

600 & 610 W Simonds Rd, Seagoville, TX



Office/Light Industrial Portfolio
Zoning Change to Light Manufacturing
Two Office Buildings & Two Warehouses
Option to Subdivided in Half
One Minute from Highway 175

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Portfolio Overview

M&D Commercial is pleased to offer a prime mixed-use portfolio for sale in Seagoville, Texas.

Listed By:
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Portfolio Summary

M&D Commercial is pleased to exclusively offer a compelling opportunity to acquire a strategically located mixed-use portfolio in Seagoville, Texas. Situated on ± 6.314 acres, this site includes both office and light industrial/light manufacturing components, offering significant potential for investors seeking expansion or repositioning opportunities.

The property features a $\pm 2,500$ square-foot maintenance warehouse, a $\pm 2,274$ square-foot main office building, a $\pm 1,000$ square-foot storage warehouse, and a ± 800 square-foot secondary office. A portion of the site is currently zoned for light manufacturing, with the remainder undergoing rezoning to the same designation—enhancing the property's potential for expanded commercial or light industrial/light manufacturing development.

Additional highlights include a fully fenced perimeter with two gated access points, gravel roads connecting each structure, and ample parking with multiple on-site carports and generous outdoor storage. All essential utilities are available, including city sewer, an individual water meter, and electricity. The main office is equipped with solar panels for energy-efficient operations, and the maintenance warehouse is suitable for heavy power conversion.

Strategically positioned just one minute from Highway 175, the property offers exceptional visibility and accessibility. Its location in Seagoville provides convenient access to the broader Dallas-Fort Worth Metroplex, making it highly attractive for logistics, light industrial, or service-related businesses. The area benefits from strong traffic counts, proximity to major transportation corridors, and continued regional growth, making this a valuable investment opportunity in a high-demand market.

The portfolio can be subdivided. Contact Shane Hendrix for more information.



Maintenance Warehouse Overview

This ±2,500 SF warehouse offers highly functional light industrial space. The building includes two grade-level overhead doors (14'x12' and 12'x12'), providing flexible access for various vehicle sizes. The warehouse is fully insulated and features a second-floor office equipped with an in-wall A/C unit. It is also suitable for installation of a heavy power converter to support machinery operations, enhancing its utility for manufacturing or fabrication users. The property offers generous gravel parking, ample outside storage, and both front and rear access designed to accommodate large truck traffic.

Please note that all equipment and machinery shown in photos are excluded from the sale.



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Highlights

±2,500 SF Warehouse

Two Overhead Doors

Insulated Interior

Upstairs Office Space

Outside Storage

Front & Rear Entry

±2,500 SF
Warehouse

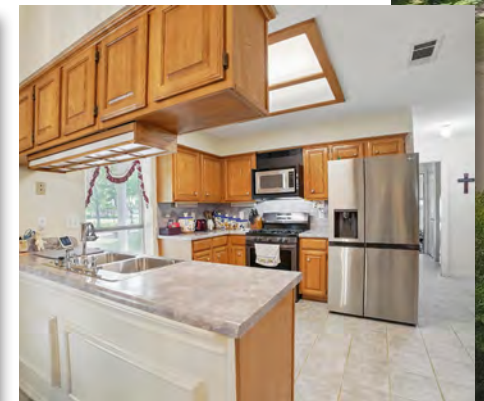


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Primary Office Overview

This ±2,274 SF structure, currently built out for residential use, offers strong potential for conversion into a functional office or administrative facility. The layout includes three private rooms ideal for offices, 2.5 bathrooms, a full kitchen, laundry hookups, and an oversized living area well-suited for open workstations or coworking space. Additionally, the attached garage has been professionally converted into extra office space with a private entrance via the carport, expanding the building's usability. The property features fully paid-off solar panels for energy efficiency and a fenced backyard with both front and rear porches. This versatile property is well-suited for small businesses, professional services, or administrative operations looking for a standalone building with room to grow.



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Highlights

±2,274 SF Office

Three Private Offices

2.5 Bathrooms

Full Kitchen

Energy Efficient

±2,274 SF
Primary Office



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Storage Warehouse Overview

Adjacent to the main office, this ±1,000 square-foot storage warehouse offers an open shell space, providing flexible usage options. The building is equipped with a 12x10-foot grade-level overhead door, allowing for easy access for a variety of storage or operational needs. This warehouse presents an excellent opportunity for businesses seeking additional space for inventory, equipment, or other light industrial applications.



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Highlights

±1,000 SF Warehouse

One Grade Level Door

Shell Space

Open Floor Plan



±1,000 SF
Warehouse

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Secondary Office Overview

The secondary office building, located at the front of the property near the gated entrance, offers ± 800 square feet of versatile office space. The layout features a mostly open floor plan, with the space efficiently divided to accommodate multiple workstations. Additional amenities include a private restroom and a storage closet, providing functional support for administrative operations. This space is ideal for small offices or as an extension to the primary facility, offering both privacy and accessibility.



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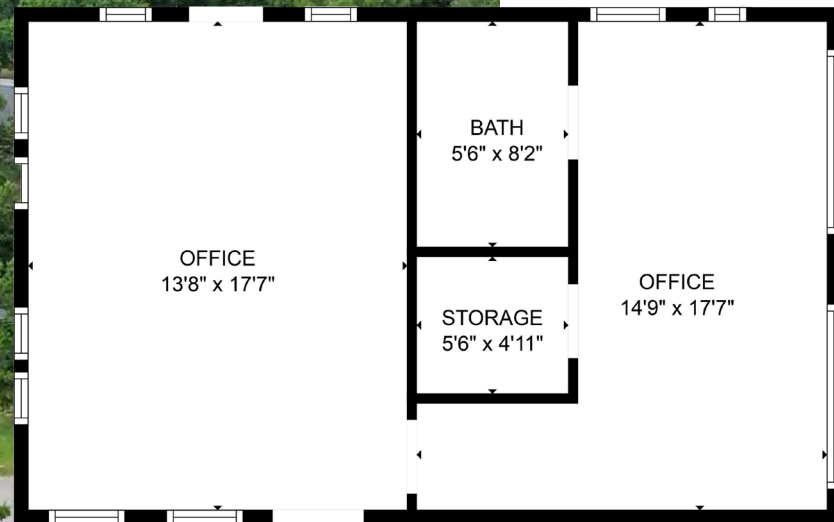
Highlights

±800 SF Office

Mostly Open Floor Plan

One Restroom

±800 SF
Office



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Location Overview

Seagoville, TX is a rapidly growing community strategically located just 15 miles southeast of downtown Dallas.

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Strategic Location. Pro-Business Climate. Unlimited Commercial Potential.

Seagoville, TX Overview

Seagoville, Texas is a rapidly growing community strategically located just 15 miles southeast of downtown Dallas, offering exceptional access to major highways including U.S. Highway 175 and Interstate 20. This prime location positions Seagoville as an attractive hub for businesses seeking proximity to the Dallas-Fort Worth metroplex, while benefiting from more affordable land and operating costs. With a diverse mix of residential, industrial, and commercial properties, Seagoville offers significant opportunities for development and investment. The area's continued growth, combined with its access to key transportation routes and a skilled workforce, makes Seagoville a highly desirable destination for businesses looking to expand or establish a regional presence.

18,968

2023
Population
(Data USA)

9.65%

1-Year Pop.
Growth
(Data USA)

7.85k

2023
Employment
(Data USA)

35.8

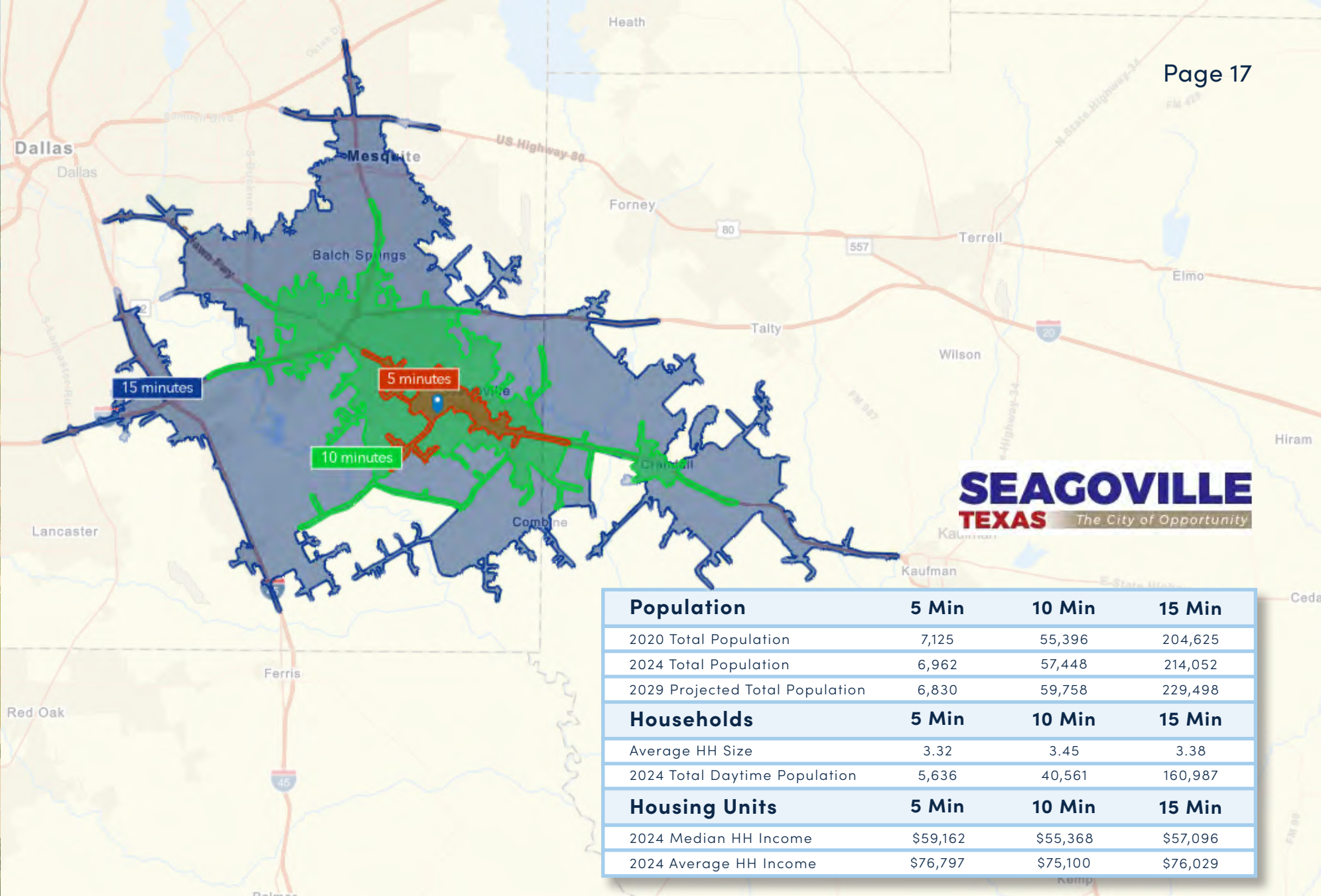
Median
Age
(Data USA)





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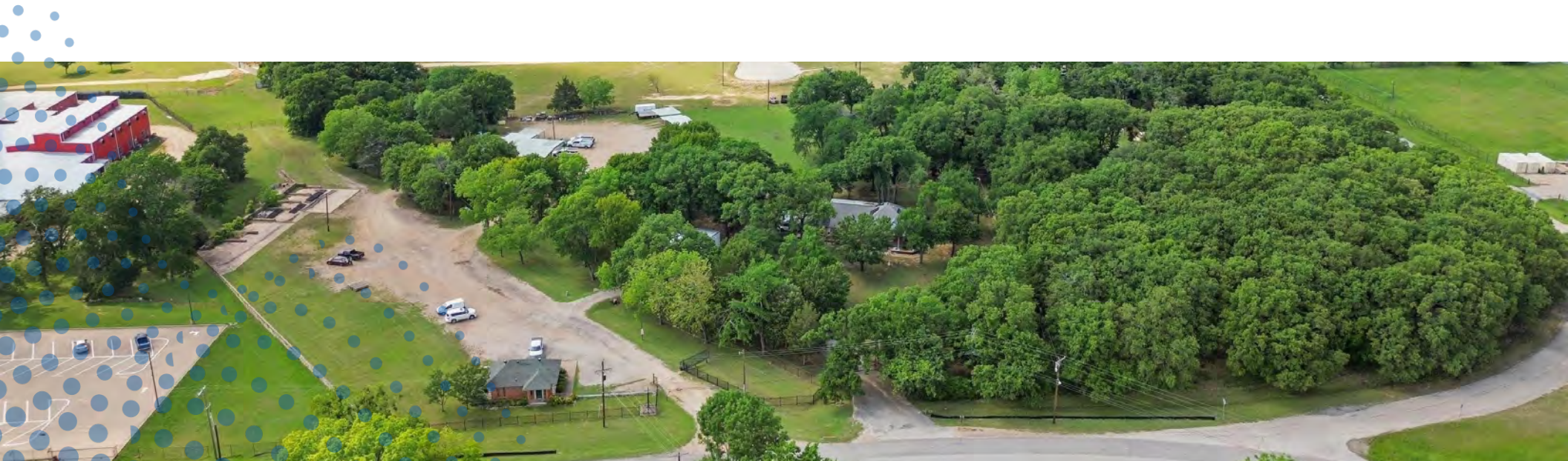
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. A buyer/tenant's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov