

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 3131 MIDDLEFIELD ROAD

DALLAS, TX 75253



\$1,295,000



1 acres

## DESCRIPTION

Prime 16.22± acre development tract located in Southeast Dallas near I-20, I-45, and US-175, offering strong regional connectivity and long-term growth positioning. The property is currently zoned A(A) Agricultural District and identified as Vacant Commercial Land by Dallas County, creating a compelling rezoning opportunity for residential, industrial, or mixed-use development. The site consists of approximately 706,630 SF (assessor) and is generally level with open land, making it conducive for subdivision or phased development. Surrounding uses include industrial operations, rural residential properties, and utility infrastructure, positioning the tract well for transitional growth as Southeast Dallas continues to expand. Located near major traffic corridors with immediate access to Middlefield Road and close proximity to Interstate 20, the property benefits from strong logistics accessibility while maintaining sufficient acreage for large-scale site planning. This is a rare opportunity to control a sizable land position within Dallas city limits with flexible long-term upside through entitlement and development.

**PROPERTY TYPE:** Land - Improved Land

**MLS STATUS:** Active

**MLS:** 21198616

**YEAR BUILT:**

**COUNTY:** Dallas

**TRACT OR SUBDIVIION:** NA

**LIST DATE:** 03/06/2026

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**800.451.8055**

**AREA:**

**SQUARE FEET:**

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 16.22

**LOT SIZE (SQFT):** 706,543

## INTERIOR FEATURES

**VIRTUAL TOUR:**

- [View virtual tour](#)

## EXTERIOR FEATURES

**LOT DESCRIPTION:**


- Acreage
- Agricultural
- CityLot

## UTILITIES

**UTILITIES:**

- ElectricityAvailable
- ElectricityConnected
- SewerAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Audra Stamp 

**PHONE:** 469.929.4084

**BROKERED BY:** Coldwell Banker Realty Frisco

century21judgefite.com

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