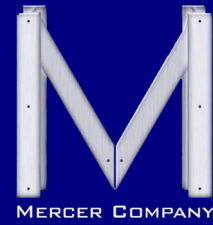


FOR SALE: 3,360 SQUARE FEET  
1002-1010 W. COMMERCE STREET, DALLAS, TX 75208

INDUSTRIAL REAL ESTATE BROKERAGE

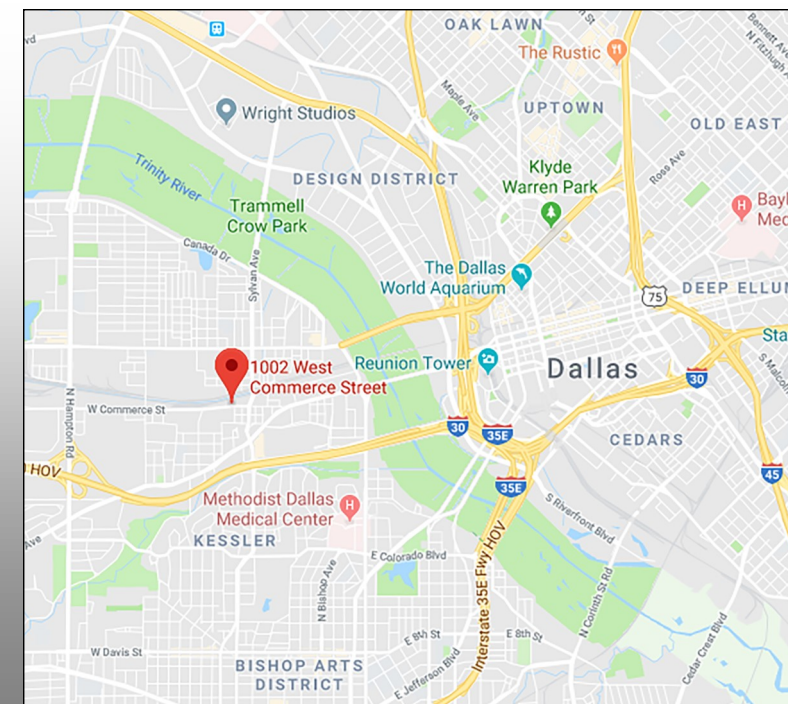
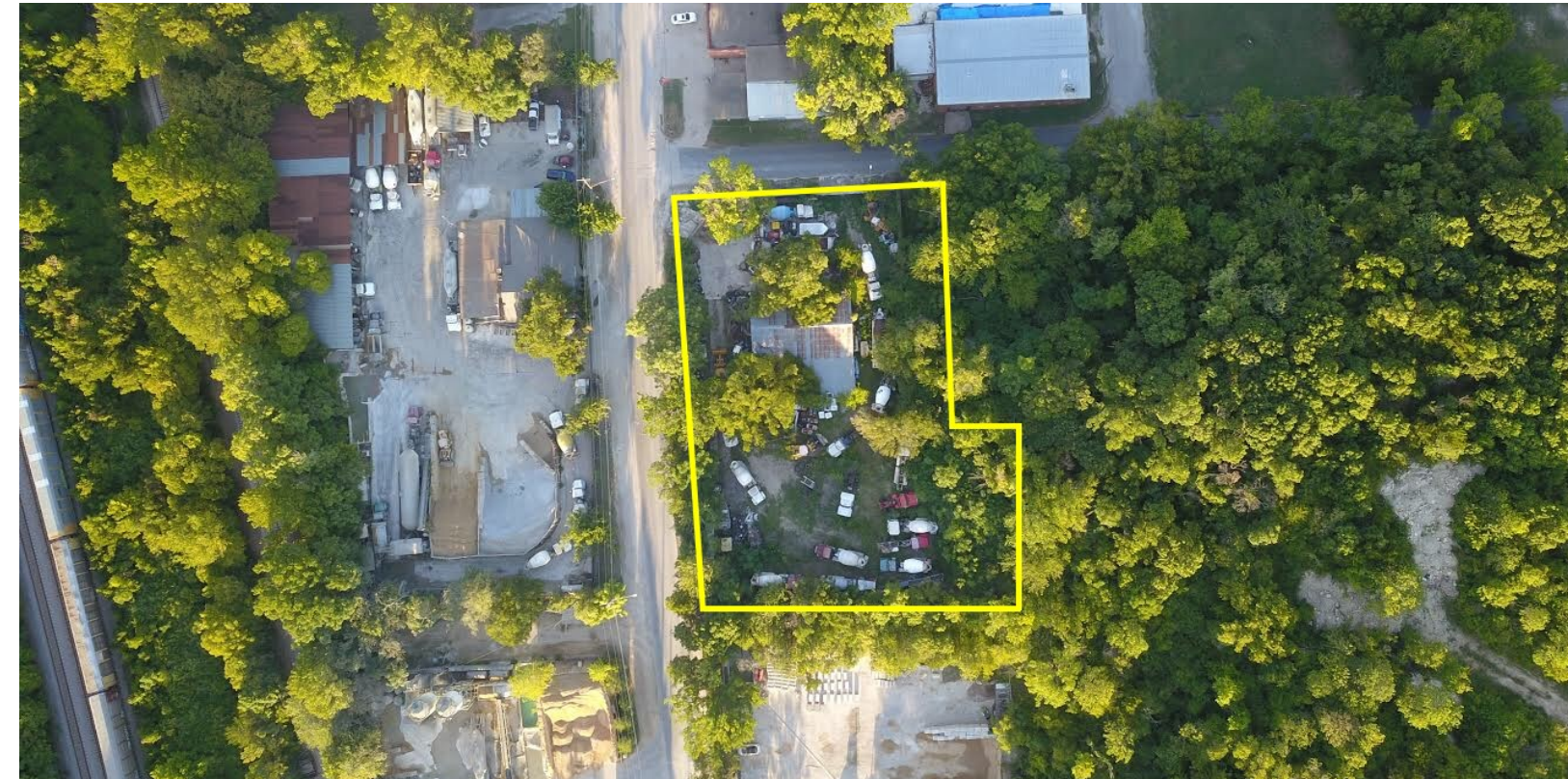
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## DETAILS

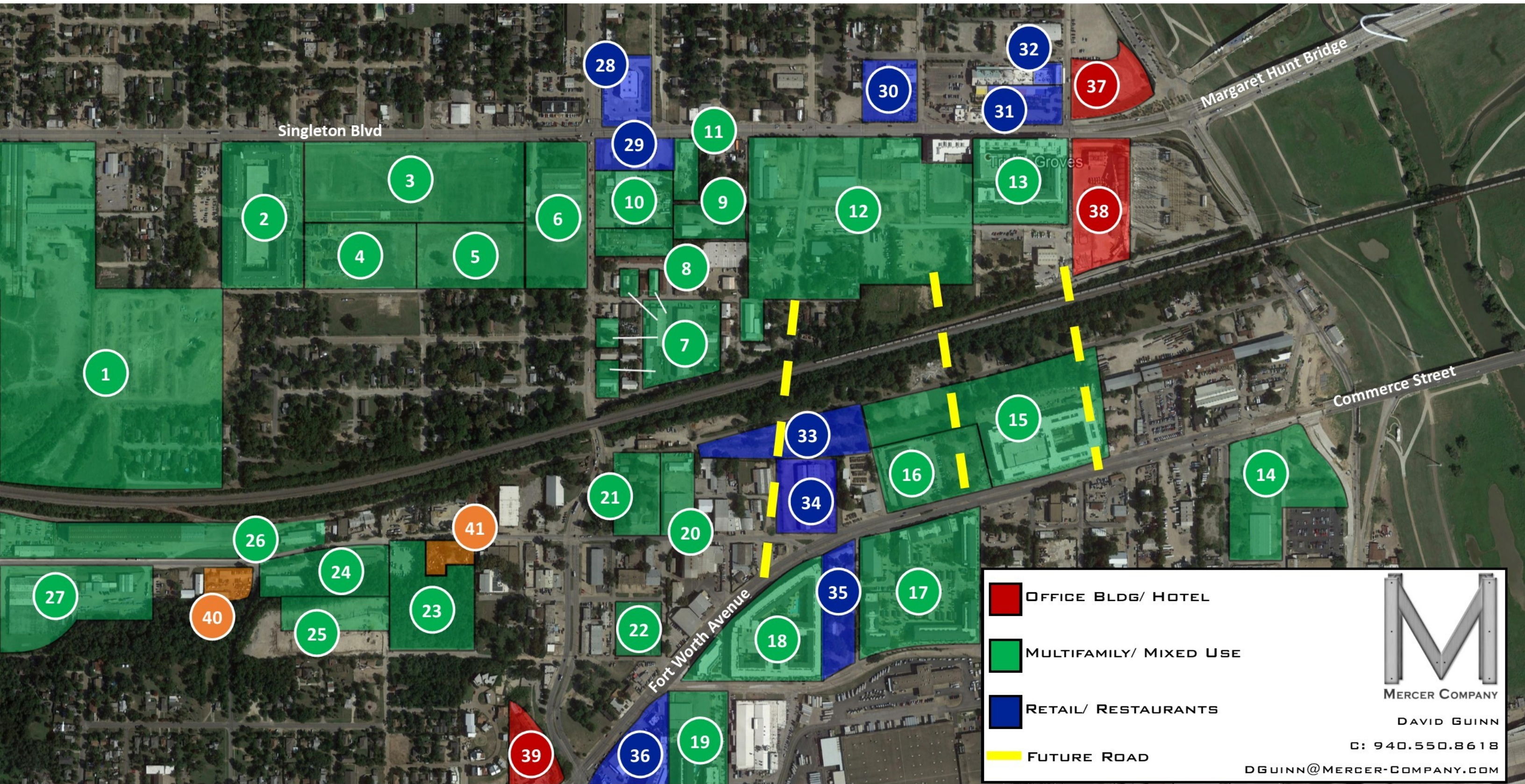
### AVAILABLE FOR SALE

- ◆ TOTAL SF: 3,360
- ◆ LAND SF: 41,308
- ◆ NEAR ACRE REDEVELOPMENT SITE AVAILABLE IN TRINITY GROVES
- ◆ GUARANTEED SELLER LEASEBACK OF ONE YEAR @ \$5,000/MO. NNN
- ◆ FENCED LOT
- ◆ FLAT TOPOGRAPHY
- ◆ LAND TYPE: IMPROVED CRUSHED GRAVEL

DAVID GUINN  
CELL 940.550.8618  
DGUINN@MERCER-COMPANY.COM

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- |  |  |   |                                       |                               |                                |
|--|--|---|---------------------------------------|-------------------------------|--------------------------------|
| 1. Megatel Townhomes                     | 8. West Dallas Investments                   | 15. Alliance Residential Multifamily Apts | 22. Magnolia Apartments               | 29. Ray's Sporting Goods      | 36. Sylvan 30                  |
| 2. Street Lights Residential             | 9. Ecoview Townhomes                         | 16. Toll Brothers                         | 23. Henry Miller Cliffview Apartments | 30. Four Corners Brewing Co.  | 37. Romano Office Building     |
| 3. Trinity Village Apartment Development | 10. Ecoview Townhomes                        | 17. Wood Partners                         | 24. Oaxaca Interests - Nowhere, TX    | 31. Trinity Grove Restaurants | 38. Future Hotel Development   |
| 4. David Weekly Housing Development      | 11. Future Townhomes                         | 18. Trammel Crow Residential Apartments   | 25. PSW Housing Developments          | 32. Babb Brothers BBQ & Blues | 39. Belmont Hotel              |
| 5. Wood Partners                         | 12. Trinity Groves - Phase 2                 | 19. Sylvan 30                             | 26. Lincoln Properties                | 33. PSW                       | 40. Mercer Company - Available |
| 6. Atlas Metals                          | 13. Robert Shaw & Staubauch Multifamily Apts | 20. Under Contract                        | 27. Available (10 Acres)              | 34. West Dallas Investments   | 41. Mercer Company - Available |
| 7. Davis Metals (Available)              | 14. Future Apartments                        | 21. Oaxaca Townhomes                      | 28. CVS                               | 35. Chicken Scratch           |                                |