

Land For Sale
70,961 SF



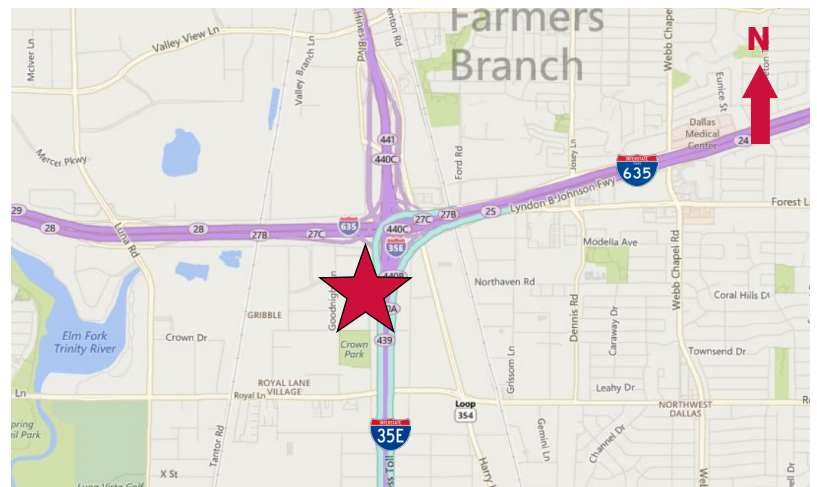
11590 Emerald Street Dallas, Texas 75229

Property Features

- Adjacent to Dallas Corporate Center, One of the Premier industrial Sites for General Contractors
- Visibility from I635 & I35
- Great opportunity to Develop Near One of the Busiest Highway Intersections in Dallas
- Just South of New Development at Mercer Business Park
- Zoning MU3

Jim Svidron

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TRAFFIC COUNTS (2012)

- I-635 125,000 VPD
- I-35 199,000 VPD

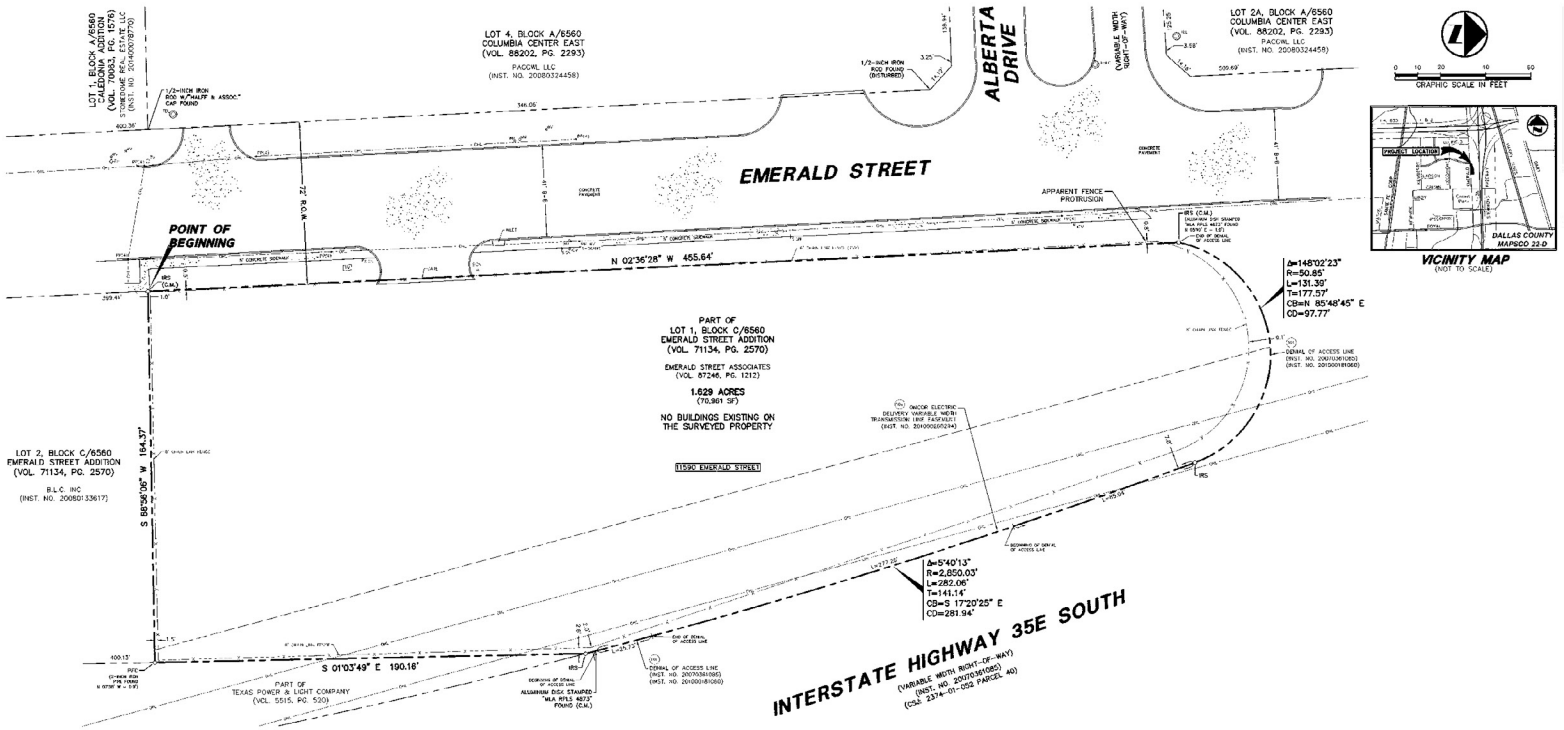
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4851 LBJ Freeway 10th Floor
Dallas TX 75244
214 256 7100

nairl.com

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MAJOR TENANTS
(1 mile radius)



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