

SALE

16.22 ACRES IN DALLAS PROPER

3131 Middlefield Rd Dallas, TX 75253



SALE PRICE

\$1,295,000

Audra Stamp
(469) 929-4084

Darrin Coles CCIM
(469) 794-6080
TX #755167

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COLDWELL BANKER
COMMERCIAL
REALTY

SALE

3131 MIDDLEFIELD RD
3131 Middlefield Rd Dallas, TX 75253



PROPERTY DESCRIPTION

16.22± Acres Inside Dallas City Limits
Large contiguous tract offering scale rarely available in Southeast Dallas.

Strategic Location Near Major Highways
Minutes from I-20, I-45, and US-175 providing regional access to DFW logistics corridors

Current Zoning: A(A) – Agricultural District
Positioned for rezoning to residential, industrial, or alternative development use

Identified as Vacant Land by Dallas County
Supports long-term transitional growth positioning

706,630 SF (Assessor) / 16.22 Acres
Scalable footprint suitable for phased development

Low Carry Cost
2024 Property Taxes: ~\$1,088

OFFERING SUMMARY

Sale Price:	\$1,295,000
Lot Size:	754,128 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	41	100	519
Total Population	147	356	1,846
Average HH Income	\$69,009	\$68,981	\$68,942

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PROPERTY DESCRIPTION

Proximity to Utilities & Infrastructure

Near established wastewater treatment capacity and utility service areas (buyer to verify capacity and tap availability)

Strong Value-Add Opportunity

Highest and best use likely requires rezoning, creating upside through entitlement strategy

Located in a Transitional Growth Corridor

Surrounded by industrial, rural residential, and utility infrastructure uses — positioning the site for future intensity

Rare Infill-Scale Tract

Few remaining 15+ acre tracts within Dallas city limits at this price point

LOCATION DESCRIPTION

Prime 16.22± acre development tract located in Southeast Dallas, offering strong regional connectivity and long-term growth positioning.

The site consists of approximately 706,630 SF (assessor) and is generally level with open land, making it conducive for subdivision or phased development. Surrounding uses include industrial operations, rural residential properties, and utility infrastructure, positioning the tract well for transitional growth as Southeast Dallas continues to expand.

Located near major traffic corridors with immediate access to Middlefield Road and close proximity to Interstate 20, the property benefits from strong logistics accessibility while maintaining sufficient acreage for large-scale site planning.

Dallas County Parcel: 000008143630000HS

Legal: BLK 8546 N PT BLK ACS 16.222

This is a rare opportunity to control a sizable land position within Dallas city limits with flexible long-term upside through entitlement and development.

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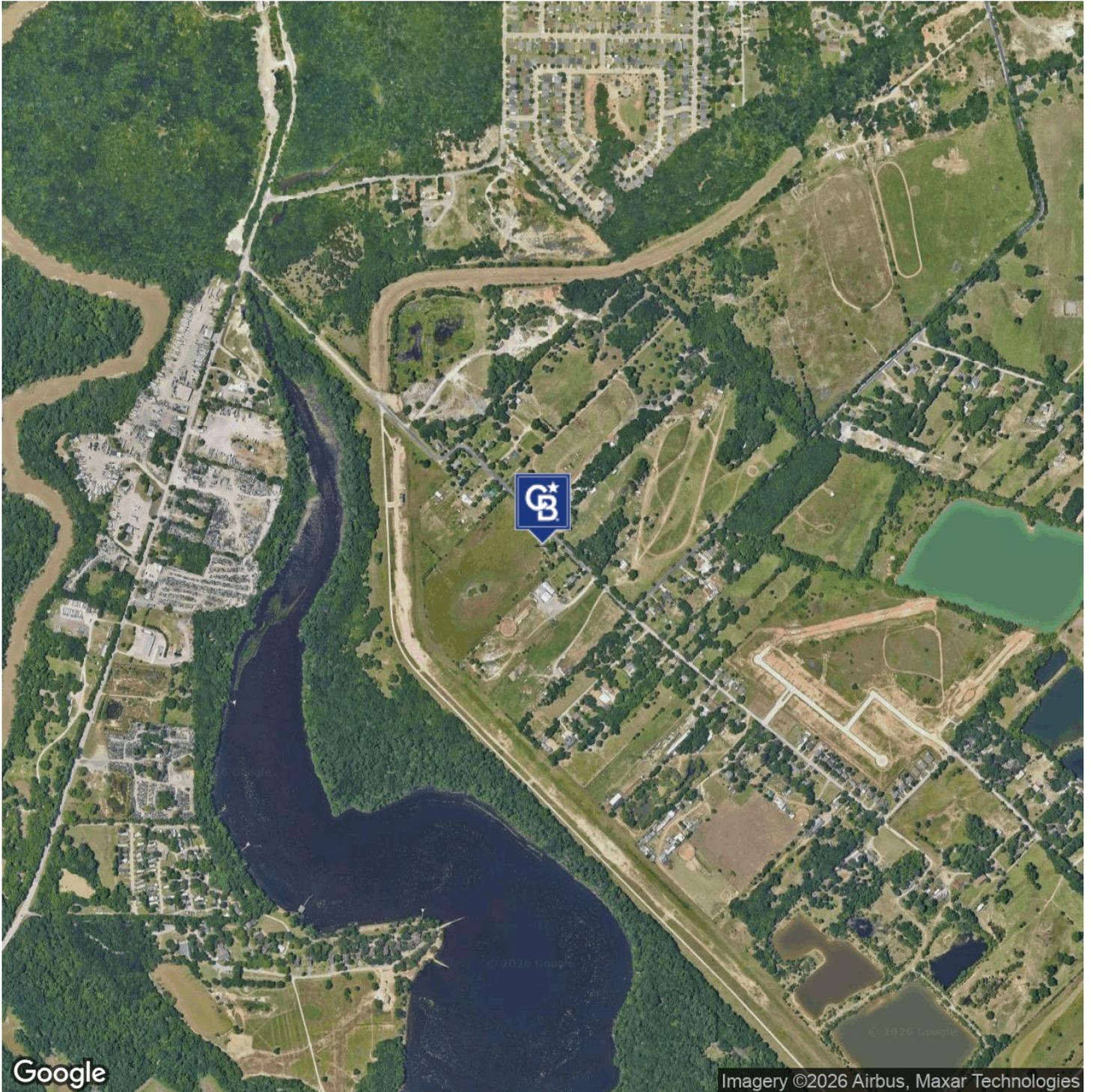


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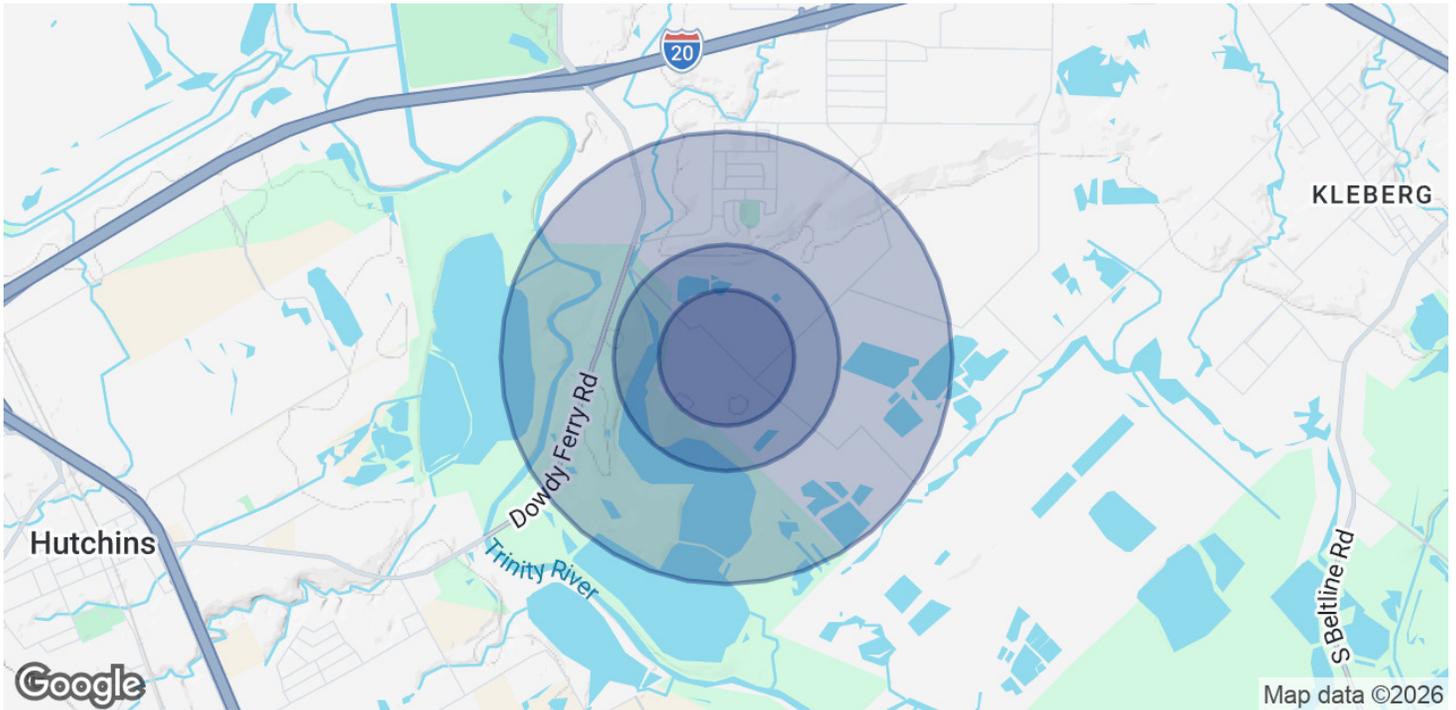
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	147	356	1,846
Average Age	34	34	34
Average Age (Male)	34	34	34
Average Age (Female)	35	35	35

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	41	100	519
# of Persons per HH	3.6	3.6	3.6
Average HH Income	\$69,009	\$68,981	\$68,942
Average House Value	\$189,740	\$189,452	\$189,036

Demographics data derived from AlphaMap

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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.



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker’s duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant’s agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Coldwell Banker Realty	0420132	joanne.justice@cbrealty.com	972-906-7700
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Joanne Justice	0159793	joanne.justice@cbrealty.com	972-906-7786
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Frank Obringer	0738874	frank.obringer@cbrealty.com	972-599-3451
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Audra Stamp	0805499	audra.stamp@cbrealty.com	469-929-4084
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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11-03-2025



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

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- Inform the client of any material information about the property or transaction received by the broker;
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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Darrin Coles	755167-SA	darrin.coles@cbrealty.com	469-794-6080
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Buyer/Tenant/Seller/Landlord Initials

Date