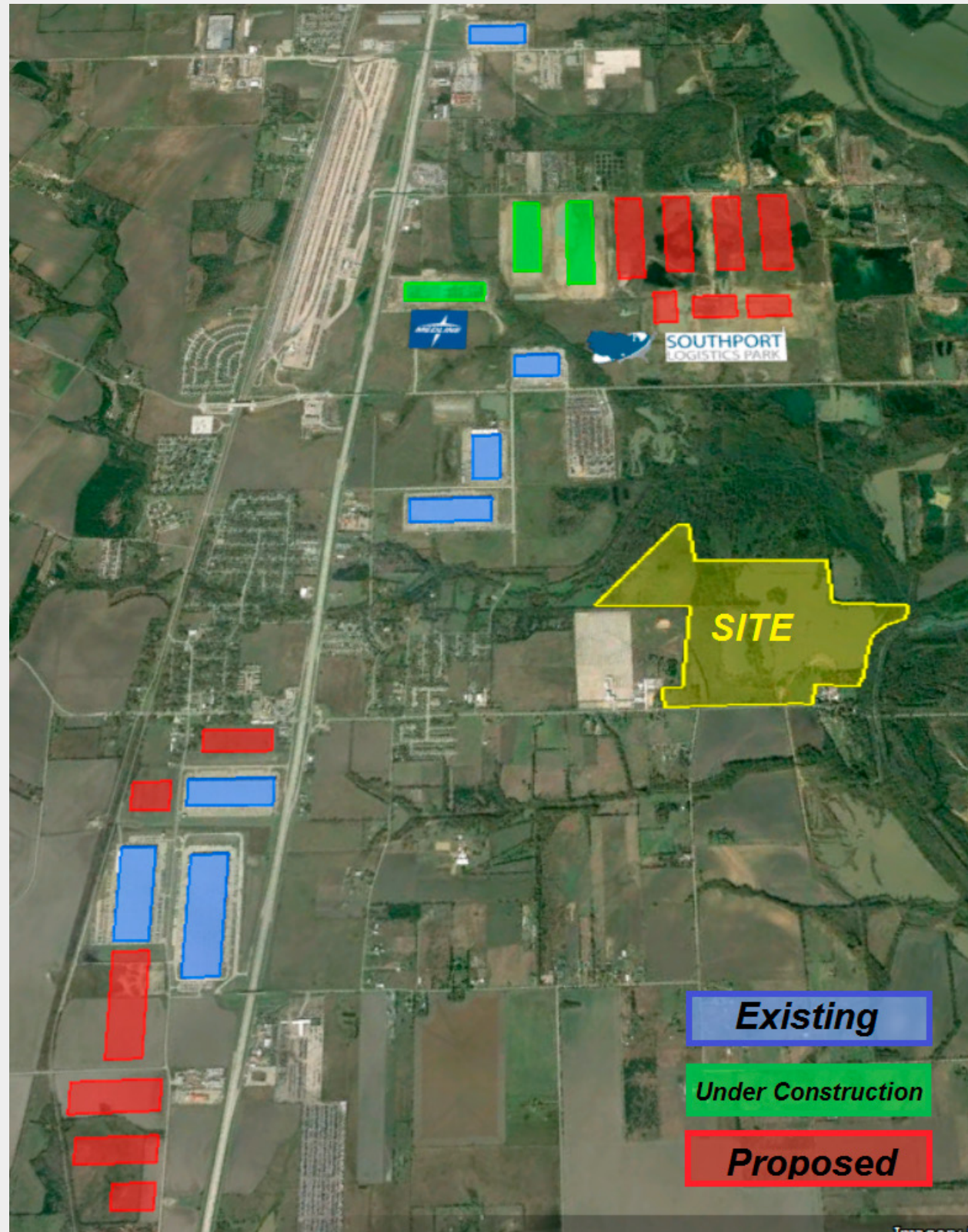


Wilmer, Texas Industrial Map



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4851 LBJ Freeway 10th Floor
Dallas TX 75244
214 256 7100
nairl.com

NAI Robert Lynn

For Sale

± 254.91 Acres

SELLER FINANCING AVAILABLE



1200 Cottonwood Valley Road
99.7 Acres

1601 E Belt Line Road
155.21 Acres

1601 E. Belt Line Road
1200 Cottonwood Valley Road
Wilmer, Texas 75172

Property Features

- Located 1.2 Miles East of I-45
- ± 1/2 Mile of Belt Line Frontage
- Less Than 3 Mile Drive From UP Intermodal Rail Station
- ± 20 Minute Drive to Downtown Dallas
- ± 40 Minute Drive to DFW International Airport
- Booming Industrial Development Nearby
 - ▶ Approx 2.3 Million SF Under Construction
 - ▶ 11+ Million SF Proposed
- Key Developments
 - ▶ Southport Logistics Park
 - ▶ Dalport Trade Center
 - ▶ DFW Inland Port

Colt Power

817 872 3905
cpower@robertlynn.com

Matt Elliott

214 256 7161
melliott@robertlynn.com

Key Demographics

3 Mile Radius (2015)

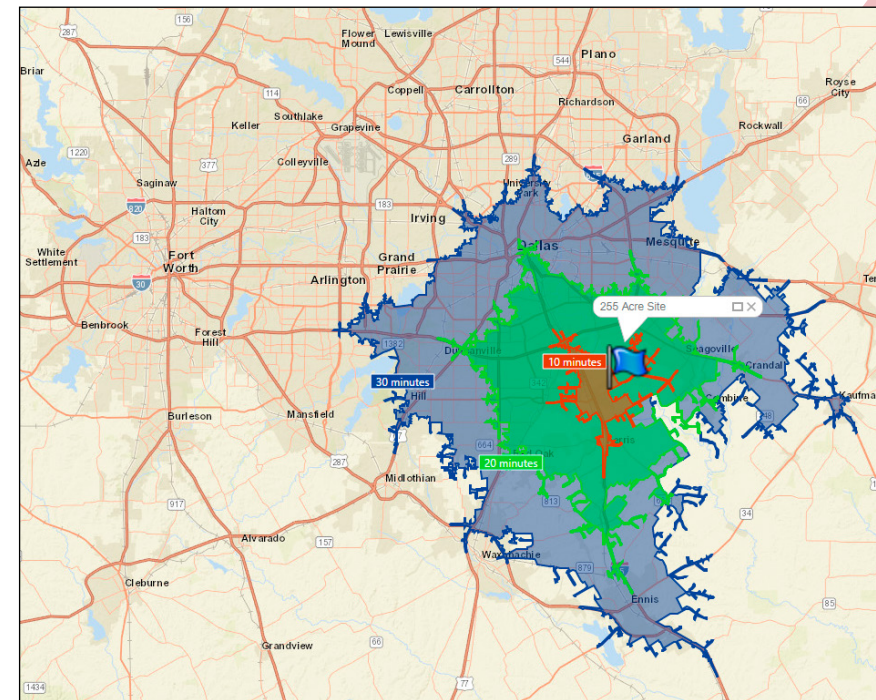
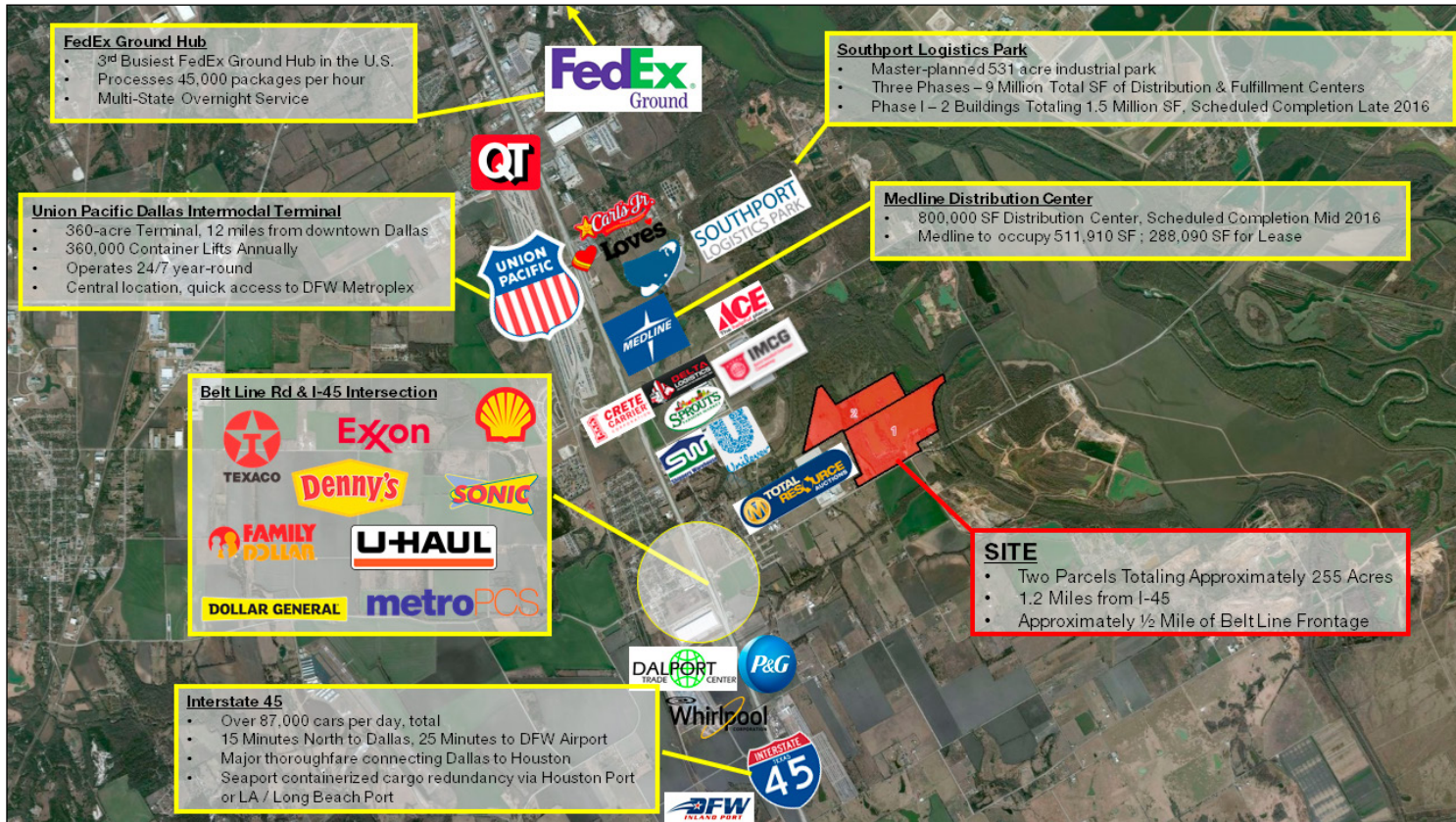
- Population: 4,914
- Households: 1,517
- Owner Occupied Housing Units: 978
- Renter Occupied Housing Units: 539
- Median Household Income: \$32,445
- Average Household Income: \$43,383
- Owner Occupied Housing Units by Value:
 - ▶ \$50k - \$99.9k: 28.4%
 - ▶ \$100k - \$149.9k: 33.3%
 - ▶ \$150k - \$199.9k: 19.9%
 - ▶ \$200k - \$249.9k: 8.2%

5 Mile Radius (2015)

- Population: 16,346
- Households: 4,414
- Owner Occupied Housing Units: 3,003
- Renter Occupied Housing Units: 1,411
- Median Household Income: \$37,323
- Average Household Income: \$47,134
- Owner Occupied Housing Units by Value:
 - ▶ \$50k - \$99.9k: 27.2%
 - ▶ \$100k - \$149.9k: 28.8%
 - ▶ \$150k - \$199.9k: 25.3%
 - ▶ \$200k - \$249.9k: 10.0%

For Sale
± 254.91 Acres

1601 E. Belt Line Road
1200 Cottonwood Valley Road
Wilmer, Texas 75172



Both Sites Are Zoned C2 - General Commercial, Which Allows For:

- Neighborhood Retail Sales & Services
- Business & Professional Offices, Medical Clinics
- Restaurants
- Automobile Parking Lots & Structures
- Commercial Recreation Uses (Bowling, Arcades, Golf Driving Ranges, Gymnasiums, Miniature Golf, Pool Halls, Swimming Pools, Skating Rinks)
- Laundries & Automobile Washes
- Pumping Stations
- Repair & Storage Garages, Tire Repair Shops, Auto Accessory Stores
- Hospitals & Schools, Churches & Mortuaries
- Hotels, Apartments and Motels