

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 8331 & 8339 HOYLE AVENUE

DALLAS, TX 75227



\$2,400,000



20,100 sqft

---

## DESCRIPTION

8331& 8339 Hoyle Ave is a rare opportunity to acquire a 20,100 SF industrial warehouse, with a 2,000 SF of office, on a fully fenced-paved 1.35-acre lot. The space offers functional features such as dock-high and grade-level loading, 24-ft clear height, 3-phase power, and a sprinkler system. Ample onsite parking and flexible LI zoning allow for a wide range of industrial, storage, office, or showroom uses. Investment Highlights include: 1. Strategic Location: Located in the Buckner Terrace–Everglade Park Industrial area, the site benefits from excellent visibility, accessibility, and traffic exposure in a strong Dallas industrial submarket. 2. Versatile Use: Zoned LI (Light Industrial), the property is suitable for industrial, distribution, storage, office, retail, or showroom operations. 3. High Capacity Infrastructure: The building offers 24-foot clear ceiling height and heavy-duty 3-phase, 480V power, supporting a wide range of industrial operations. 4. Functional Layout: Combination of warehouse, office, parking, and loading for operational efficiency.

**PROPERTY TYPE:** Commercial - Industrial  
**MLS STATUS:** Pending  
**MLS:** 21093416  
**YEAR BUILT:** 1964  
**COUNTY:** Dallas  
**TRACT OR SUBDIVIION:** Buckner Blvd Industrial District  
**LIST DATE:** 10/23/2025

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**  
**SQUARE FEET:** 20,100  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 1.35  
**LOT SIZE (SQFT):** 58,806

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Concrete

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- AdditionalParking
- Asphalt
- Garage
- OnSite
- Open
- Outside
- ParkingLot
- Private

### LOT DESCRIPTION:

- Acreage
- Cleared
- SprinklerSystem
- FewTrees

### ROOF TYPE:

- Fiberglass
- Metal

### SIDING:

- MetalSiding
- Concrete
- SteelSiding

### FOUNDATION:

- ConcretePerimeter
- Slab

## UTILITIES

### HEATING/COOLING:

- NaturalGas


### UTILITIES:

- CableAvailable
- ElectricityAvailable
- ElectricityConnected
- NaturalGasAvailable
- OverheadUtilities
- PhoneAvailable
- SewerAvailable
- SepticAvailable
- SeparateMeters
- UndergroundUtilities
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

### COMMUNITY:

- Curbs
  - Sidewalks
- 

**LISTED BY:** Wesley Hill 

**PHONE:** 903.720.3150

**BROKERED BY:** Berkshire HathawayHS PenFed TX