

FOR SALE

4205 & 4219
SIGMA ROAD
FARMERS BRANCH, TX
75244



**CAPSTONE
COMMERCIAL**
Real Estate Group, LLC

Larry Robbins

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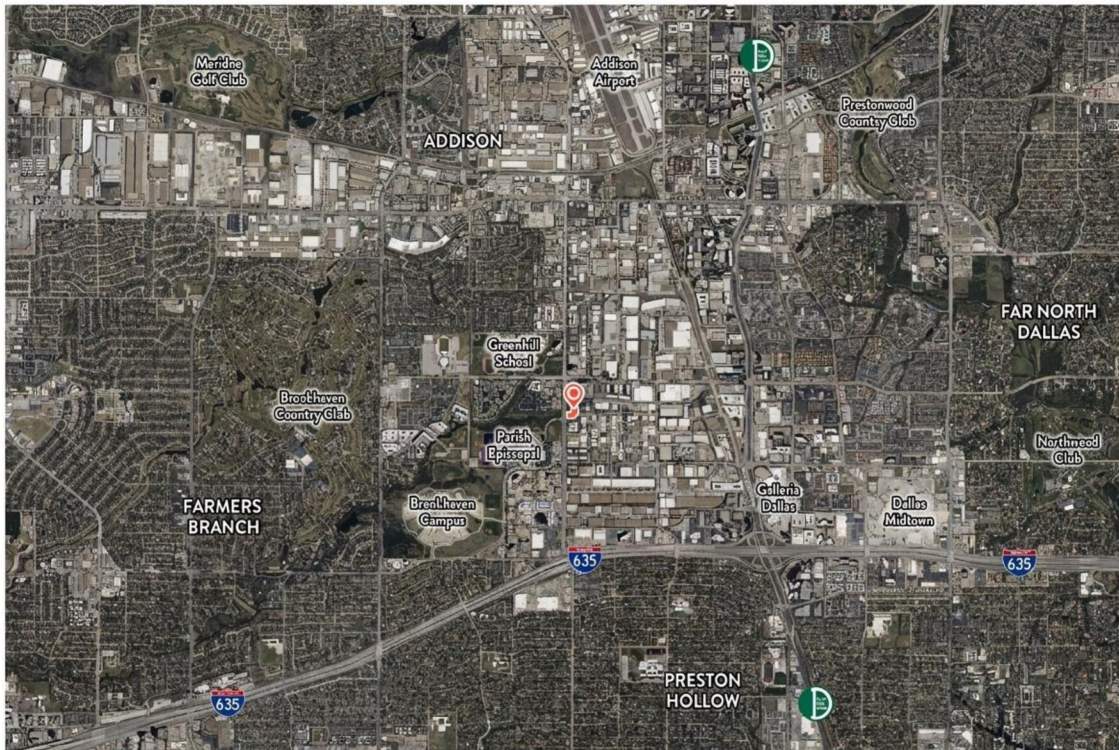
robbins@capstonecommercial.com

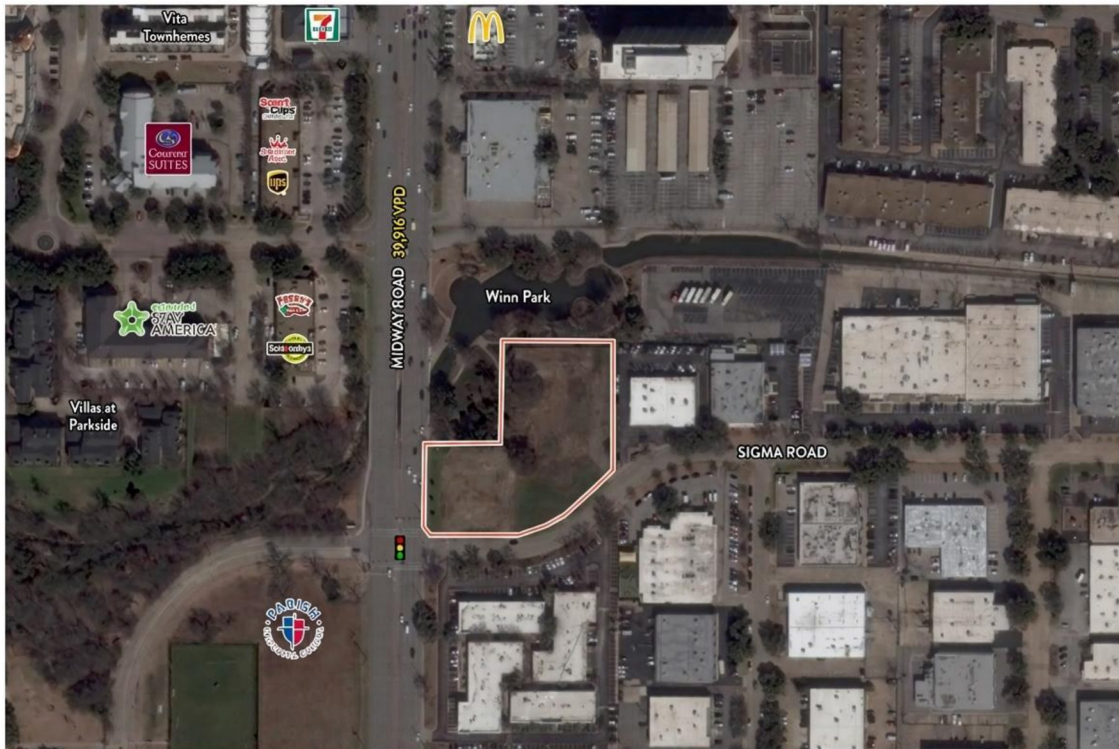


MARKET OVERVIEW

Situated in the thriving Farmers Branch submarket, this area combines a rich business-friendly environment with an evolving residential landscape. Known for its strategic location along major thoroughfares such as I-635 and the Dallas North Tollway, Farmers Branch has become a hub for corporate offices, commercial developments, and growing mixed-use projects.

With ongoing revitalization efforts, the market continues to attract businesses and residents alike. Proximity to key employment centers, including the Galleria area and the broader North Dallas corridor, further enhances its appeal, positioning itself as a prime destination for long-term investment and economic expansion.





PROPERTY INFORMATION

LOCATION

Dallas County
Farmers Branch City Limits
Property ID: 24118500050030000 (4205 Sigma)
Property ID: 24118500050040000 (4219 Sigma)

NET ACREAGES

4205 Sigma: ±.65 AC (±28,314 sf)
4219 Sigma: ±1.64 AC (±71,438.4 sf)
Total: ±2.29 AC (99,752.4 sf)

PROPERTY INFORMATION

Current Zoning: LI - Light Industrial

Utilities: All utilities available

Schools: Dallas ISD

Traffic Count: ±39,916 VPD (TxDOT)



APPROXIMATE DISTANCE FROM



± .77 MILES



± 1.15 MILES



± 4.49 MILES



± 5.17 MILES

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE	10 MILE
TOTAL EST. POPULATION	15,454	123,472	350,514	1.34M
AVG. HOUSEHOLD INCOME	\$102,452	\$132,705	\$148,656	\$145,791
TOTAL HOUSEHOLD EXP.	\$595.52M	\$5.16B	\$14.38B	\$53.9B

INCORPORATION OF WINN PARK

This development tract is positioned directly adjacent to Winn Park. The City of Farmers Branch has expressed a desire and willingness to work with the future owner of this tract to incorporate the park into any future project on the property. The site offers an opportunity for flexible zoning in an effort to better align with the city's vision for thoughtful growth in the immediate area.

