

CENTURY 21[®]

Judge Fite Company



9107 SCYENE ROAD

DALLAS, TX 75227



\$3,500,000



1 acres

DESCRIPTION

Approximately 11.5 acres offered across multiple parcels at 9031 Scyene Rd Blk, 9107 Scyene Rd, 9109 Scyene Rd, 3125 N Prairie Creek Rd, and 3200 N Prairie Creek Rd, Dallas, Texas, featuring a combination of Community Retail CR and Residential R 7.5 zoning. The property provides flexible possibilities for retail, residential, or mixed use concepts subject to City of Dallas approvals. The location offers strong frontage and visibility along Scyene Road and North Prairie Creek Road with convenient access to major corridors including Interstate 30, US Highway 175, Interstate 635, and Loop 12, connecting the site to Downtown Dallas, Mesquite, and the broader Metroplex. Recent Texas development policy, including Senate Bill 840, has created additional pathways that may expand multifamily and mixed use options within qualifying municipalities. The site is located within a census tract that may qualify as a Qualified Census Tract under federal housing programs, enhancing marketability for multifamily financing structures, and affordable or income restricted multifamily may be feasible subject to zoning, financing availability, and applicable agency requirements. The parcel configuration supports phased planning, complementary uses, or potential assembly for a range of project types. Utilities are available in the area, and buyer should independently verify zoning, development requirements, measurements, access, utility capacity, and any program eligibility with the appropriate authorities prior to purchase.

PROPERTY TYPE: Land - Unimproved Land

MLS STATUS: ActiveUnderContract

MLS: 21157793

YEAR BUILT:

COUNTY: Dallas

TRACT OR SUBDIVIION: Kingsford

LIST DATE: 01/19/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 11.5

LOT SIZE (SQFT): 500,940

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage
- CityLot

UTILITIES

UTILITIES:

- SewerAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Joni Freeman 

PHONE: 214.770.7762

BROKERED BY: JL Marsaw & Co