

\$27 - 5815 S Cockrell Hill Road, Dallas

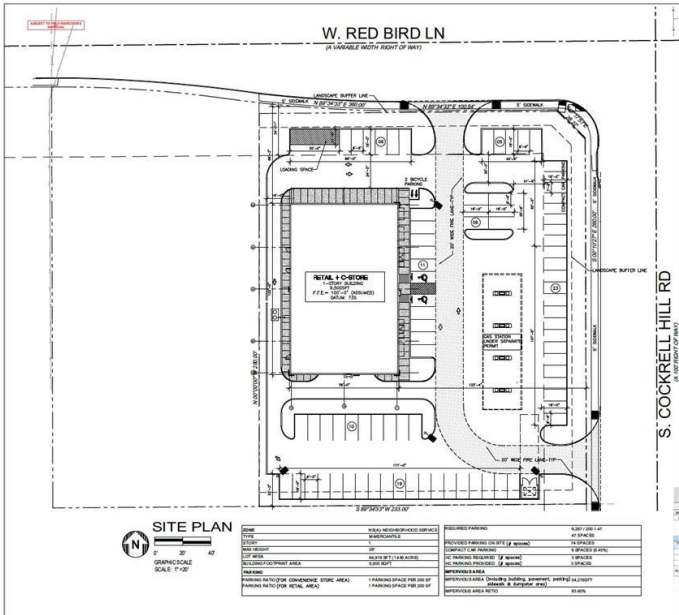
MLS® #20352902

\$27

0 Bedroom, 0.00 Bathroom,
Commercial Lease on 1.59 Acres

WOODHAVEN, Dallas, TX

High volume new construction gas station with over 30k VPD. Perfect space for Laundromat, Nail Salon, Hair Salon, Insurance Agency, Donut Shop, Vape or Smoke Shop, Sandwich Shop, Independent, Restaurant or Coffee Shop. There are three tenant spaces available up to 4990 sqft, estimated 2500, 1200, 1200, which can be leased as one unit or divided. NNN Lease. Call for details.



Built in 2023

Essential Information

MLS® #	20352902
Price	\$27
Bathrooms	0.00
Acres	1.59
Year Built	2023
Type	Commercial Lease
Sub-Type	Retail
Status	Active

Community Information

Address	5815 S Cockrell Hill Road
Subdivision	WOODHAVEN
City	Dallas
County	Dallas
State	TX
Zip Code	75236

Amenities

Average Monthly Volume & Sales Projections

	Year 1	Year 2	Year 3
Fuel Volume (Gallons)	124,170	126,949	128,889
Gasoline Volume (Gallons)	112,173	114,688	116,436
Diesel Volume (Gallons)	11,997	12,261	12,453
Convenience Store Sales (Dollars)	\$153,887	\$157,543	\$159,735
Convenience Sales (Dollars)	\$120,410	\$123,201	\$124,986
Fast Food Sales (Dollars)	\$33,477	\$34,342	\$34,749

Analytical Volume & Sales Range

LOW	Year 1	Year 2	Year 3
Fuel Volume (Gallons)	105,596	108,441	110,030
Convenience Store Sales (Dollars)	\$130,413	\$135,871	\$137,562

HIGH	Year 1	Year 2	Year 3
Fuel Volume (Gallons)	131,742	134,805	137,228
Convenience Store Sales (Dollars)	\$161,735	\$168,560	\$171,010

Utilities	All Weather Road, City Sewer, City Water, Concrete, Curbs, Electricity Connected, Individual Gas Meter, Individual Water Meter, Phone Available
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Garages	Concrete
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Interior

Heating	Electric
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# of Stories	1
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Stories	1
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Exterior

Roof	Flat
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Construction	Brick
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Foundation	Slab
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Additional Information

Zoning	Commercial / Retail
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Listing Details

Listing Agent	Brad Gaultney
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Listing Office	One Rock
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Listing information last updated on November 20th, 2025 at 1:45am CST