



# THE NAV AGENCY

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4409 Pioneer Rd  
Balch Springs, TX 75180

Presented by:

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Associate

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# Property Overview



## 4409 PIONEER RD, BALCH SPRINGS, TX 75180

Incredible 3.90-Acre Value-Add Development Campus in Balch Springs, TX.

This prime site features an existing 4,162 SF institutional facility with fully operational, active city utility infrastructure already in place. Currently utilized for religious assembly under Single-Family Residential zoning, the property represents a perfect blank canvas for continued institutional use, a residential subdivision, or a commercial pivot.

### FOR SALE

With direct frontage on a major thoroughfare, the deep acreage footprint is an ideal candidate to be re-zoned for a Charter School, Daycare, Medical/Professional Office Park, Retail Strip, or Light Industrial Flex-Space (utilizing the rear acreage for required parking, retention, or outdoor storage).

Seller is offering a standard 90-Day Feasibility & Due Diligence Period to allow qualified buyers to secure municipal use permits or zoning amendments. Perfect for residential developers, institutional operators, and commercial investors looking to capitalize on the fast-growing DFW metroplex. Inquire for pricing and private underwriting packet. Bring your best offer and secure this rare development opportunity today.

# Property Summary



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**BUILDING SQFT: 4162 SQFT**  
**LOT SIZE: 3.9 ACRES**



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# AVAILABLE SPACE

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# 4409 PIONEER RD, BALCH SPRINGS, TX 75180

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**APN/PARCEL ID**

65026405210390000

**LAND USE**

Religious

**ZONING**

Z250

**TAX YEAR / ASSESSED YEAR**

0 / 2025

**LOT SIZE**

3.90 AC / 4,162 SF

**SUBMARKET**

Mesquite/Forney/Terrell

**MARKET**

Dallas

**CBSA**

Dallas-Fort Worth-Arlington, TX

**LEGAL DESCRIPTION**

ABRAHAM CARVER ABST 264 PG 052 TR  
39 ACS 3.90 S-1 INT200600443843  
DD11282006 CO-DC 0264052103900  
3CB02640521

**FLOOD ZONE**

AE The base floodplain where base flood elevations are provided. AE Zones are now used on new format FIRMs instead of A1-A30 Zones.

Schatze Parham, Jana Richards



# LISTED BY SCHATZE & JANA

Schatze and Jana deliver a bespoke real estate experience tailored to commercial buyers and sellers.

With years of experience and deep market insight, they offer unparalleled white-glove service and an expansive network.

From commercial services to investment properties, Schatze and Jana will make your real estate journey easy, stress-free, and even a little fun.

*Schatze Parham*

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# INFORMATION ABOUT BROKERAGE SERVICES

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