

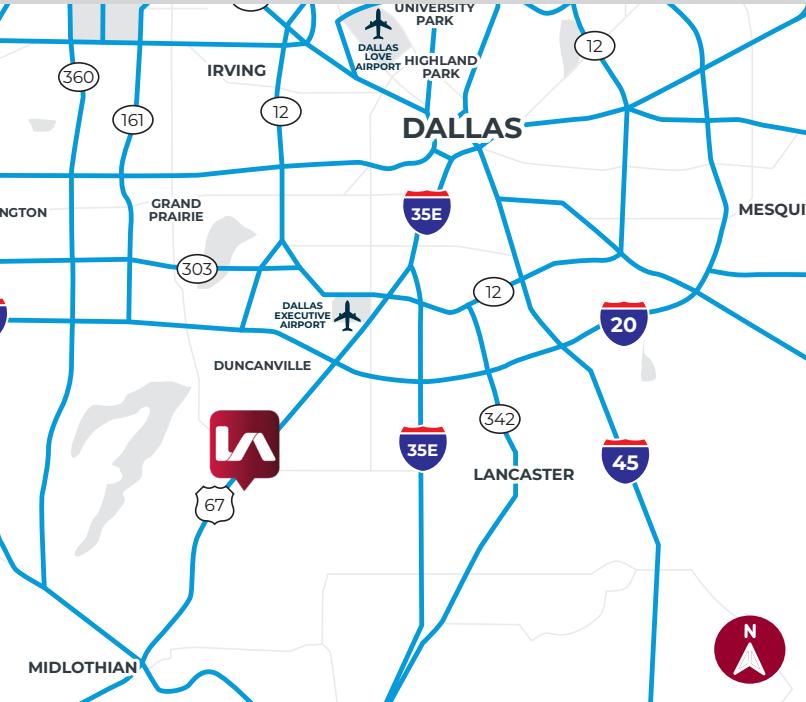
FOR SALE

±2,400 SF ON ±0.75 ACRES



1535 AMERICAN WAY

Cedar Hill, TX 75104



PROPERTY HIGHLIGHTS

- **LAND AREA:** ±0.75 Acres
- **BUILDING SIZE:** ±2,400 SF
- **OFFICE:** ±1,245 SF
- **DRIVE-IN DOORS:** 2
- **CLEAR HEIGHT:** 12' - 16'
- **FENCED OUTDOOR STORAGE**

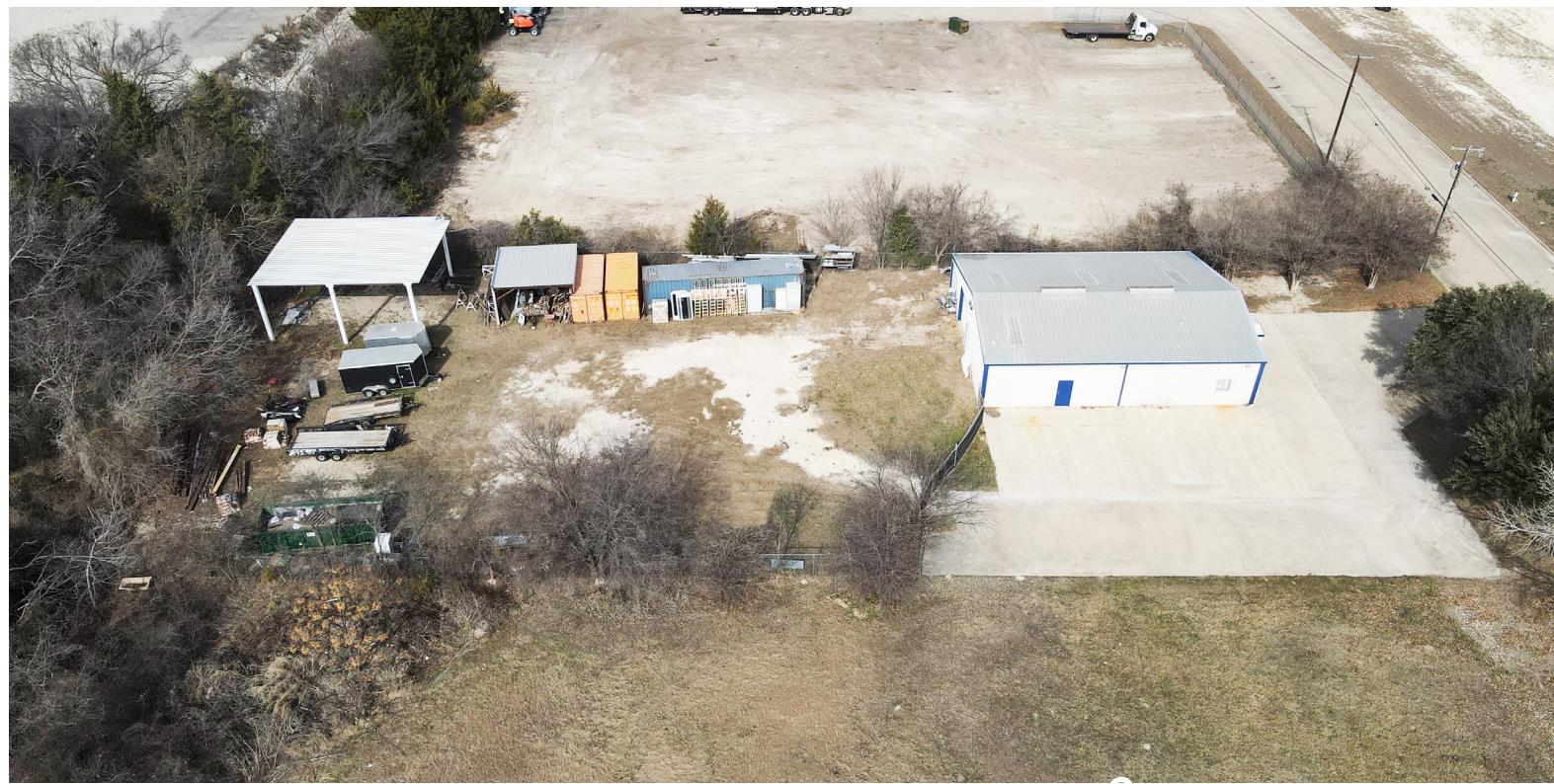
FOR SALE INFORMATION:

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICE

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LOCATION HIGHLIGHTS

VEHICLES / DAY

Hwy 67 | 51,971 Vehicles per day
Hwy 287 | 44,503 Vehicles per day
I-20 | 189,698 Vehicles per day

HIGHWAY ACCESS

Hwy 67 | 0.5 Miles
Hwy 287 | 7.2 Miles
I-20 | 9 Miles

DISTANCE TO

30 Minutes | DFW Airport
22 Minutes | Dallas CBD
22 Minutes | UP Intermodal

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