

CENTURY 21[®]

Judge Fite Company

4708 Pioneer Rd
Dallas County, Texas, 13.5 AC +/-



Boundary

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4708 PIONEER ROAD

BALCH SPRINGS, TX 75180



\$2,250,000



3,500 sqft

DESCRIPTION

Location! Property is strategically located for business. Current entrance off 4 lane, well maintained, principal arterial, less than a block off I20 with I635 and 175 interchange less than a mile. Quick 15 mins from Downtown Dallas, 5 miles to I45 or north to I80 and I30. Centrally located near Dallas, Terrell, Seagoville and all freeways. The city's future transportation plan includes a proposed feeder frontage road at the southeast corner of the property giving 2 potential entry points. 360-acre state-of-art intermodal Union Pacific Railroad facility and Mesquite Metro Airport are also nearby. Trade area labor force of over 200,000. Zoned Commercial, currently a nonconforming turn of century residential farmhouse, uses as small homestead farm including 3 acres of fruit and vegetable production, small livestock, horse pasture, natural pond, mature trees. This property has endless business and development possibilities.

PROPERTY TYPE: Commercial - Unimproved Land

MLS STATUS: Active

MLS: 20828027

YEAR BUILT: 1955

COUNTY: Dallas

TRACT OR SUBDIVIION: C L REEDY ABST 1265 PG 560 TR 6 ACS 13.1822 FOR HS

LIST DATE: 01/28/2025

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800.451.8055

AREA:

SQUARE FEET: 3,500

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 13.18

LOT SIZE (SQFT): 574,207

INTERIOR FEATURES

FLOOR COVERINGS:

- Hardwood
- Linoleum

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- Unpaved

LOT DESCRIPTION:

- Acreage
- Agricultural
- HardwoodTrees

ROOF TYPE:

- Composition

SIDING:

- Frame
- WoodSiding

FOUNDATION:

- PillarPostPier

UTILITIES

HEATING/COOLING:

- NaturalGas

UTILITIES:

- CableAvailable
- SewerAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Lee Dirickson 

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BROKERED BY: RE/MAX DFW Associates

century21judgefite.com

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