

I-30 | 0.7 MILES

I-35 E | 4 MILES



FOR SALE OR LEASE

## Infill Industrial Site Opportunity

3011 I-30, Dallas, TX 75212

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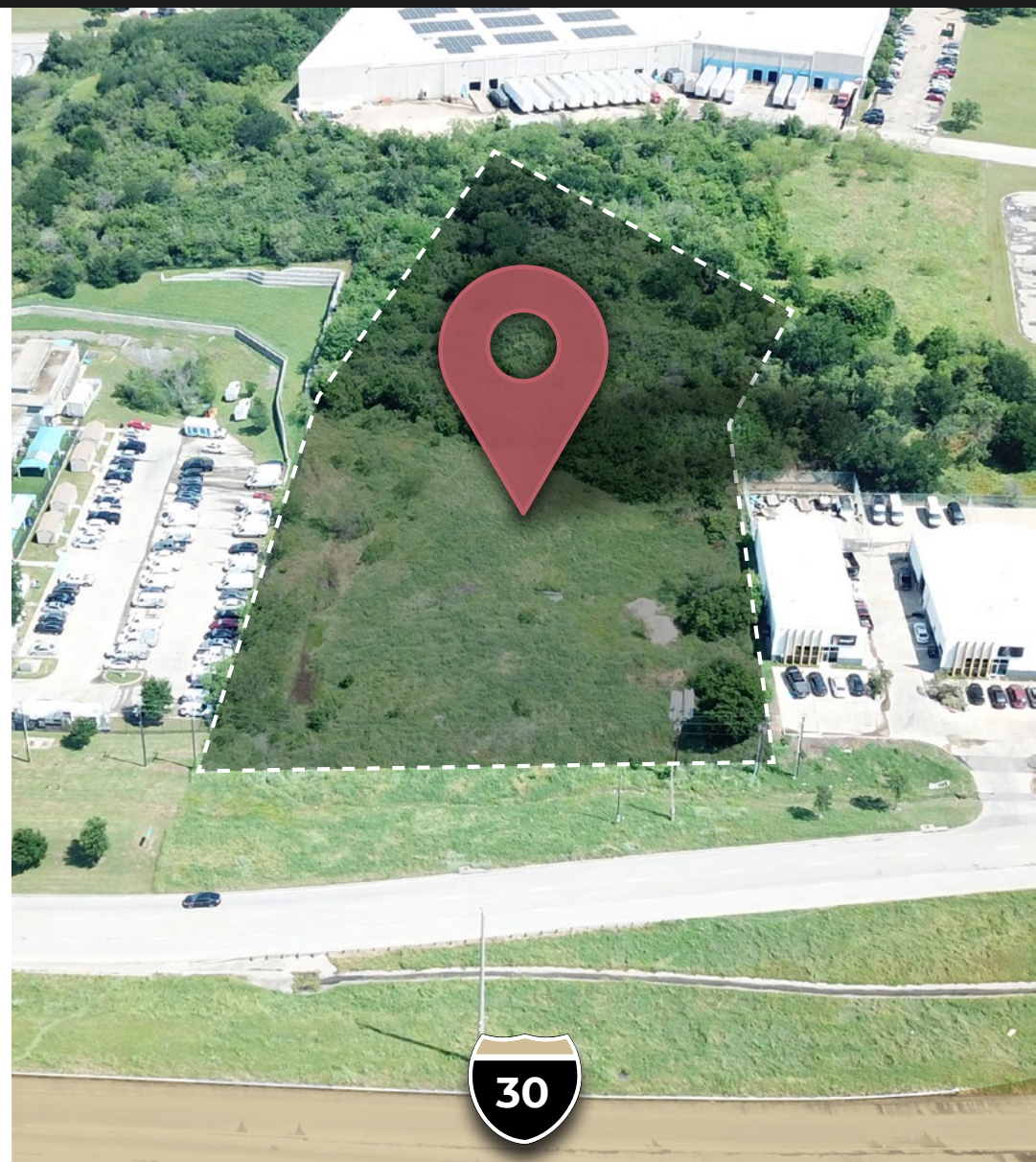
Midland, TX 7970

## LAND OVERVIEW

Located along Interstate 30, this industrial site offers exceptional visibility to approximately 160,000 vehicles daily. With easy access to the interstate and attractive IR zoning, it accommodates a variety of uses. Potential build-to-suit options available from the seller, making it an ideal investment opportunity for businesses seeking high-traffic exposure and strategic positioning.

## PROPERTY DETAILS

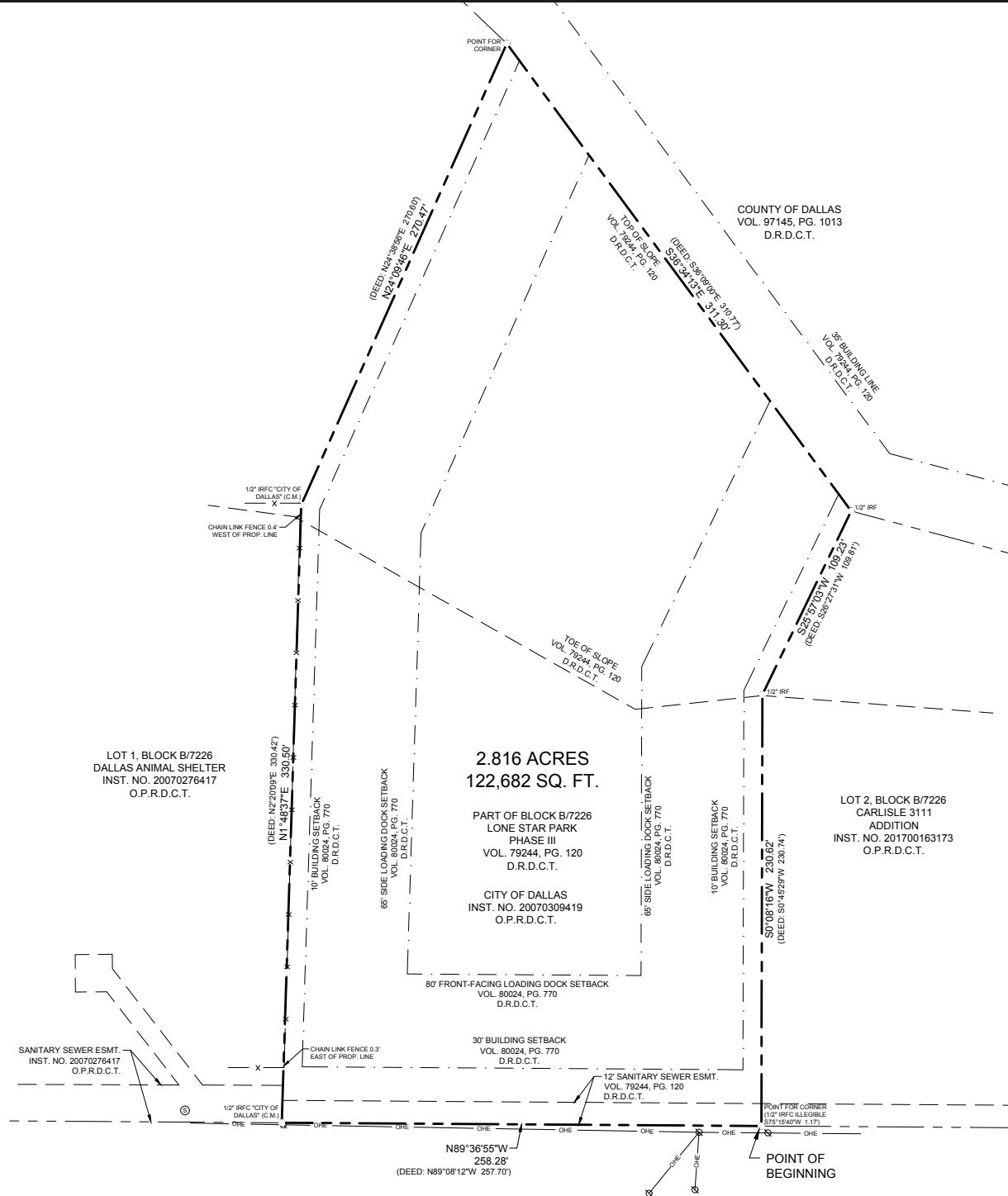
<b>Location</b>	3011 I-30, Dallas, TX 75212
<b>Site Size</b>	2.81 acres
<b>Public Street Frontage</b>	±160,000 on I-30 ±12,000 on Dallas Fort Worth Turnpike
<b>Current Zoning</b>	Zoned (IR) Industrial Research
<b>Potential Use</b>	Light Manufacturing, Warehouse, Mini-warehouse, Office Showroom Warehouse, Outside Storage, and other commercial uses
<b>Vehicle Access</b>	On Dallas Fort Worth Turnpike
<b>Permitting</b>	4 Story Self Storage Facility Totaling 104,000 SF

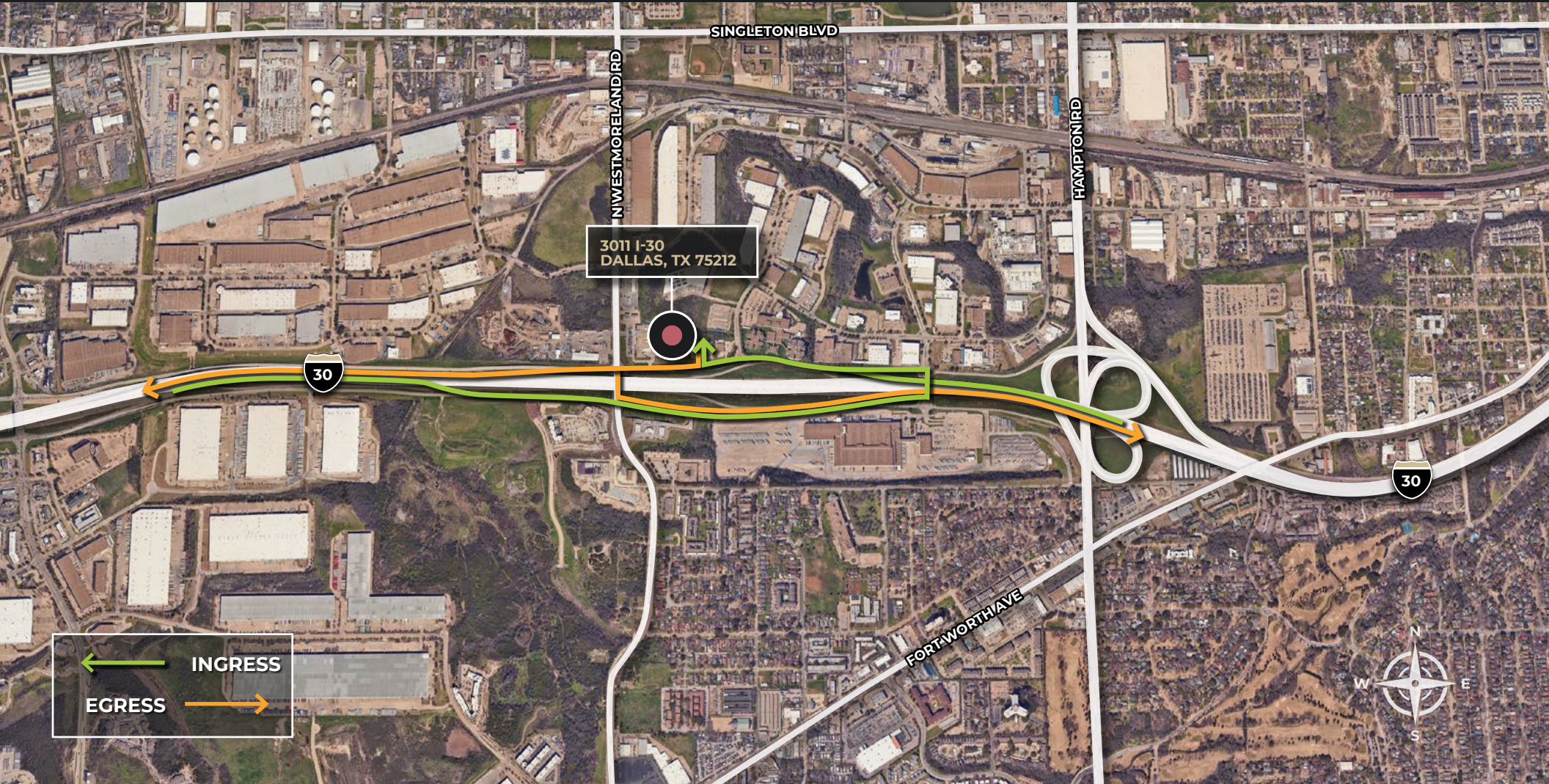


ZONING USE AND REGULATIONS

<b>FRONT YARD</b>	Minimum front yard is: 15 feet
<b>SIDE YARD</b>	Minimum side yard is: 30 feet - adjacent to or across alley from R(A),D(A), TH(A), CH, MF(A) 0 feet in all other cases
<b>REAR YARD</b>	Minimum rear yard is: 30 feet - adjacent to or across alley from R(A),D(A), TH(A), CH, MF(A) 0 feet in all other cases Setbacks may be greater or lesser due to exceptions in the Dallas Development Code, exceptions include, but not limited to, platted building lines and more restrictive zoning district setbacks in the same block.
<b>HEIGHT</b>	Maximum structure height is: 200 feet Note: Any portion of structure over 26 feet may not be located above a Residential Proximity Slope (RPS)
<b>DWELLING UNIT DENSITY</b>	No maximum dwelling unit density
<b>FOOR AREA RATIO</b>	0.5 for Retail and Personal Services Uses 0.75 for any combination of lodging, office, and retail and personal service uses 2.0 for all uses combined 2.0 for all uses combined

<b>LOT COVERAGE</b>	80% maximum lot coverage Note: 1. Aboveground parking structures are included 2. Surface parking lots and underground parking structures are not
<b>LOT SIZE</b>	No minimum lot size
<b>STORIES</b>	15 stories above grade Parking garages are exempt but must comply with height regulations
<b>OFF-STREET PARKING</b>	See Use Regulations for Off-Street Parking Requirements Off-Street Loading See Use Regulations for Off-Street Loading Requirements
<b>LANDSCAPE REGULATIONS</b>	See Article X
<b>ADDITIONAL PROVISIONS</b>	Development Impact Review (DIR) required if estimated trip greater than 6000 trips per day and 500 trips per acre per day
<b>VISUAL INTRUSION</b>	No balcony or opening facing a R(A),D(A), TH(A), CH, MF-1(A)(SAH), MF- 2(A)(SAH) district may be above the RPS
<b>PRIMARY USE</b>	Research and Development, Light Industrial, Office, and Supporting Commercial Uses





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