



12540 C F HAWN FREEWAY
DALLAS, TX 75253



\$1,400,000



4,447 sqft

DESCRIPTION

The ideal commercial opportunity with excellent highway frontage and unbeatable convenience between Dallas and Kaufman. This 1.36-acre property offers easy employee access whether commuting toward Dallas or heading further into Kaufman County, just a few minutes from I-20, 635, and 175 interchange. The fully fenced lot, complete with 5 security cameras, provides peace of mind and controlled access. Inside, you'll find ample office space, a dedicated conference room, and a kitchen—perfect for team meetings and daily operations. The large workshop and abundant storage areas make this property a strong fit for service companies, contractors, logistics operations, or any business needing workspace and yard capacity.

PROPERTY TYPE: Commercial - Business
MLS STATUS: Active
MLS: 21123622
YEAR BUILT: 1996
COUNTY: Dallas
TRACT OR SUBDIVIION: Garden Heights Add
LIST DATE: 12/06/2025

CENTURY 21

Judge Fite Company

800.451.8055

AREA:
SQUARE FEET: 4,447
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 1.36
LOT SIZE (SQFT): 59,241

INTERIOR FEATURES

FLOOR COVERINGS:

- Carpet
- Concrete

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- Asphalt
- OnSite
- ParkingLot
- Storage
- WorkshopInGarage

LOT DESCRIPTION:

- Acreage

ROOF TYPE:

- Metal

SIDING:

- AluminumSiding
- MetalSiding

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Central
- Electric

UTILITIES:

- ElectricityConnected
- SewerAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Lori Kite 

PHONE: 903.567.3100

BROKERED BY: RE/MAX Landmark Rose

SECURITY FEATURES:

- SecuritySystem
- SecurityGate
- SecurityLights

century21judgefite.com

each office is independently owned and operated