



Green Meadow CAPITAL

+/- 22.36 AC
Available in
Wilmer, TX

NEQ of I-45 & E Belt Line Rd
Wilmer, TX 75172

Brian Waxler

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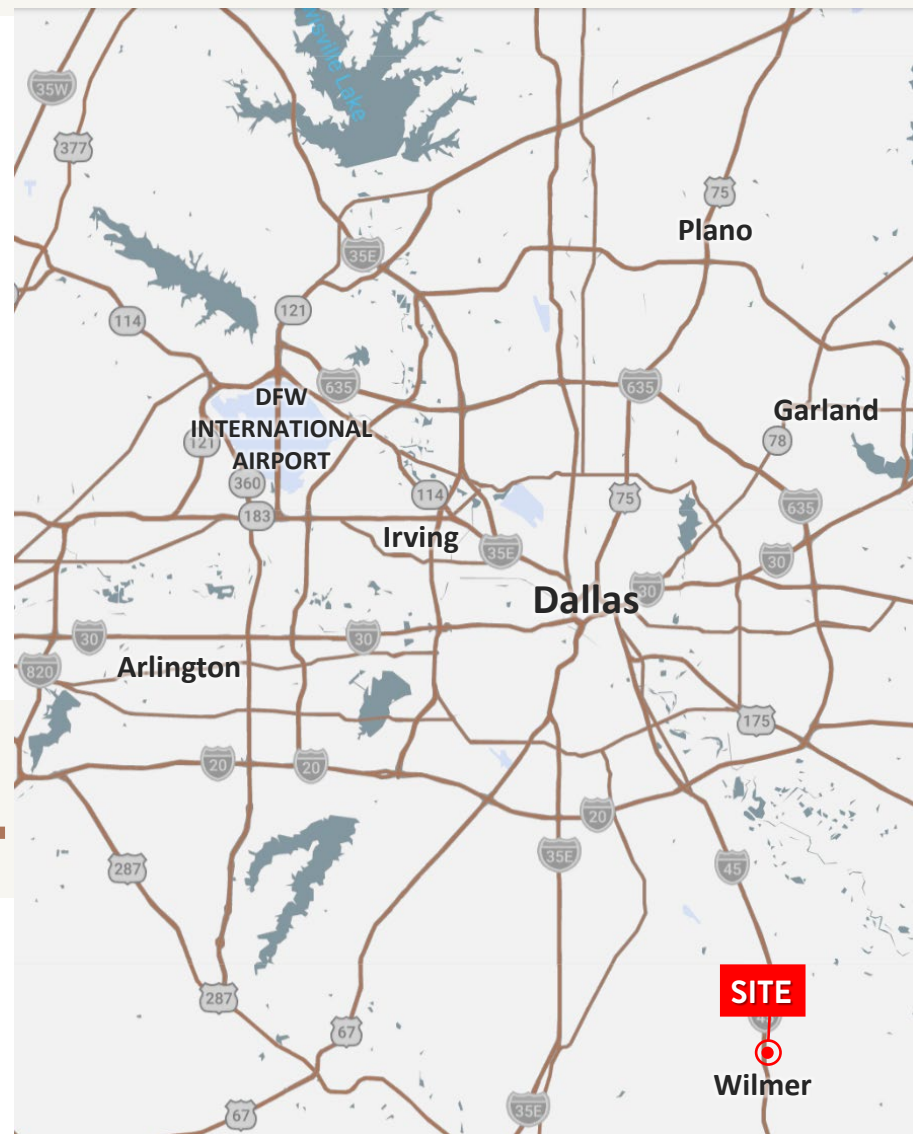


PROPERTY DETAILS

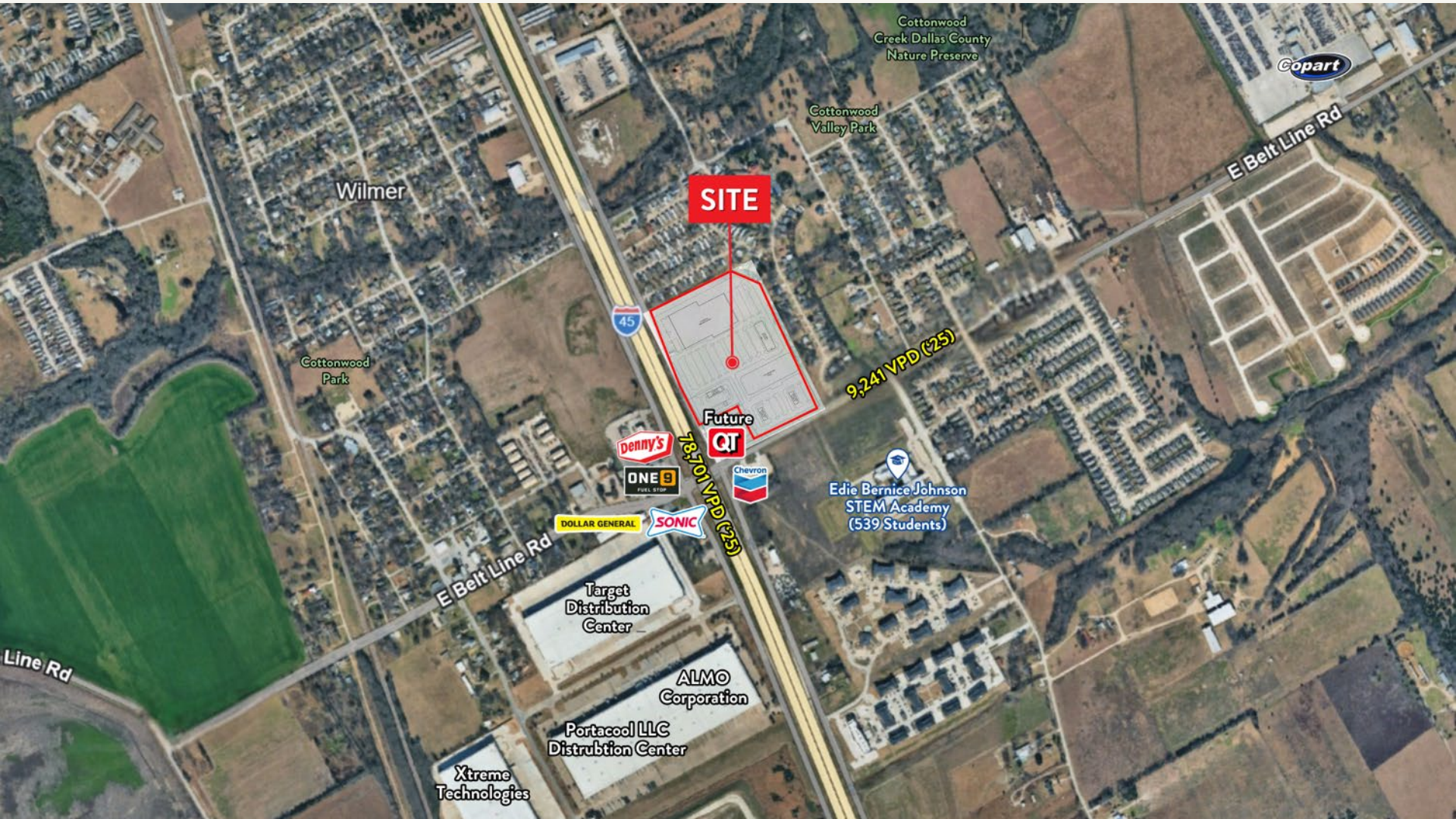
LOCATION	NEQ of I-45 & E Belt Line Rd, Wilmer, TX 75172	
PROPERTY SIZE	± 22.36 AC – will subdivide	
PRICE	Call for Pricing	
HIGHLIGHTS	• Excellent visibility and access from I-45 (±78,701 VPD), providing outstanding exposure for commercial & industrial users. • Adjacent to future QuikTrip. • Located within one of DFW's premier industrial hubs, surrounded by major distribution and manufacturing users including Amazon, Procter & Gamble, Whirlpool, Unilever, Ace Hardware, Medline, and Walmart.	
AREA RETAIL & TRAFFIC DRIVERS	Future QuikTrip (adjacent), Shell, Sonic, Church's Texas Chicken, Family Dollar, Subway, Dollar General, Commercial State Bank	
TRAFFIC COUNT	Interstate 45 78,701 VPD '25	E Belt Line Rd 9,241 VPD '25

DEMOGRAPHICS

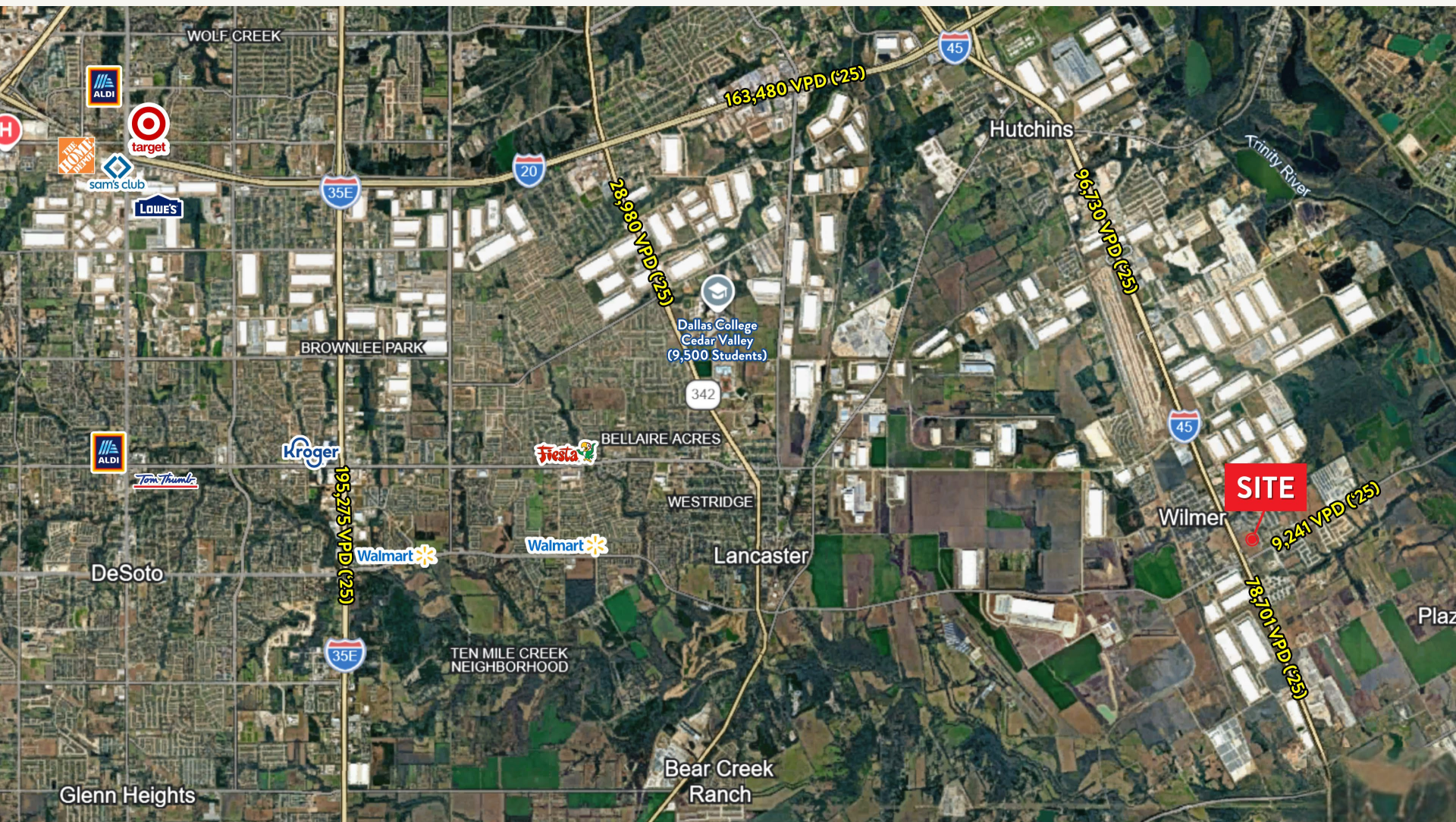
	3 MILE	5 MILE	7 MILE
2025 POPULATION	8,192	22,199	73,181
AVG. HH INCOME	\$78,417	\$78,469	\$83,726
MEDIAN AGE	34.7	33.9	34.9



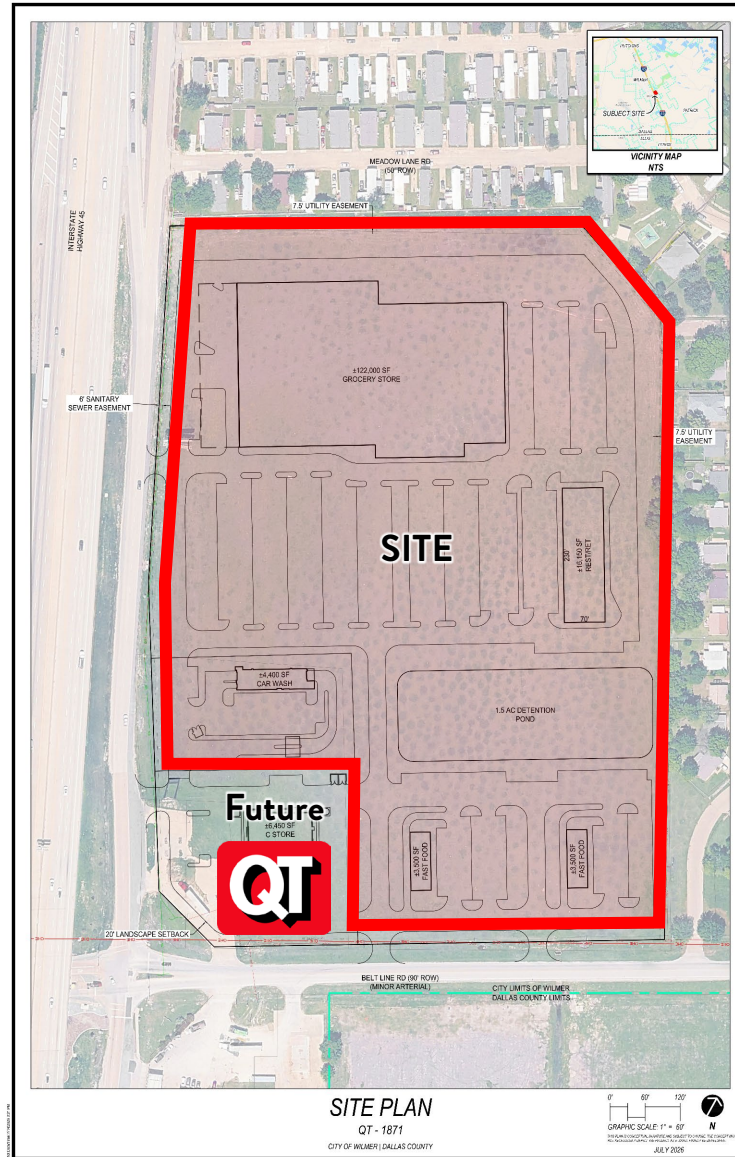
PROPERTY AERIAL



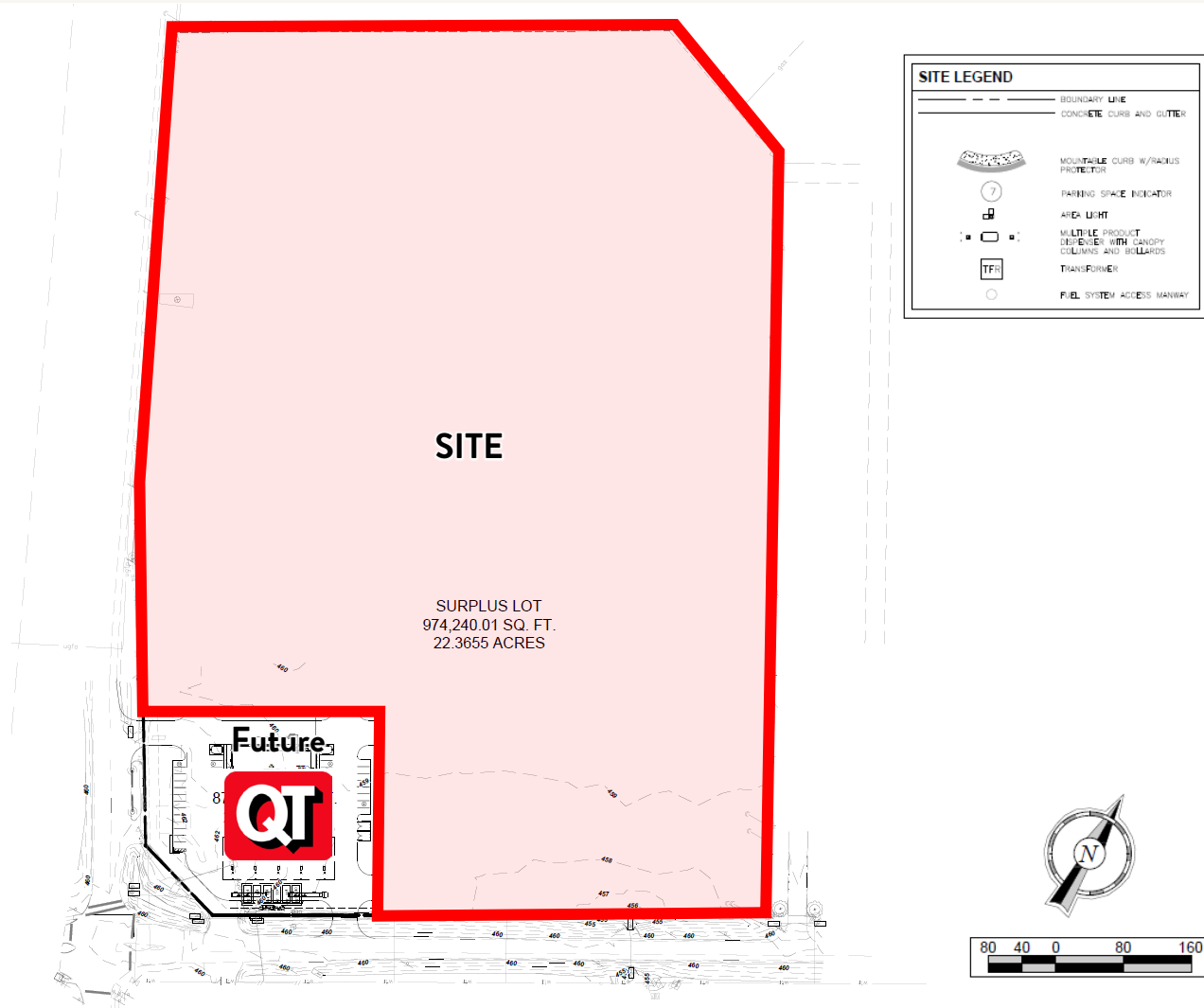
TRADE AREA AERIAL



CONCEPTUAL SITE PLAN



SITE PLAN



+/- 22.36 AC AVAILABLE IN WILMER, TX

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