



SALE

3320 Dalworth Street

Arlington, TX 76011

PRESENTED BY:

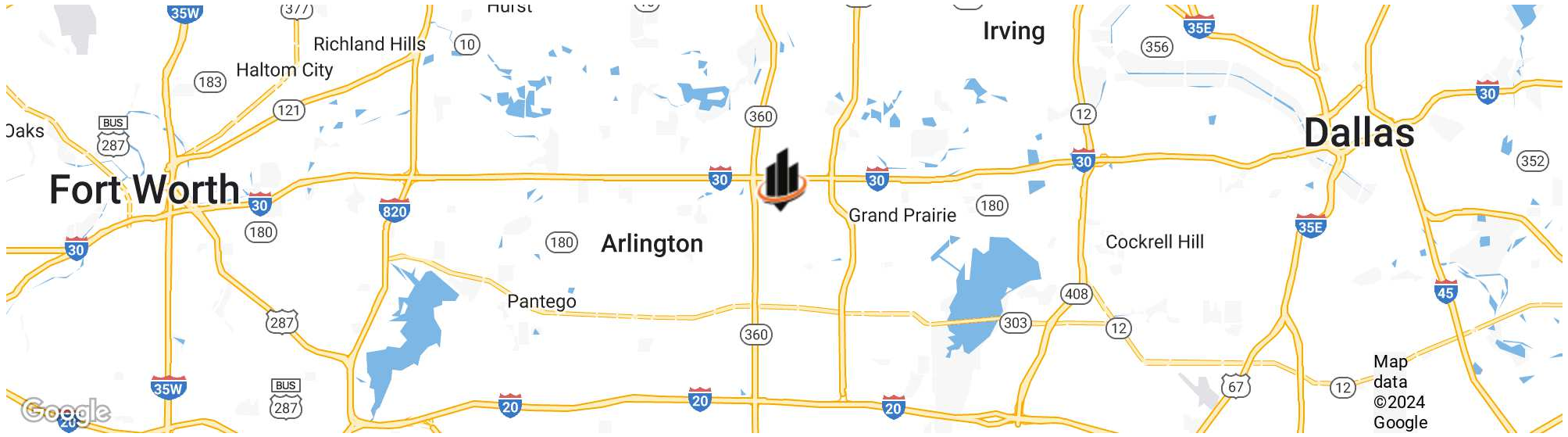
DAVID DUNN, CCIM, SIOR

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,900,000
BUILDING SIZE:	18,156 SF
LOT SIZE:	0.84 Acres
YEAR BUILT:	1966
MARKET:	Dallas/Fort Worth
SUBMARKET:	Lower Great Southwest

PROPERTY OVERVIEW

Subject property is in excellent location just minutes from major freeways in the heart of the Great Southwest Industrial Park. The building is equipped with heavy power, renovated office, outside storage, and 100% HVAC. Perfect for a printing company.

PROPERTY HIGHLIGHTS

- 16'6" clear height (14' dropped ceiling in warehouse)
- Three dock doors, One with leveler
- 100% HVAC
- Heavy Power
- Ample Parking
- New Roofing
- Fenced Outside Storage
- Newly Renovated Office

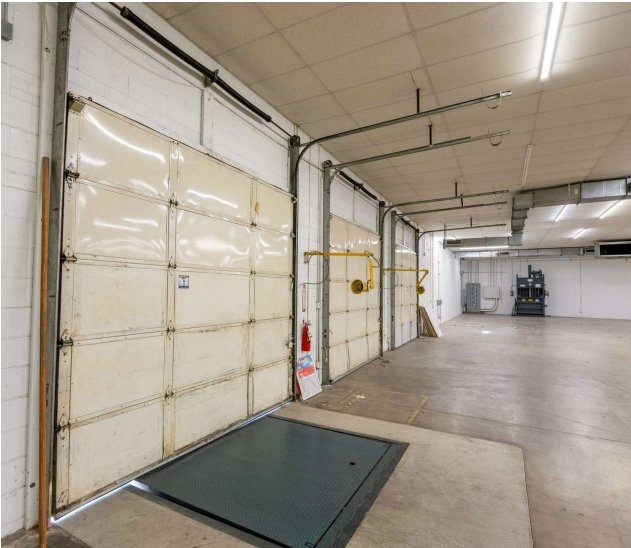
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ADDITIONAL PHOTOS



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It turns out, you don't have any Site Plans Published!

(be sure to add site plans in the [Media Tab](#) or
"Publish on Website and Docs" in the [Plans Tab](#))

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DEMOGRAPHICS MAP & REPORT

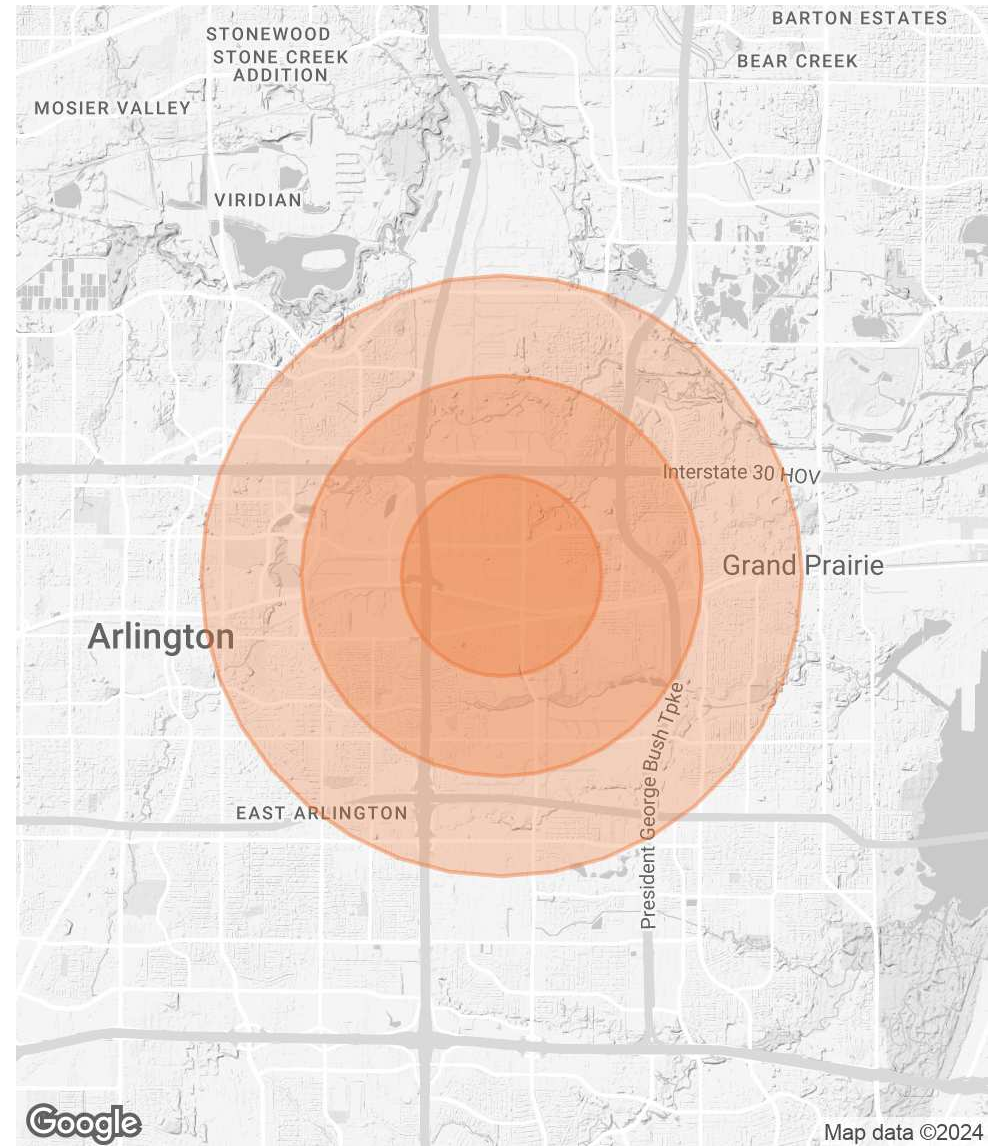
POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	5,236	39,025	105,185
AVERAGE AGE	29.9	30.5	31.4
AVERAGE AGE (MALE)	28.8	31.1	31.8
AVERAGE AGE (FEMALE)	32.8	30.1	31.8

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	2,097	14,698	41,890
# OF PERSONS PER HH	2.5	2.7	2.5
AVERAGE HH INCOME	\$48,529	\$52,140	\$53,432
AVERAGE HOUSE VALUE	\$134,718	\$132,605	\$117,974

2020 American Community Survey (ACS)



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