

CENTURY 21[®]

Judge Fite Company



9999 LAWRENCE DRIVE

BALCH SPRINGS, TX 75181



\$999,000



1 acres

DESCRIPTION

Fantastic opportunity in a prime commercial location zoned PD. Whether you're looking to invest in land, build, or develop, this 8.32 acre corner lot offers exceptional convenience and long term upside. Located in a growing southeast Dallas suburb, right on the Mesquite border, the property benefits from two median break access points on S Beltline Road. Located near AC New Middle School this site is ideal for visibility and traffic flow. The surrounding area is booming with new residential growth, including single family communities such as Bloomfield Homes in Arcadia Trails, Ridge Ranch, and Solterra, a 1,500 acre master planned development. A newly constructed multifamily community with under 300 units is also nearby, with additional residential projects underway. You're approximately one mile from the Amazon Fulfillment Center and within close proximity to the Mesquite Girls Softball Complex and the Mesquite Vanguard STEM School. This rapid growth creates high demand for restaurants, retail, and commercial services. The site is perfectly positioned for fast food or other high traffic commercial concepts, including multifamily, retail and residential given the substantial number of rooftops in the immediate area. With the current zoning of PD, you will need to seek approval for development uses from the City of Balch Springs. This property offers flexibility for numerous development opportunities with easy freeway access to I-20, I-635 and 175.

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800.451.8055

PROPERTY TYPE: Land - Unimproved Land

MLS STATUS: Active

MLS: 21025731

YEAR BUILT:

COUNTY: Dallas

TRACT OR SUBDIVISION: Meadow Lake

LIST DATE: 11/20/2025

AREA:

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 8.32

LOT SIZE (SQFT): 362,419

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage
- CornerLot
- ManyTrees
- CityLot

FENCING:

- None

UTILITIES

UTILITIES:

- SeeRemarks

ADDITIONAL PROPERTY DETAILS

LISTED BY: Belinda Epps 

PHONE: 972.289.7788

COMMUNITY:

BROKERED BY: Epps Realty, LLC