

# 303 W. SIMONDS RD. | SEAGOVILLE, TX For Sale



34,456 Lot Sq. Ft.

Interior Lot

Near US 175

Within Minutes to Downtown



## CONTACT

**Andrea Wright**

214.794.8174

[andrea@andreawrightrealtor.com](mailto:andrea@andreawrightrealtor.com)

*the* DEE EVANS GROUP





# 303 W. SIMONDS RD. | PROPERTY DESCRIPTION



Great location with easy access to several major highways. Parcel is .78 of an acre and currently zoned Light Industrial. The listing does have a house on the property that could be used as office space if needed. Light Industrial properties surrounding this parcel are used for semi-truck repairs and parking as well as automotive repairs. There could be many uses with current zoning don't miss out on this opportunity.



# 303 W. SIMONDS RD. | MAP





# 303 W. SIMONDS RD. | PROPERTY PHOTOS



# 303 W. SIMONDS RD. | DEMOGRAPHICS

Welcome to Dallas County, Texas, founded in 1846. Dallas County is the second-most populous county in the U.S. state of Texas with a 2020 U.S. census count of 2,613,539,<sup>[1]</sup> making it the ninth-most populous county in the country. Dallas County is included in the Dallas-Arlington-Fort Worth metropolitan statistical area—colloquially referred to as the Dallas-Fort Worth metroplex. Municipal expansion within Dallas County has blurred the geographic lines between cities and between neighboring counties.<sup>[2]</sup>

Its county seat is the city of Dallas,<sup>[3]</sup> which is also Texas' third-largest city and the ninth-largest city in the United States. The county was founded in 1846 and was possibly named for George Mifflin Dallas, the 11th Vice President of the United States under U.S. President James K. Polk.

Dallas County Commissioner's Court adopted the Mission, Vision and Values in November 2022 to guide the organization and it's 7,500 employees, as we provide dozens of essential services to 2.6 million citizens across 900 square miles.

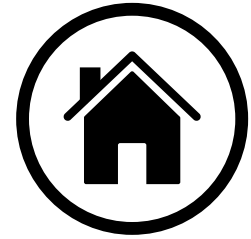
Due to the exceptional work of the employees that participated from all levels of County government we have developed new Dallas County Mission, Vision, and Values and we are very excited to share the who, the what, and the why.

- **Our Mission:** Deliver exceptional services that promote a thriving community
- **Our Vision:** Improving people's lives
- **Our Values:** Professionalism – Customer Focus – Diversity & Inclusion

## Core Values Defined

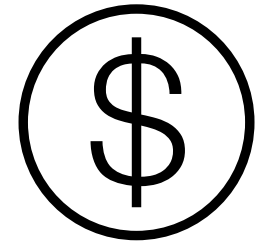
- **Professionalism:** Displaying ethical and productive teamwork, holding ourselves accountable to the highest standards our community expects and deserves.
- **Customer Focus:** Providing a positive customer experience by addressing their needs with competence, effective communication, and respect.
- **Inclusion:** Fostering an environment that embraces our differences and honors our shared humanity, modeling an organization that reflects the diverse community we serve.

*\*\*Numbers provided by Data USA and Dallas County. Agent NOT Responsible for Information.*



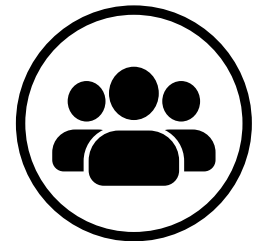
**\$221,300**

2023 Median Home Value  
City of Seagoville



**\$68,020**

2023 Median HH Income  
City of Seagoville



**18,968**

2023 Population  
City of Seagoville

## 303 W. SIMONDS RD. | DFW GROWTH

The Dallas-Fort Worth metroplex is now home to 24 Fortune 500 company headquarters, trailing only New York and Chicago; 40 years ago, the region had fewer than five. DFW's economy has grown markedly faster than those of its three largest rivals (New York, Los Angeles, and Chicago).

Population, too, has surged almost three times faster than the average for the nation's 50 largest metros. Much of this growth has come from net domestic migration: Among America's top 20 metros, DFW boasts the fourth-highest rate of net inbound migration (including millennials), and the area has experienced a massive surge in its foreign-born population. Demographers project that DFW will reach 10 million people sometime in the 2030s, surpassing Chicago to become America's third-largest metro area.

DFW's location and cost advantages have become powerful magnets for businesses. Already home to the headquarters of well-established companies like Texas Instruments, American Airlines, Southwest Airlines, Kimberly-Clark, and DR Horton, DFW in recent years has rapidly acquired headquarters for such elite companies as the California-based Jacobs Engineering, Fluor, Toyota Motor North America, McKesson, Tenet Healthcare, CBRE, and Charles Schwab.

DFW has also established itself as America's third-largest financial center. The area's dispersed financial institutions may not look like those associated with Manhattan-style density, but they're growing. Comerica moved its headquarters to Dallas from Detroit in 2007, and Charles Schwab and First Foundation moved more recently from California. State Farm and Liberty Mutual have opened large operations in recent years, too, in Dallas's northern suburbs.

Some say the DFW area is thriving due to its central location, major airport, highway and rail access, and diverse workforce. America's most economically and demographically dynamic metros will continue to play a leading role in shaping the nation's urban geography, as they always have. In the first half of the 20th century, the place to watch was New York. In the second half, it was Los Angeles. In 21st century America, keep your eyes on Big D.

*\*\* Article provided by Urban Edge, Rice University*



# 303 W. SIMONDS RD. | DETAILS



1,922 BLDG. SQ. FT

LIGHT MANUFACTURING

0.791

1972

NO

**SIZE**

**ZONING**

**ACRES**

**YEAR BUILT**

**SURVEY AVAILABLE**