

FOR SALE

4205 & 4219
SIGMA ROAD
FARMERS BRANCH, TX
75244

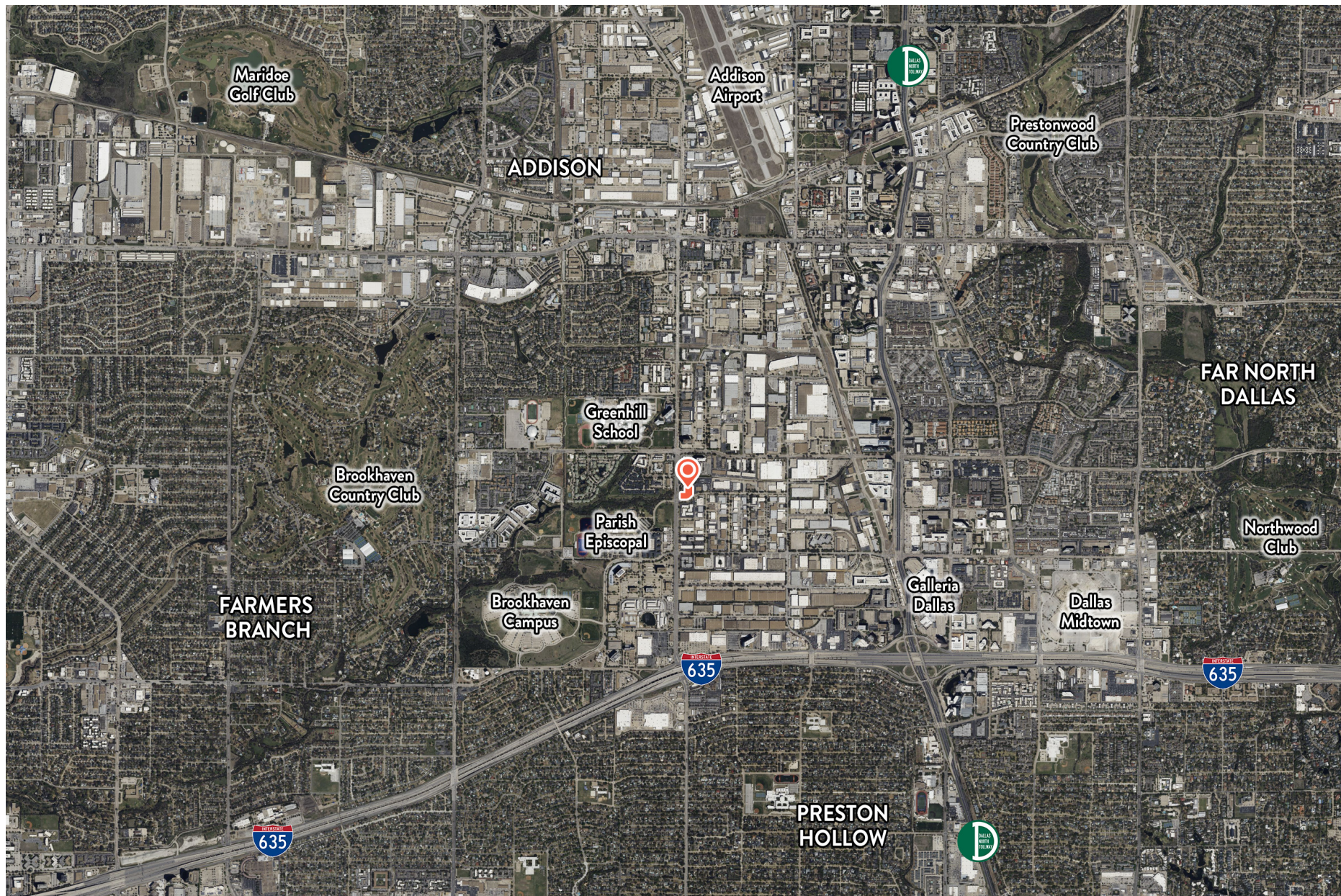
YOUNGER
PARTNERS



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: $\pm .65$ AC ($\pm 28,314$ sf)
4219 Sigma: ± 1.64 AC ($\pm 71,438.4$ 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: $\pm 39,916$ VPD (TxDOT)



APPROXIMATE DISTANCE FROM



$\pm .77$ 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.





LUKE NOLAN

W 214.238.8029

C 972.854.1187

luke.nolan@youngerpartners.com

JOHN ST. CLAIR

W 214.238.8003

C 214.908.5408

john.stclair@youngerpartners.com



Younger Partners Dallas, LLC

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.

11-2-2015



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.

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.

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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Younger Partners, Dallas, LLC	9001486		214-294-4400
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Moody Younger	420370	moody.younger@youngerpartners.com	214-294-4412
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/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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