



For Sale, Lease, or BTS

US-175 & Environmental Way | Seagoville, TX

±14.51 Acres: IOS • Industrial Development • Build-to-Suit



SRS
INDUSTRIAL

For Sale, Lease, or BTS

US-175 & Environmental Way
Seagoville, TX

* *Flexible Industrial Site with
Outside Storage Capability
Strategic DFW Access*

Property Specifications

PARCEL SIZE	±14.51 AC
UTILITIES	All To Site
ACCESS	Direct access to US-175
TOPOGRAPHY	Flat
ZONING	PD

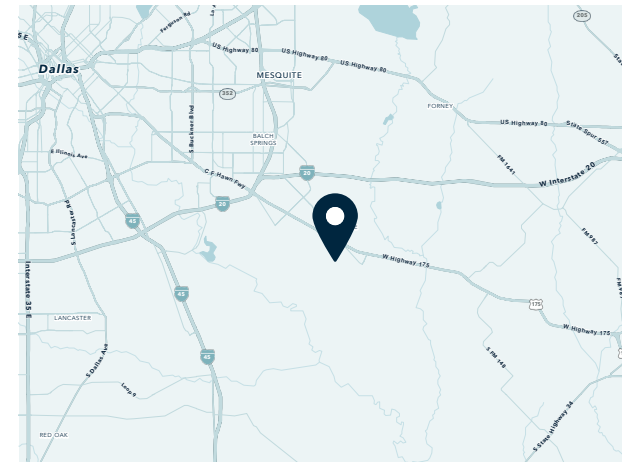
SHANNON JOHNSTON

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About the Property

- ±14.51-acre industrial site available for sale, lease or build-to-suit
- Planned Development zoning allows industrial, manufacturing, warehouse and outside storage uses
- Flexible site configuration supports a range of IOS and industrial development strategies
- All utilities available to the site, supporting future development
- Strategic Southeast Dallas location with access to US-175, I-20, I-635 and I-45
- Approximately 17 minutes from Downtown Dallas with connectivity to the broader DFW industrial market



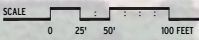


Building 1	10,000 s.f.
Outside storage	87,800 s.f.
Car parking	30 spaces
Building 2	7,500 s.f.
Outside storage	60,500 s.f.
Car parking	12 spaces
Building 3	7,500 s.f.
Outside storage	54,600 s.f.
Car parking	12 spaces
Building 4	10,000 s.f.
Outside storage	97,200 s.f.
Car parking	22 spaces
Building 5	5,000 s.f.
Outside storage	51,500 s.f.
Car parking	12 spaces
Building 6	5,000 s.f.
Outside storage	90,600 s.f.
Car parking	15 spaces

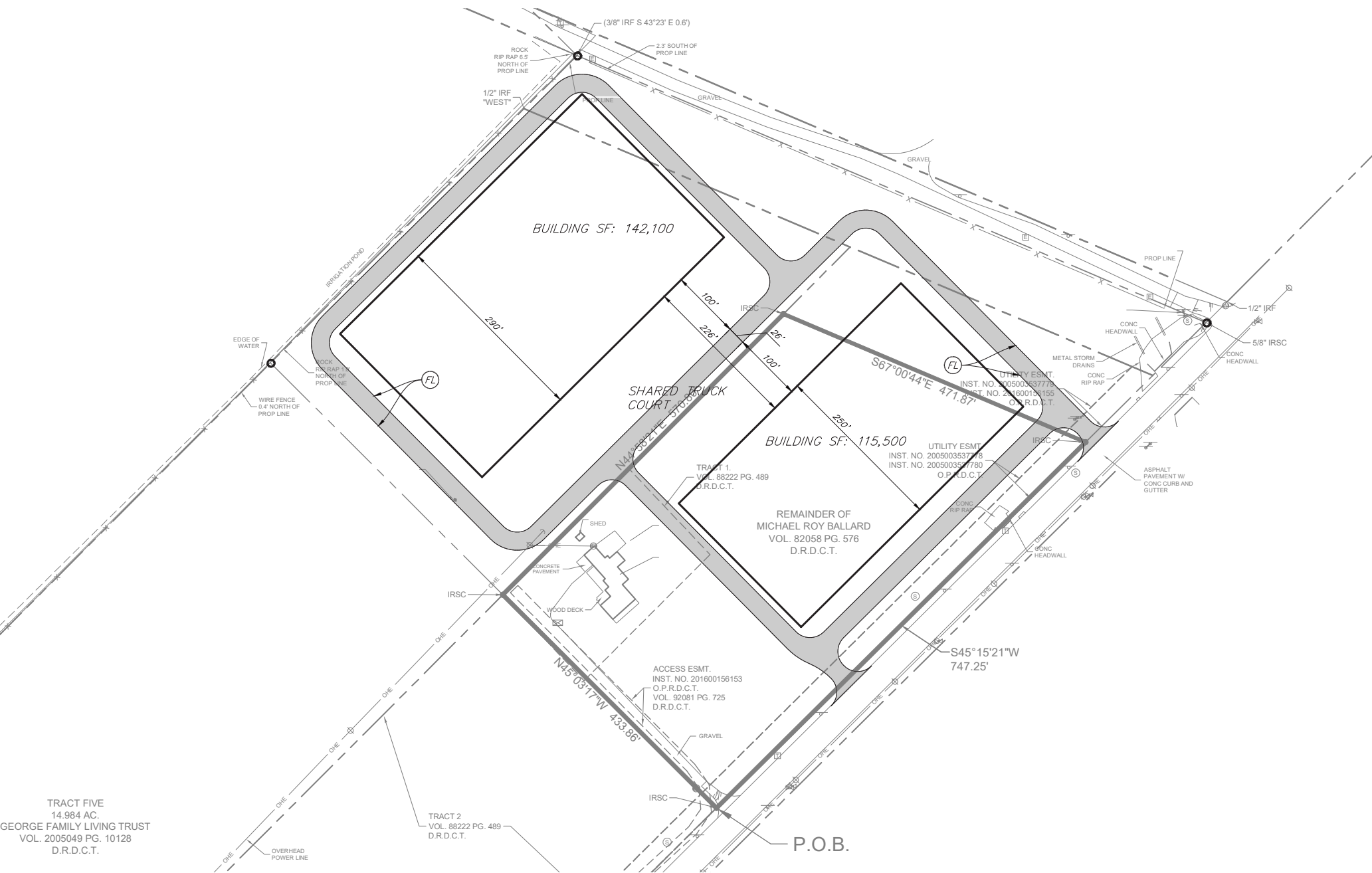


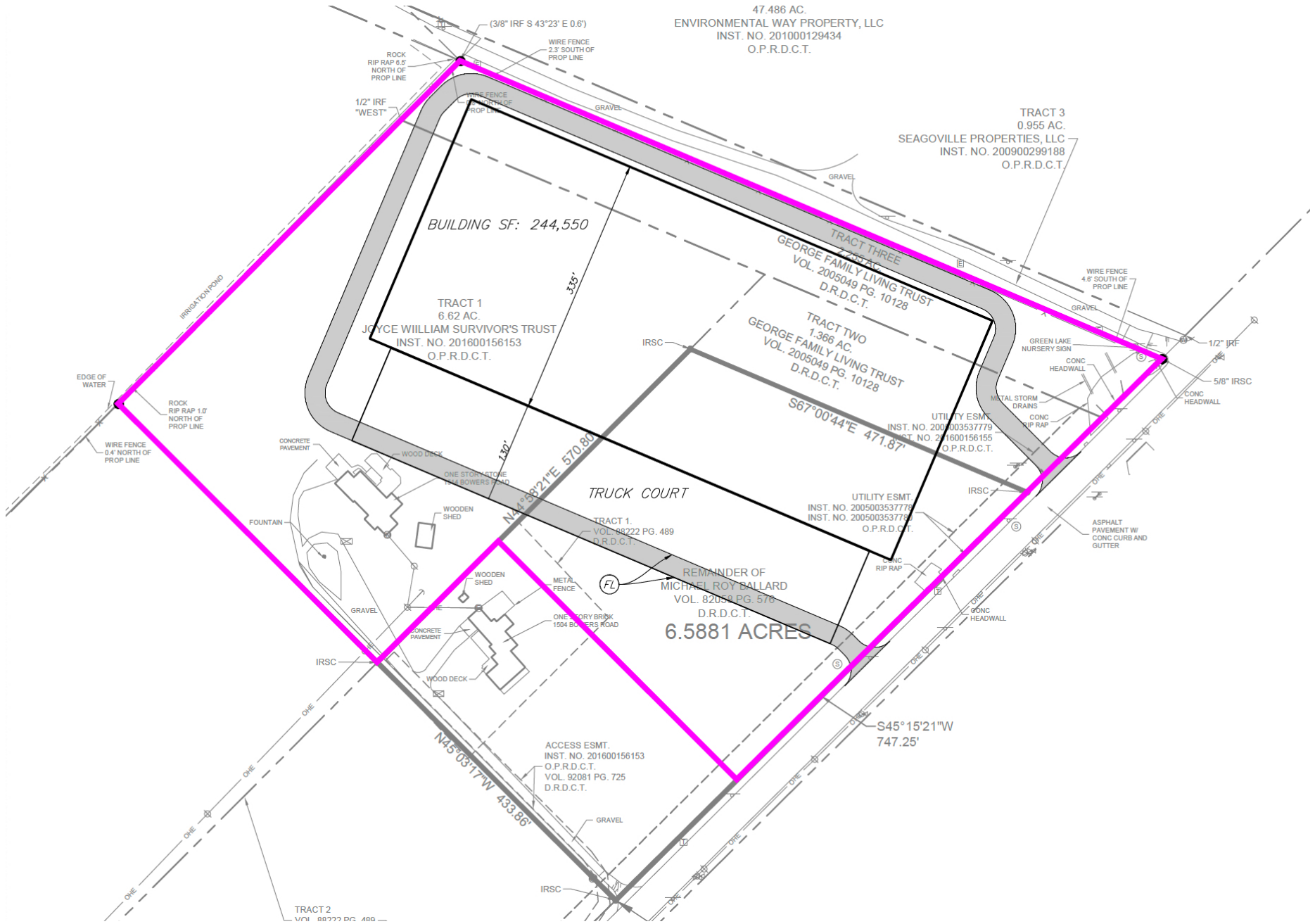
Bowers Rd

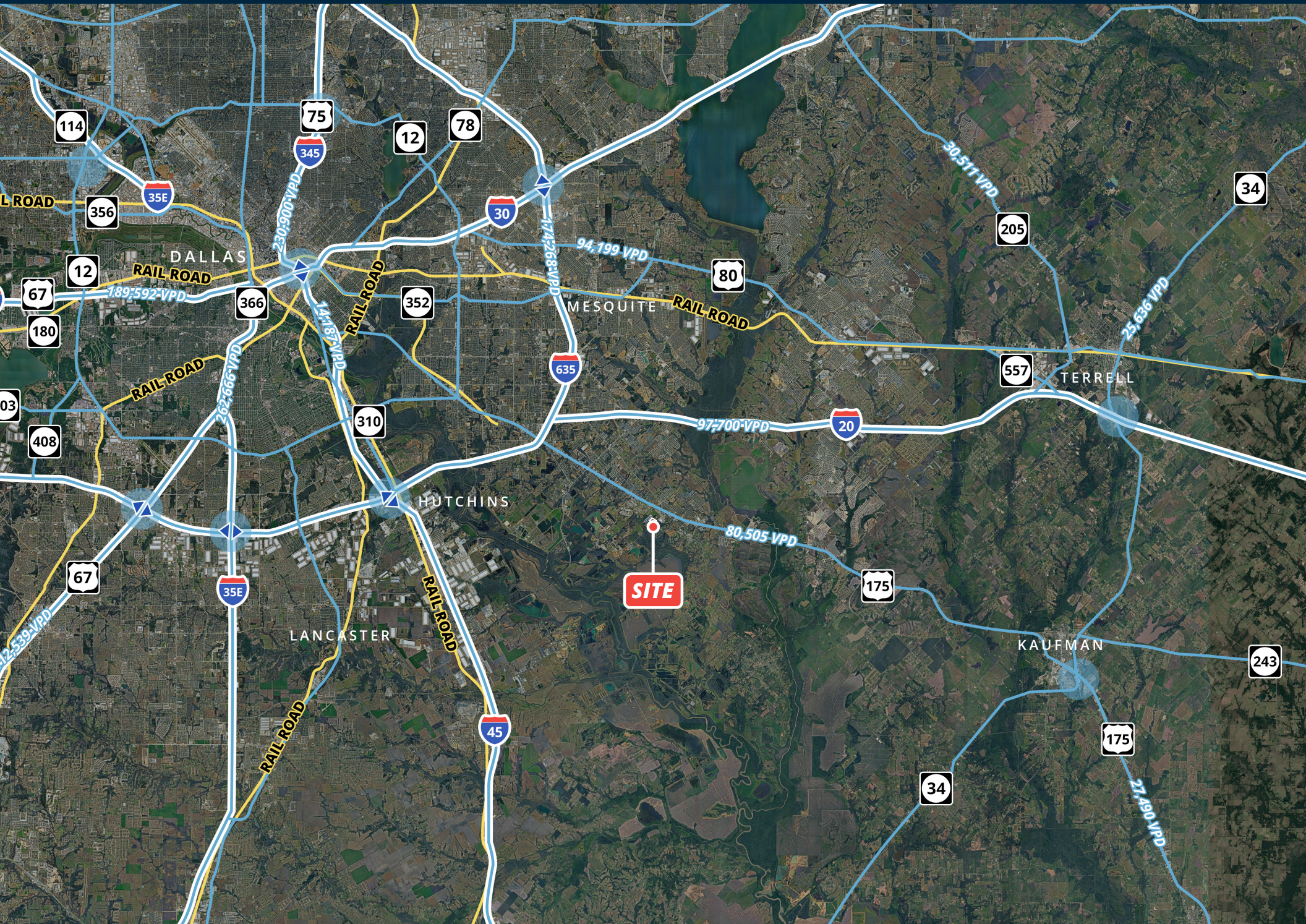
Environmental Way



Preliminary Site Plan









About Seagoville

Seagoville is positioned in southeastern Dallas County along US 175, providing direct access to I-20, I-635 and I-45 and placing the area approximately 17 minutes from downtown Dallas. The location also offers connectivity to both major airports and the Union Pacific intermodal terminal in Wilmer, while drawing from one of the region's largest and fastest-growing workforces.

Businesses may benefit from a Triple Freeport exemption through the City of Seagoville, Dallas County and Dallas ISD, along with potential tax abatements on qualifying new real and business personal property. The Seagoville Economic Development Corporation may also provide land or cash assistance based on investment, job creation and projected tax revenue. Combined with Texas' lack of personal and corporate income tax and direct access to city planning and permitting staff, Seagoville offers a business-friendly environment for industrial growth and future expansion.

WHY SEAGOVILLE?

Business-Friendly Incentives. Strategic DFW Connectivity. Room to Grow.

South Dallas by the Numbers

169M SF
TOTAL INVENTORY

5.0%
VACANCY RATE

1M SF
QUARTERLY
NET ABSORPTION

\$5.97 PSF
AVERAGE
ASKING RENT

3M SF
UNDER CONSTRUCTION

93K SF
QUARTERLY DELIVERIES



Information About Brokerage Services

Texas Real Estate Commission (2-10-2025)



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

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 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.

SRS Industrial Partners, LLC 9012124 214.560.3200

Licensed Broker/Broker Firm Name or
Primary Assumed Business Name License No. Email Phone

Designated Broker of Firm License No. Email Phone

Licensed Supervisor of Sales Agent/Associate License No. Email Phone

Sales Agent/Associate's Name License No. Email Phone

Buyer Initials Tenant Initials Seller Initials Landlord Initials Date



SRS REAL ESTATE PARTNERS

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