



Danny Perez

972-772-6025

#WorkHardForYou

## 1900 S Belt Line Road, Dallas, Texas 75253

**MLS#:** 21152133 Incomplete  
**Property Type:** Commercial Sale

**1900 S Belt Line Road Dallas, TX 75253-4701**  
**SubType:** Unimproved Land

**LP:** \$699,999  
**OLP:**

**Low LP:** \$/Gr SqFt: \$3.89  
**Subdivision:** Robert Kleberg Surv Abs #716  
**County:** Dallas **Lake Name:**  
**Country:** United States  
**Parcel ID:** [00000899792400400](#) **Plan Dvlpm:**  
**Lot:** **Block:** 8806 **MultiPrcl:** No **MUD Dst:** No  
**Legal:** BLK 8806 TR 326C.4 ACS 4.133  
**Unexmpt Tx:** \$5,542  
**Spcl Tax Auth:** **PID:**No  
**Bldg SF:** **Gross SqFt:** 180,033  
**Yr Built:** **Zoning:** Mixed Use  
**Apprsr:** **Mult Zone:** No  
**Lot SqFt:** 180,033/Public Records **# Units:**  
**Lot Dim:** **Acres:** 4.133

### Features

**Inclusions:** Land Only  
**Lot Size/Acre:** 3 to < 5 Acres  
**Freight Doors:**  
**Street/Utilities:** City Sewer, City Water, Electricity Available  
**Showing:** Email Listing Agent  
**Ceiling Height:**  
**Flooring:**  
**Possession:** Closing/Funding

### Remarks

**Property Description:** We are pleased to present a 4.133-acre mixed-use development opportunity located at 1900 S Belt Line Rd in the high-growth Kleberg submarket. The level site is outside the flood zone and offers all utilities on-site, including city sewer, city water, and electric, allowing for efficient development. Located less than quarter mile from Highway 175 (C.F. Hawn Freeway), the property provides excellent regional access with strong local visibility. The site features approximately 306 feet of frontage on S Belt Line Road, capturing 11,500+ vehicles per day, with additional exposure from Highway 175 at 81,800+ VPD. The property sits directly adjacent to the 311-unit Woodside Flats Apartments, delivering immediate residential density. Mixed-Use zoning supports a wide range of development options, including retail, office, medical, or service-oriented uses. Nearby national retailers such as McDonald's, QuikTrip, Dairy Queen, and Dollar General further enhance the site's long-term commercial appeal.

**Public Driving Directions:** Use GPS.

**Private Rmks:** Disclaimer: \*Information contained herein is furnished by the owner to the best of their knowledge; but, is subject to verification by the purchaser; and, agents assume no responsibility for correctness. Buyers agent responsibility to communicate to Buyer ALL due diligence duties are sole obligation of buyer. Including footage, inspections & appraisals etc. Contact listing agent for more details: Shane Hendrix - 214.460.8926, shane.hendrix@mdcregroup.com

### Financial Information


**Loan Type:** Treat As Clear  
**Pmt Type:**  
**Seller Concessions:**  
**Bal:**  
**Lender:**  
**Payment:**  
**Orig Date:**  
**2nd Mortg:** No

### Agent/Office Information

**CDOM:** **DOM:** **LD:** **XD:** 01/31/2027  
**List Type:** Exclusive Right To Sell  
**List Off:** **M&D CRE, LLC (MRCL02) 972-772-6025** **LO Fax:** **Brk Lic:** 9010586  
**LO Addr:** **2701 Sunset Ridge Drive Rockwall, Texas 75032** **LO Email:**  
**List Agt:** **Shane Hendrix (0776260) 214-460-8926** **LA Cell:** 214-460-8926 **LA Fax:**  
**LA Email:** [shane.hendrix@mdcregroup.com](mailto:shane.hendrix@mdcregroup.com) **LA Othr:** **LA/LA2 Texting:**  
**LA Website:** **LO Sprvs:** Kevin Weable (0689810) 972-772-6025

### Showing Information

**Call:** Agent  
**Keybox #:** **Appt:** 214.460.8926  
**Show Instr:** Contact Shane Hendrix for showings: 214.460.8926 - shane.hendrix@mdcregroup.com  
**Show Allowed:** Yes  
**Show Srvc:** None  
**Showing:** Email Listing Agent  
**Owner Name:** See Tax Roll  
**Seller Type:** Standard/Individual



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