

# 600 W Simonds Rd, Seagoville, TX

An aerial photograph of a property in Seagoville, TX. The property is a large, irregularly shaped lot with a green field in the center, surrounded by dense trees. A road runs along the bottom and right sides of the property. The background shows a large area of trees and a few buildings.

2,274 SF Office & ±1,000 SF Warehouse  
Located on 3.332 Acres  
Zoning Change to Light Manufacturing  
Option to Secure Adjacent Property  
One Minute from Highway 175

## Main Contact

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## Non-Endorsement & Disclaimer Notice

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# Property Overview

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M&D Commercial is pleased to offer a prime mixed-use property for sale in Seagoville, Texas.

Listed By:  
Shane Hendrix | 214.460.8926





## Property Summary

M&D Commercial is pleased to exclusively offer a compelling opportunity to acquire a strategically located mixed-use property in Seagoville, Texas. Situated on 3.332 acres, this site includes both office and light industrial/light manufacturing components, offering significant potential for investors seeking expansion or repositioning opportunities.

The property features a  $\pm 2,274$  square-foot office building and a  $\pm 1,000$  square-foot storage warehouse. Currently zoned residential, the site is in the process of being re-zoned to Light Manufacturing, unlocking expanded potential for commercial or industrial development.

Additional highlights include a fully fenced perimeter with gated access, gravel roads connecting each structure, and ample parking with multiple on-site carports and generous outdoor storage. All essential utilities are available, including city sewer, an individual water meter, and electricity. The office is equipped with solar panels for energy-efficient operations.

Strategically positioned just one minute from Highway 175, the property offers exceptional visibility and accessibility. Its location in Seagoville provides convenient access to the broader Dallas-Fort Worth Metroplex, making it highly attractive for logistics, light industrial, or service-related businesses. The area benefits from strong traffic counts, proximity to major transportation corridors, and continued regional growth, making this a valuable investment opportunity in a high-demand market.

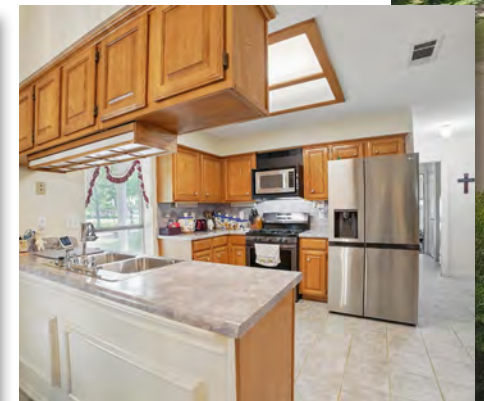
The adjacent property is also available for purchase. Contact Shane Hendrix for more information.





## Primary Office Overview

This ±2,274 SF structure, currently built out for residential use, offers strong potential for conversion into a functional office or administrative facility. The layout includes three private rooms ideal for offices, 2.5 bathrooms, a full kitchen, laundry hookups, and an oversized living area well-suited for open workstations or coworking space. Additionally, the attached garage has been professionally converted into extra office space with a private entrance via the carport, expanding the building's usability. The property features fully paid-off solar panels for energy efficiency and a fenced backyard with both front and rear porches. This versatile property is well-suited for small businesses, professional services, or administrative operations looking for a standalone building with room to grow.



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## Highlights

±2,274 SF Office

Three Private Offices

2.5 Bathrooms

Full Kitchen

Energy Efficient

±2,274 SF  
Primary Office



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## Storage Warehouse Overview

Adjacent to the main office, this ±1,000 square-foot storage warehouse offers an open shell space, providing flexible usage options. The building is equipped with a 12x10-foot grade-level overhead door, allowing for easy access for a variety of storage or operational needs. This warehouse presents an excellent opportunity for businesses seeking additional space for inventory, equipment, or other light industrial applications.



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## Highlights

±1,000 SF Warehouse

One Grade Level Door

Shell Space

Open Floor Plan



±1,000 SF  
Warehouse

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# Location Overview

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Seagoville, TX is a rapidly growing community strategically located just 15 miles southeast of downtown Dallas.

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Shane Hendrix | 214.460.8926





# Strategic Location. Pro-Business Climate. Unlimited Commercial Potential.

## Seagoville, TX Overview

Seagoville, Texas is a rapidly growing community strategically located just 15 miles southeast of downtown Dallas, offering exceptional access to major highways including U.S. Highway 175 and Interstate 20. This prime location positions Seagoville as an attractive hub for businesses seeking proximity to the Dallas-Fort Worth metroplex, while benefiting from more affordable land and operating costs. With a diverse mix of residential, industrial, and commercial properties, Seagoville offers significant opportunities for development and investment. The area's continued growth, combined with its access to key transportation routes and a skilled workforce, makes Seagoville a highly desirable destination for businesses looking to expand or establish a regional presence.

**18,968**

2023  
Population  
(Data USA)

**9.65%**

1-Year Pop.  
Growth  
(Data USA)

**7.85k**

2023  
Employment  
(Data USA)

**35.8**

Median  
Age  
(Data USA)

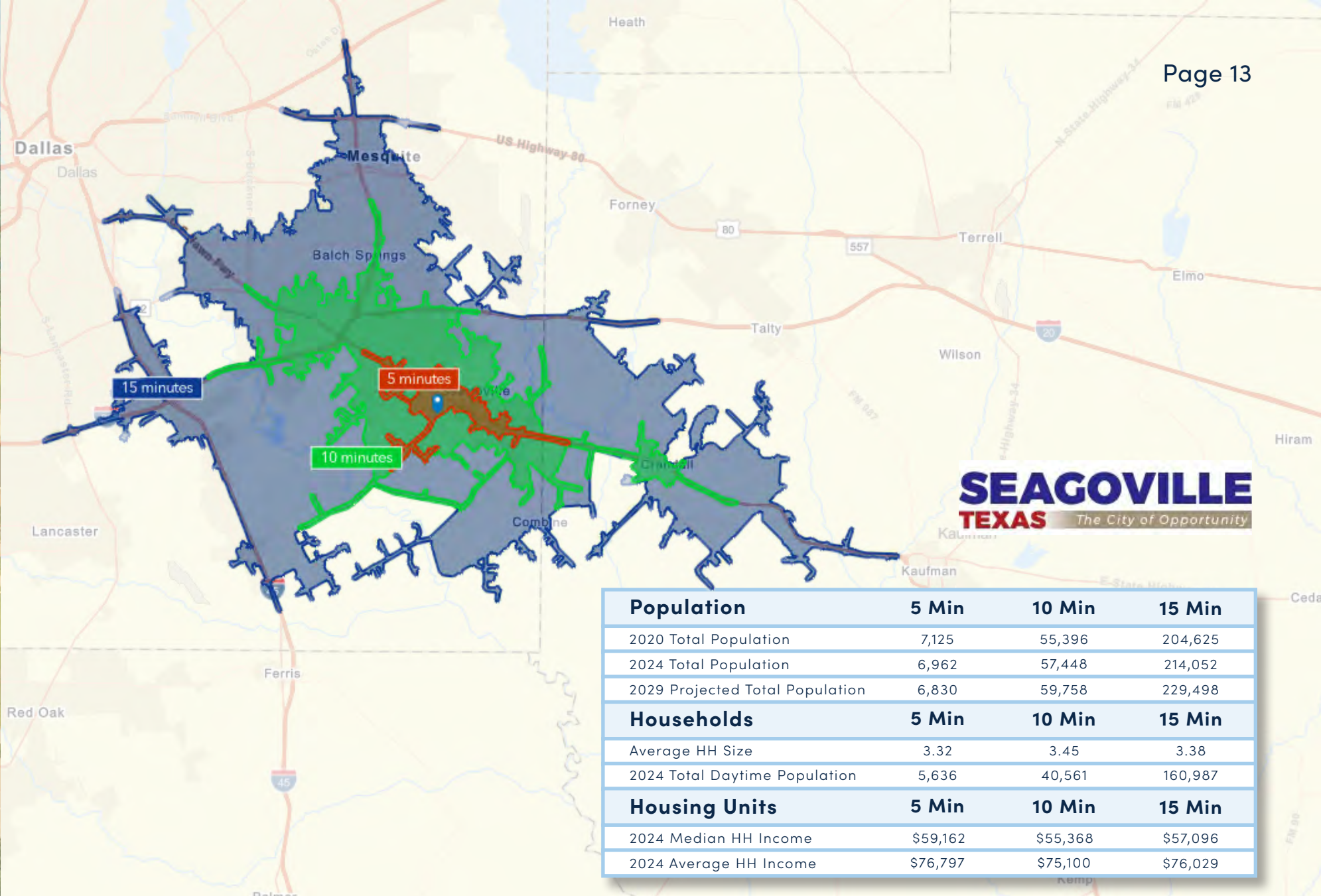




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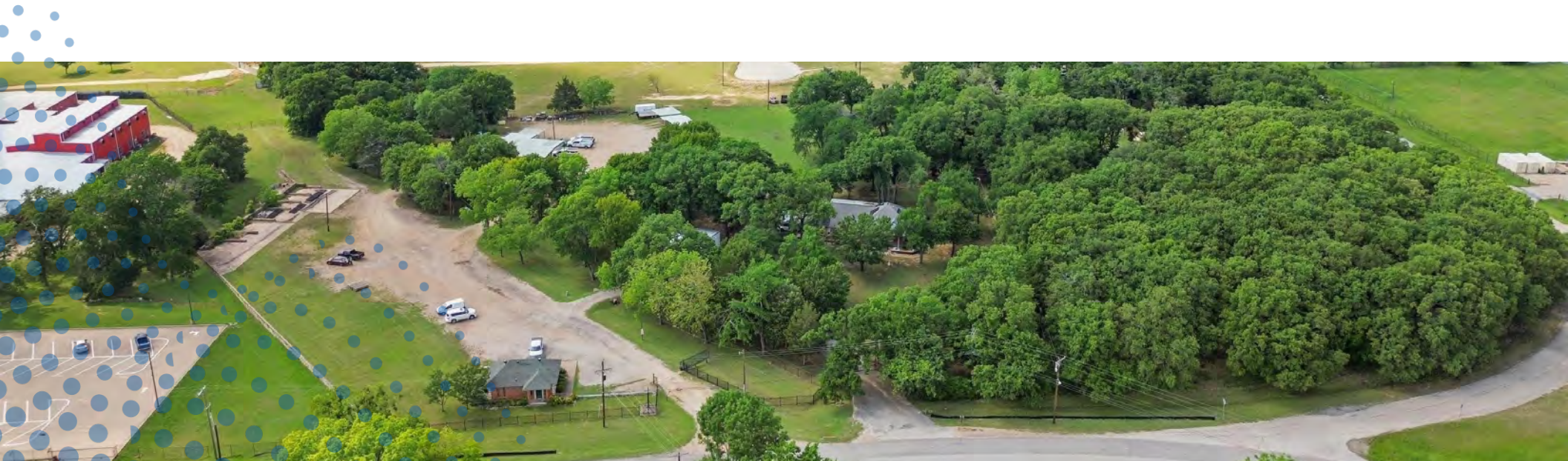
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## Information About Brokerage Services

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

2-10-2025



### 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. 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.

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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](http://www.trec.texas.gov)