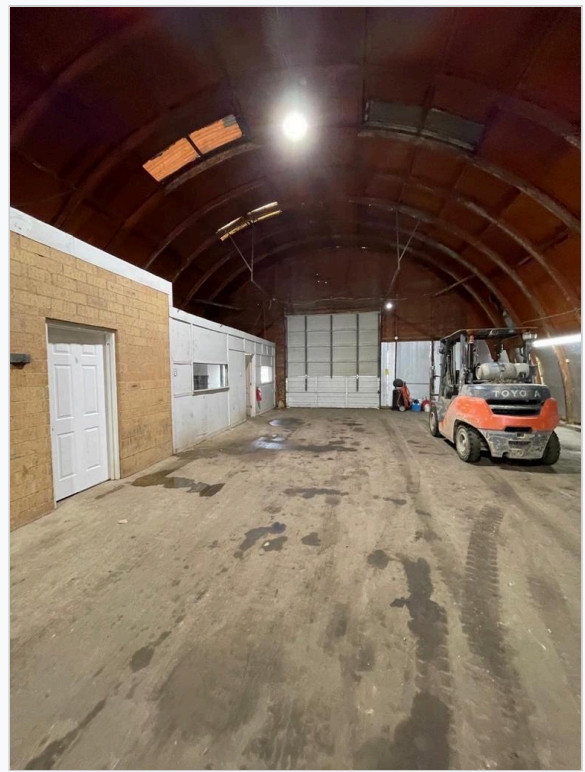
### **Active Yard Area**

Industrial yard with compacted gravel surface and active equipment area.



### **Warehouse Interior**

Arched warehouse interior with side rooms and overhead door.



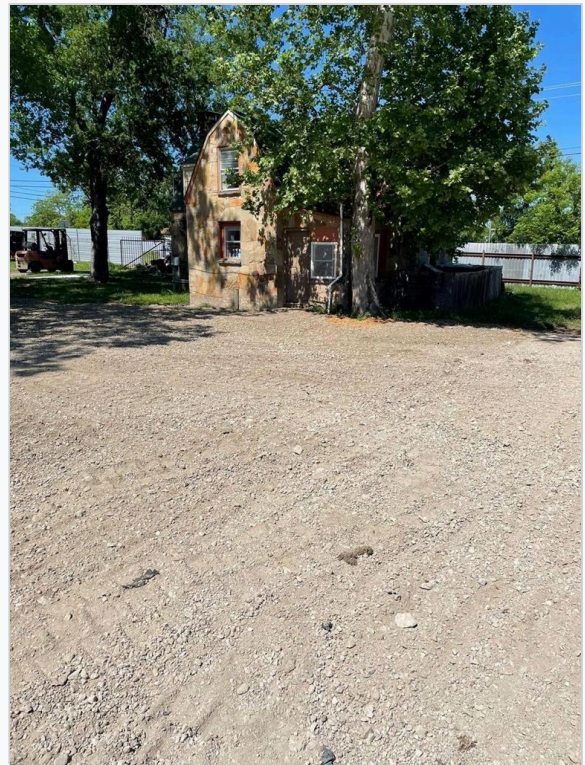
### **Warehouse Functional Space**

Warehouse interior with forklift, side offices, and open storage bay.



### **Full Site Perspective**

Full-site view of office and warehouse within a large fenced gravel yard.



### **Ancillary Structure**

Secondary stone ancillary building within the industrial yard.



### **Primary Warehouse Frontage**

Primary warehouse frontage with loading access and yard equipment.

### **For Additional Information**

**Matthew Yeh 214-418-4168**

Broker

Email: [Matthewyeh88@gmail.com](mailto:Matthewyeh88@gmail.com)

---

**Disclaimer:** All information provided in this Confidential Information Memorandum regarding square footages, acreage, dimensions, financial terms, and overall property details is believed to be reliable but is not guaranteed. The information contained herein has been obtained from sources deemed credible; however, no representation or warranty is made as to the accuracy thereof. Prospective buyers are strictly advised to independently verify all facts, structural conditions, zoning, and financial information during their due diligence period prior to entering into a binding contract.

---

**Confidential Information Memorandum | 9505, 9509 & 9515 S. Central Expressway | Dallas, Texas**