

CENTURY 21

Judge Fite Company



3141 GREAT TRINITY FOREST WAY

DALLAS, TX 75216



\$1,250,000



1 acres

DESCRIPTION

Prime 0.976 acre two tract commercial development site located along S Great Trinity Forest Way, Loop 12, in southern Dallas. Zoned CR – Community Retail, allowing car wash use by right subject to DIR requirements, this site offers excellent visibility, strong traffic counts, and immediate proximity to established retail and service businesses. Positioned next to Bojacks Kitchen, the property sits in a growing corridor with easy access to Bonnie View Rd. and major transportation routes. The site is entitled, and provides flexible development potential for retail, service, or automotive uses. Traffic counts reach 30,996 AADT on S Great Trinity Forest Way and 9,523 AADT on Bonnie View Rd., supporting strong customer pull. Surrounding demographics include 66,416 residents within 3 miles, with steady population density and accessible household incomes.

PROPERTY TYPE: Land - Unimproved Land
MLS STATUS: Active
MLS: 21184415
YEAR BUILT:
COUNTY: Dallas
TRACT OR SUBDIVIION: no
LIST DATE: 02/20/2026

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800.451.8055

AREA:
SQUARE FEET:
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 0.98
LOT SIZE (SQFT): 42,514

EXTERIOR FEATURES

LOT DESCRIPTION:

- Cleared
- CityLot

UTILITIES

UTILITIES:

- SewerAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Melissa Croll 

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BROKERED BY: Attlee Realty, LLC