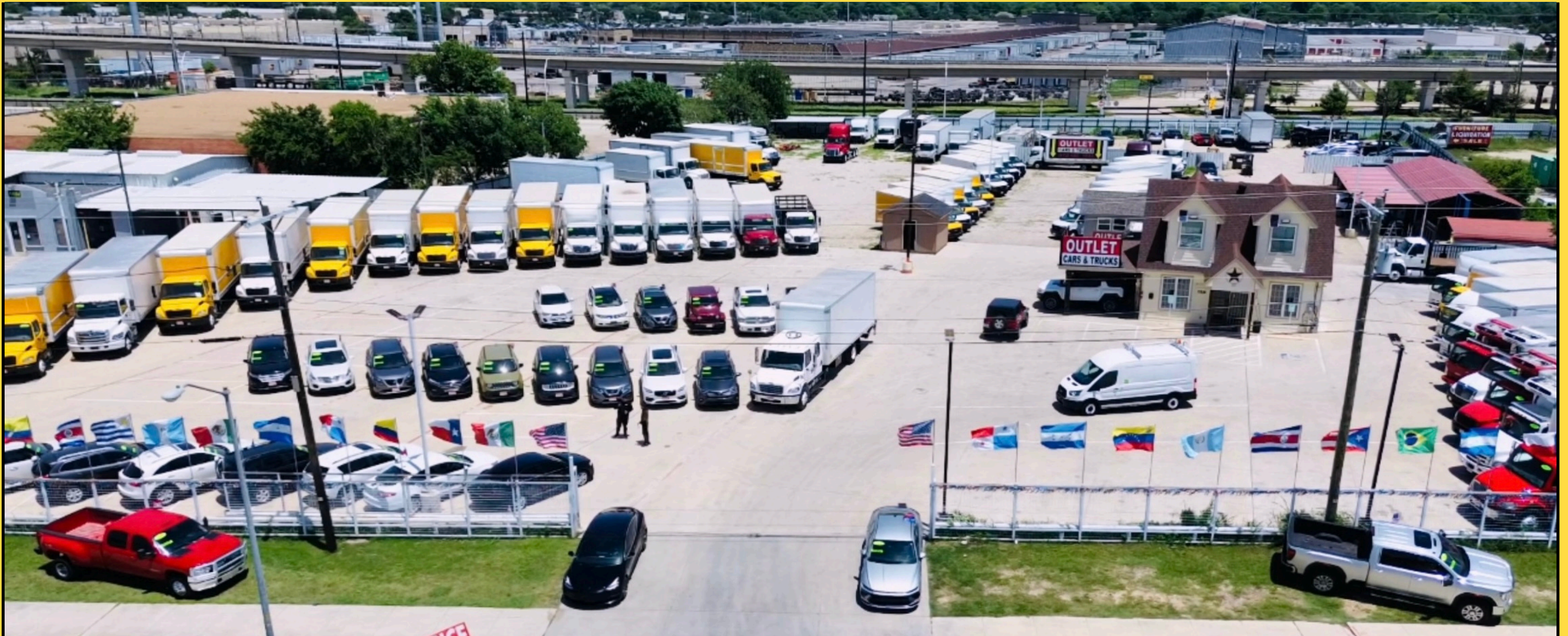


# COMMERCIAL LAND / RETAIL SPACE FOR LEASE



**11030 HARRY HINES BLVD DALLAS TX 75229**

**E&A PROPERTY MANAGEMENT**





**FOR LEASE**

**±50,000 SF Commercial Property |  
IR / CS / MU-2 Zoning  
11030 Harry Hines Blvd | Dallas, TX  
Prime commercial frontage opportunity along  
Harry Hines Blvd featuring a secure, paved yard  
with existing office and service infrastructure.  
Located within IR, CS, and MU-2 zoning districts,  
the site allows for a wide range of automotive,  
industrial service, contractor, fleet, and  
commercial retail uses.**

### **Available Area**

**±50,000 SF (Up to ±100,000 SF  
available for qualified tenant)**

### **LEASE RATE**

**\$10.00 / SF (STRUCTURE: NNN OR  
GROSS TO BE DETERMINED)**





## **Property Features**

- **Paved, fenced & gated yard**
- **±2,000 SF two-story office building**
- **Mechanic shop structure**
- **Designated wash area**
- **Strong frontage & visibility**
- **The perfect zoning**
- **Immediate availability**

## **Zoning Allows (per City of Dallas)**

- **Automotive sales & service**
- **Contractor yard**
- **Fleet storage**
- **Equipment rental**
- **Wholesale distribution**
- **Outdoor commercial storage**
- **Retail service uses**



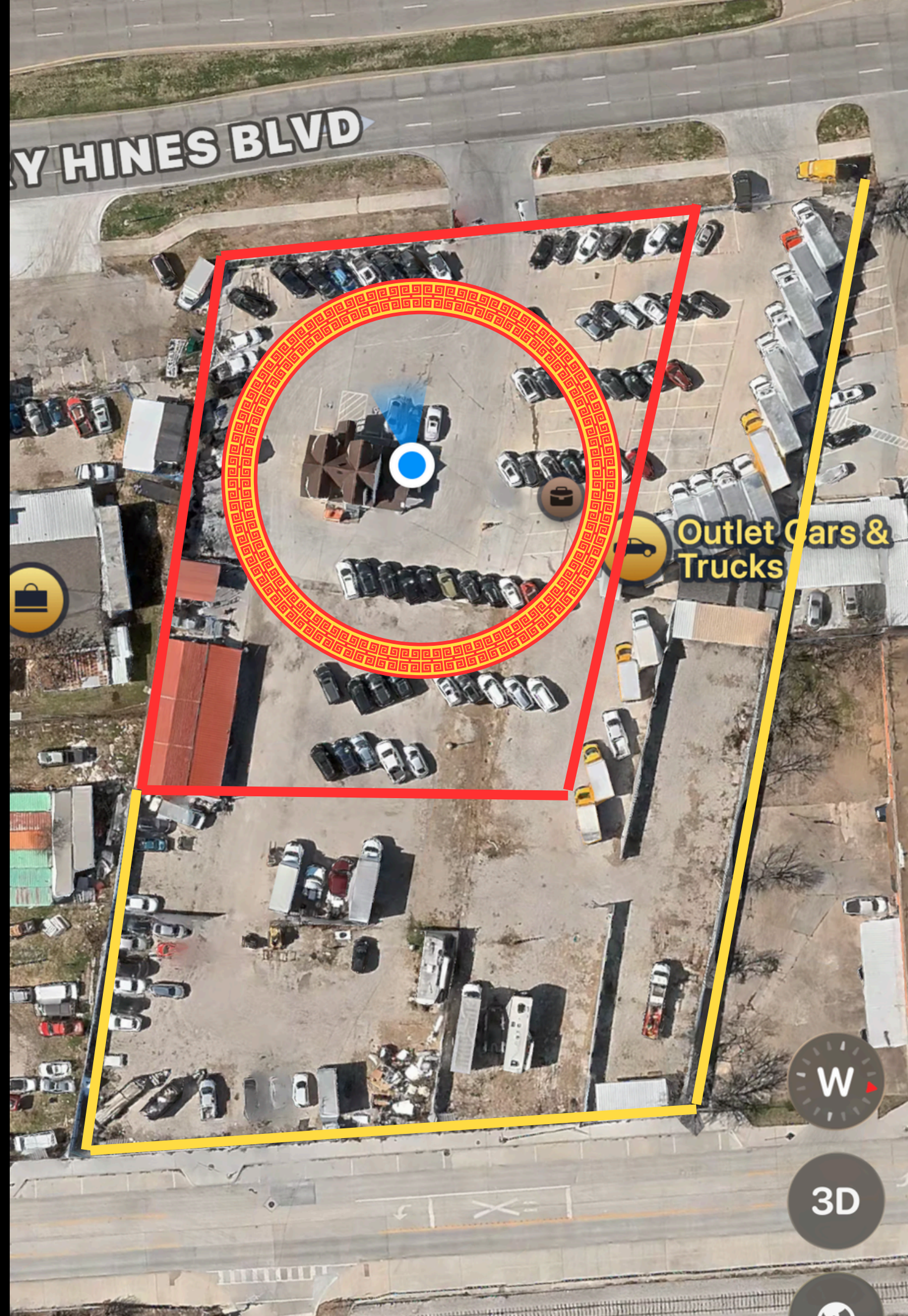
**IR, CS & MU-2 zoning**



## Location Advantages

- High-traffic Harry Hines Blvd corridor
- Minutes to I-35E & Loop 12
- Established automotive & industrial district
- Strong commercial density

**Flexible commercial-zoned frontage on one of Dallas' strongest automotive corridors.**



## Development Flexibility

**Ownership is open to:**

- Build-to-suit construction
- Office expansion
- Warehouse addition
- Retail or service structure (per zoning)
- Custom yard configuration

**Terms and improvements subject to lease structure and tenant qualifications.**





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# Contact

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