

For Sale

210 E. Danieldale Road
DeSoto, Texas

± 18.7 Acres of Land (Divisible)



- Prime Industrial Real Estate in Eagle Park
- Located Just One Mile South of I-20 and Hampton Road
- Zoned LI - Light Industrial District
- Major Employers Include Sam's Wal/Con Distribution, Zep Manufacturing, DW Distribution, Solar Turbine, DIAB Manufacturing, and McGraw-Hill Publishing

NAI Robert Lynn
Commercial Real Estate Services, Worldwide.

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contact information:

Jim Struble, SIOR

NAI Robert Lynn

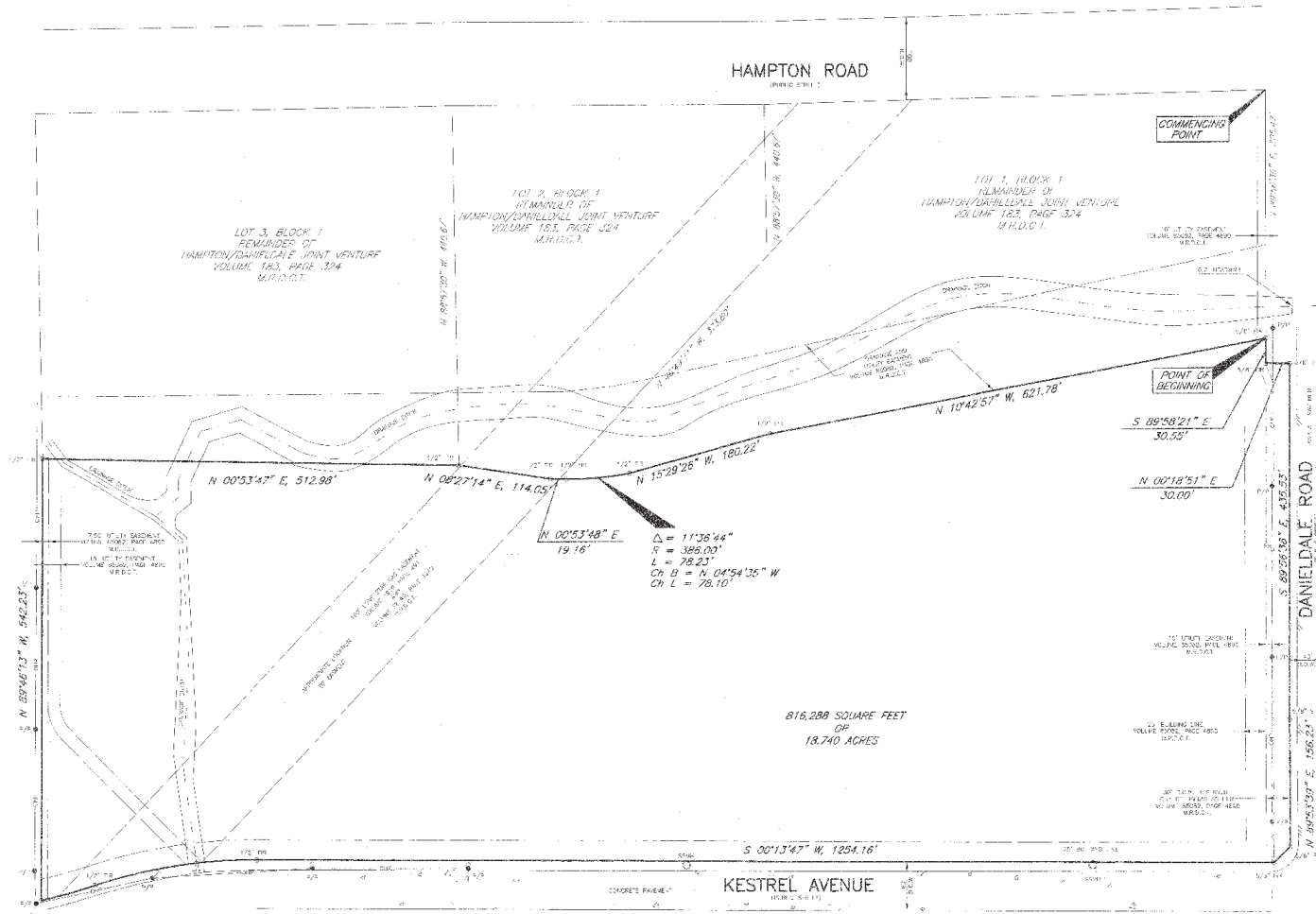
direct 214 256 7167

email jim@themanwithsqft.com

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Description: This site is ideal for warehousing, wholesaling, distribution, research and development laboratories as well as science and high technology firms. Other uses include light manufacturing or assembly of small products such as electronics, pharmaceuticals, medical supplies and small equipment.

Location: Just one mile south of I-20 and Hampton Road in the Eagle Park section of DeSoto, Texas and immediately adjacent to the southern boundary of Dallas, Texas.

Utilities: 12" water in Hampton Road, Danieldale Road and Kestrel Drive.
10" sewer in drainage easement to the west.

Size: ± 18.7 acres (divisible), ± 621 feet Danieldale Road frontage, ± 1,369 feet Kestrel Drive frontage.

Zoning: LI - Light Industrial District

Distance From Danieldale Road & Kestrel Drive

Destination	Miles
LBJ Frwy. & Hampton Rd., DeSoto, TX	1.14
Hwy. 67 & Danieldale Rd., Duncanville, TX	2.77
Executive Airport (formerly Redbird), Dallas, TX	4.31
Union Pacific Intermodal, Hutchins, TX	11.81
Dallas, TX, CBD	14.17
Dallas Love Field, Dallas, TX	18.92
DFW International Airport, DFW Airport, TX	31.42
Alliance Airport, Fort Worth, TX	49.03
BNSF Intermodal, Haslet, TX	50.34
Austin, TX, CBD	186.28
Oklahoma City, OK, CBD	217.02
Houston, TX, CBD	237.33
San Antonio, TX, CBD	264.61

(source Mapquest)



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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

