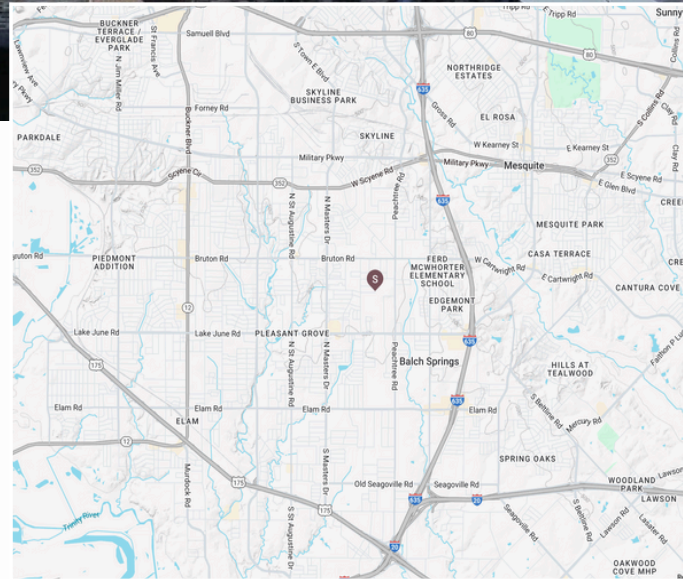


19036 Martin St
Balch Springs TX 75180



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	14,719	123,371	283,390
2025 Average HH Income	\$73,028	\$75,770	\$79,903

Exclusively Marketed by:

Yesenia Torres

eXp Realty
Senior Advisor
(972) 589-1519
yesi@yeseniadfwrealestate.com

Ross Hedlund

Traditional Commercial Real Estate
Partner
763-913-1689
ross.hedlund@tradition-cre.com



PROPERTY SUMMARY

Building SF	17,950
Land Acres	1.7
Year Built	1965
# of parcels	4
Ceiling Height	12' - 16', 20
Dock High Doors	1
Grade Level Doors	1
Fenced Yard	Yes

INVESTMENT SUMMARY

Price	\$2,700,000
Price PSF	\$150.42