



6.44+/- ACRE DEVELOPMENT SITE
600 Edgeworth Drive | Balch Springs, TX 75180

JORDAN CORTEZ
Managing Principal
214-556-1951
Jordan.Cortez@VanguardREA.com

JUSTIN TIDWELL
Managing Director
214-556-1953
Justin.Tidwell@VanguardREA.com

MASON JOHN
Managing Director
214-556-1953
Mason.John@VanguardREA.com

HALEY BIRMINGHAM
Director
214-556-1956
Haley@VanguardREA.com

WILL DROESE
Director
214-556-1952
Will@VanguardREA.com

REID PIERCE
Director
214-556-1954
Reid@VanguardREA.com

ALEX JOHNSON
Associate
214-556-1948
Alex@VanguardREA.com

TIM MARRON
Associate
214-556-2381
Tim@VanguardREA.com

Vanguard Real Estate Advisors (“VREA”) has been exclusively retained by Ownership to offer developers and investors the opportunity to purchase 6.44+/- acres located at 600 Edgeworth Drive in Balch Springs, TX (the “Site”). The Site is ideally located less than a mile west of both Interstate 635 and Interstate 20, and half a mile north of Highway 175. The Site is zoned C “Commercial District” and is well suited for low intensity commercial, storage, and warehousing uses. This exceptionally well-located Site is a great opportunity to acquire a property at an attractive **price of \$1,275,000 (\$4.55 psf)** in one of the nation’s fastest growing MSA’s.

A 2% Co-Broker fee is available to a Co-Broker that sources a Principal that VREA has not previously contacted in any format or sent information regarding this opportunity; a third party broker must register their client upon initial contact with VREA.

INVESTMENT OVERVIEW ⁽¹⁾	
Property	6.44+/- Acres
Location	600 Edgeworth Drive, Balch Springs, TX 75180 (32.765020253,-96.821284317)
Access	Available via Edgeworth Drive
Utilities	6” water and 6” sewer line to the Site
Zoning	“C”- Commercial
Appraisal District Property ID	65124548960080000 (Dallas County)

(1) Purchaser to confirm all information during due diligence

PRICING	
Asking Price	\$1,275,000
Asking Price Per Square Foot	\$4.55

TAX INFORMATION	
Taxing Entity	Tax Rate
City of Dallas	0.735700
Dallas ISD	1.013835
Dallas County	0.215718
Dallas College	0.110028
Parkland Hospital	0.219500
Total Tax Rate	2.294781

DEMOGRAPHICS

ESTIMATED POPULATION (2024)



1-MILE | 6,706
3-MILE | 78,024
5-MILE | 210,804

ANNUAL GROWTH RATE (2020-2025)



1-MILE | -0.28%
3-MILE | 0.07%
5-MILE | 0.99%

MEDIAN HOUSEHOLD INCOME



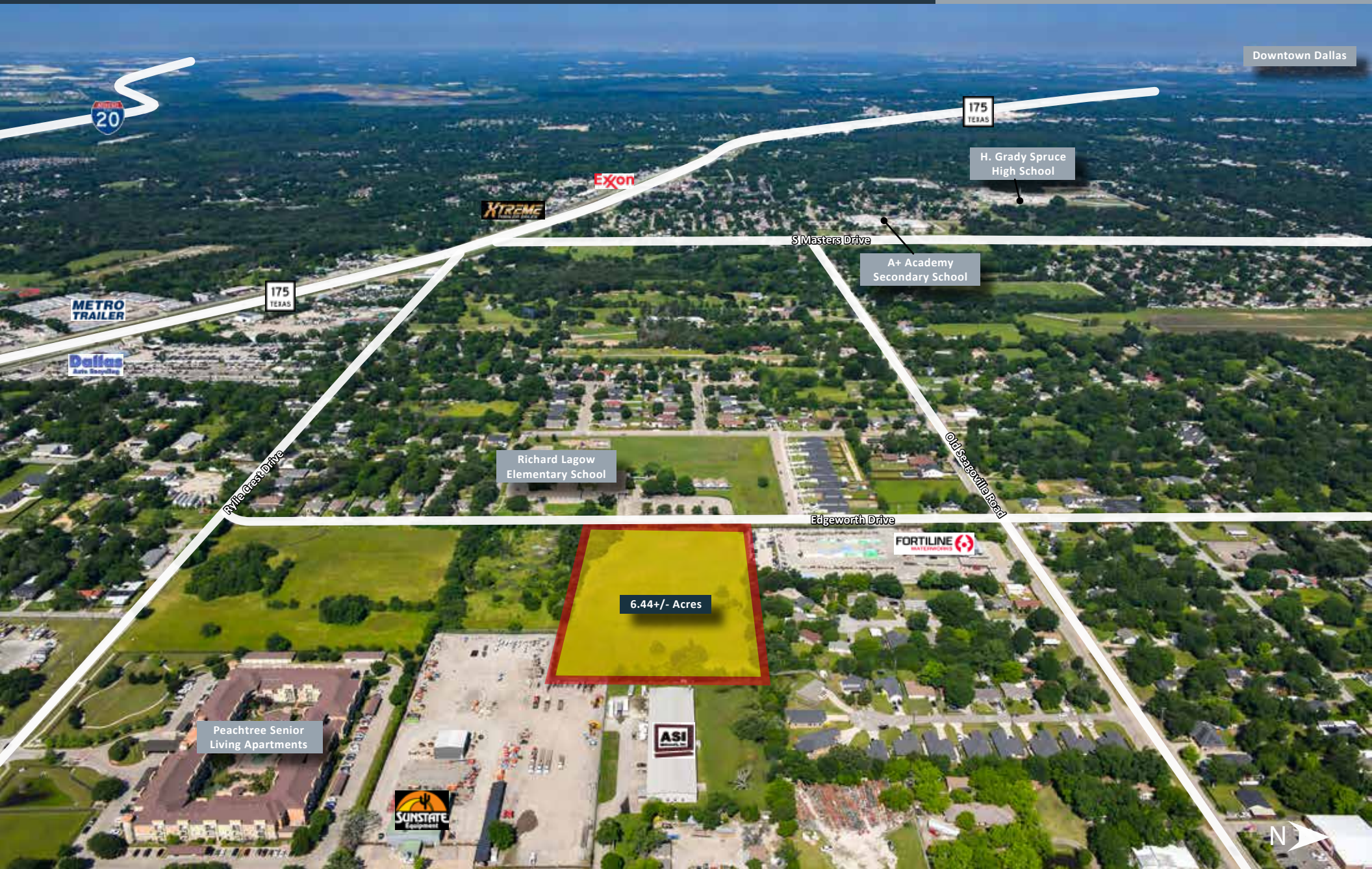
1-MILE | \$53,182
3-MILE | \$55,061
5-MILE | \$53,154

MEDIAN HOME VALUE



1-MILE | \$225,269
3-MILE | \$203,649
5-MILE | \$201,489

6.44+/- ACRES
BALCH SPRINGS, TX



6.44+/- ACRES
BALCH SPRINGS, TX



6.44+/- ACRES
BALCH SPRINGS, TX

Richard Lagow
Elementary School

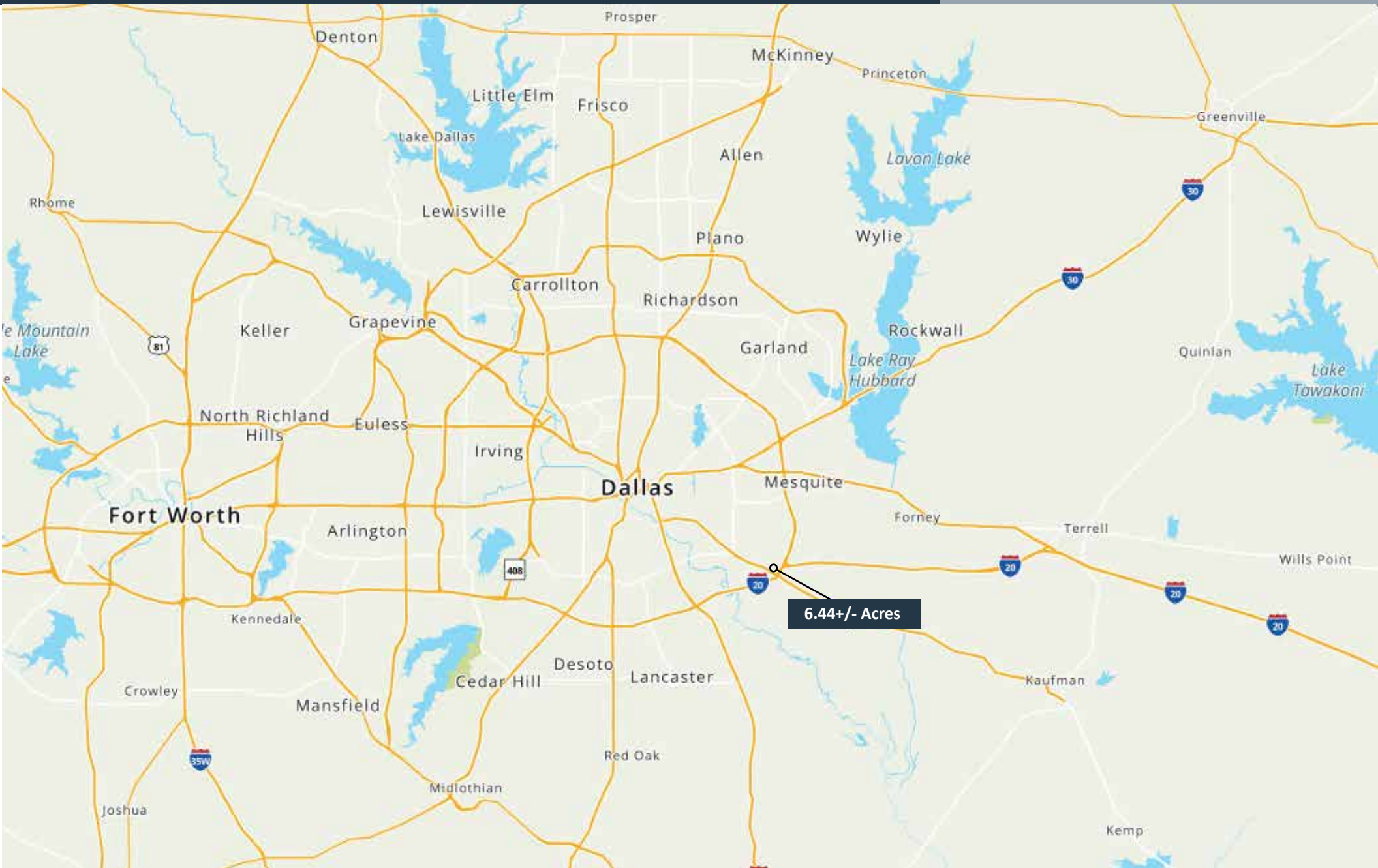
Edgeworth Drive

6.44+/- Acres

FORTILINE
WATERWORKS



6.44+/- ACRES
BALCH SPRINGS, TX



INVESTMENT HIGHLIGHTS



Strategic Location

- The Site is well located along Edgeworth Drive less than a mile away from the intersection of Interstate 635, Interstate 20 and US Highway 175 which sees a traffic count of over 140,000 vehicles per day.
- Located within Dallas County and less than 11 miles from downtown Dallas, Trinity Groves, and the Design District, the Property is very well positioned within DFW.
- The Site is directly across the street from Richard Lagow Elementary School.



Zoning

- The Site's zoning C "Commercial District" allows for a variety of uses.
- Potential uses include low intensity commercial, storage, and warehousing.
- *Purchaser to do their own due diligence related to the zoning and potential uses.*



Population and Demographics

- Per the latest US Census Bureau latest estimates, the population of Balch Springs is approximately 26,711.
- According to CoStar, rents on industrial properties in the East Dallas/Mesquite Industrial submarket where the Site is located have grown 4.61% year-over-year, signaling positive growth.
- As of February 2025, the Dallas-Fort Worth metro has added 53,600 new jobs according to the latest US Census Bureau estimates.



Balch Springs



Richard Lagow Elementary School

DFW HIGHLIGHTS

- The Dallas-Fort Worth area features a well-diversified Economy, ranking fifth nationwide for growth with remarkable Gross Metropolitan Product (GMP) of 682 billion in 2022. According to recent CBRE surveys, it has also earned recognition as the leading real estate market for 2023
- According to the Dallas Federal Reserve Economic Indicators, The DFW region has continued to show strong employment trends, with year-over-year job growth of 3.6% as of mid-2023, surpassing the national average. Employment growth remains a leader among us metropolitan areas
- The DFW metro's estimated population of 8.1 million ranks fourth among metro areas nationwide. Projections foresee substantial growth, with an anticipated rise to nearly 10 million by 2030, poised to surpass Chicago as the third-largest metro in the U.S.
- Recent rankings and awards received by DFW include #2 in the country for most commercial projects underway, 5th Fastest Growing Economy (2022), and 6th Most Innovative City in the World



GROSS METROPOLITAN PRODUCT

\$682 Billion



DFW POPULATION GROWTH

1.33% (2021-2022)



DFW ESTIMATED POPULATION

8.1 Million



ECONOMIC OVERVIEW

Balch Springs boasts a thriving and steadily growing economy, driven by its strategic location within the Dallas-Fort Worth metroplex. Situated along major transportation corridors such as I-635, I-20 and US Highway 175, Balch Springs offers seamless connectivity to key urban centers, making it a sought-after destination for businesses and residents alike. Located less than 15 miles from Dallas city center, Balch Springs is a central part of the growing DFW Metroplex. DFW boasts robust commercial and industrial sectors, attracting a wide range of enterprises, from startups to large corporations, and is one of the strongest economies in the world. Balch Springs, a high quality and desirable place to live, is primed to experience strong population growth, therefore expanding the tax base and driving growth and development.



DALLAS-FORT WORTH MAJOR EMPLOYERS

COMPANY NAME	EMPLOYEES
Wal-Mart	34,698
American Airlines	24,700
Bank of America	20,000
Texas Health Resources	19,230
Dallas ISD	18,314
Baylor Health Care System	17,097
AT&T	15,800
Lockheed Martin	14,126
JPMorgan Chase	13,500
UT Southwestern Medical Center	13,122



AREA OVERVIEW

Balch Springs is a thriving city on the edge of the Dallas-Fort Worth Metroplex, offering a blend of small-town charm and urban amenities. With a population of approximately 26,711, Balch Springs has experienced strong population growth that is expected to continue. The Site is served by Dallas ISD (B rating on Niche.com). Balch Springs has a average household income of \$76,602, reflecting its strong economic base. Balch Springs is home to numerous parks and recreational facilities such as Woodland Park, the nearby Trinity Forest Adventure Park, and Walter E. Luedeke Water Park. The Site's strategic location near major highways, including I-635, I-20 and US Highway 175, provide easy access to Downtown Dallas and Fort Worth, making it a prime location for both residents and businesses.



Trinity Forest Adventure Park



Dallas Fort Worth International Airport

TRANSPORTATION

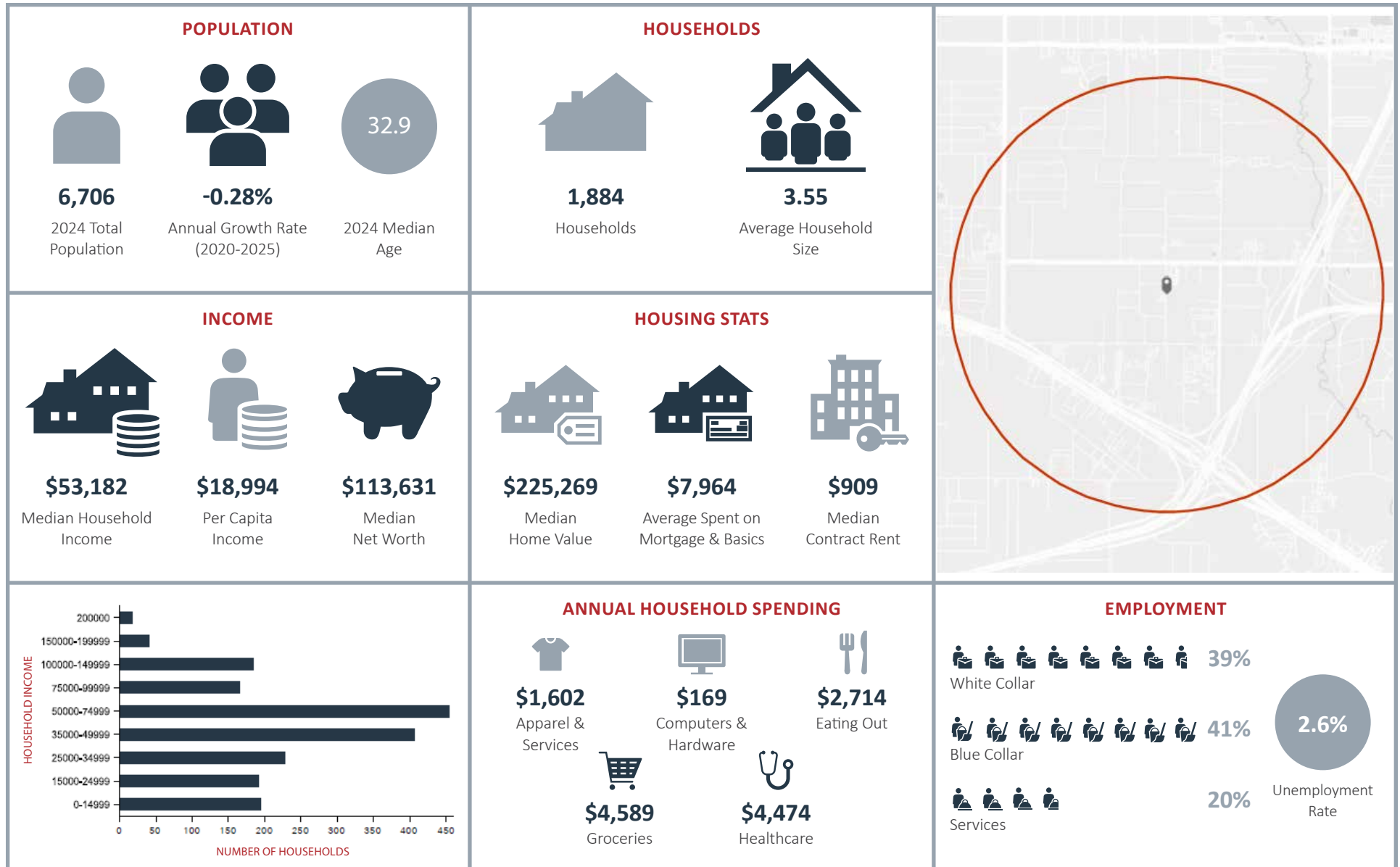


Air: DFW International Airport, located approximately 27 miles northwest from the site, is the third busiest airport in the world by aircraft movement and the second busiest in the world by passenger traffic. The total estimated economic output of DFW Airport is \$37 Billion and it served over 82 million passengers in 2023. American Airlines corporate headquarters is in Fort Worth and its main operational hub is DFW Airport.

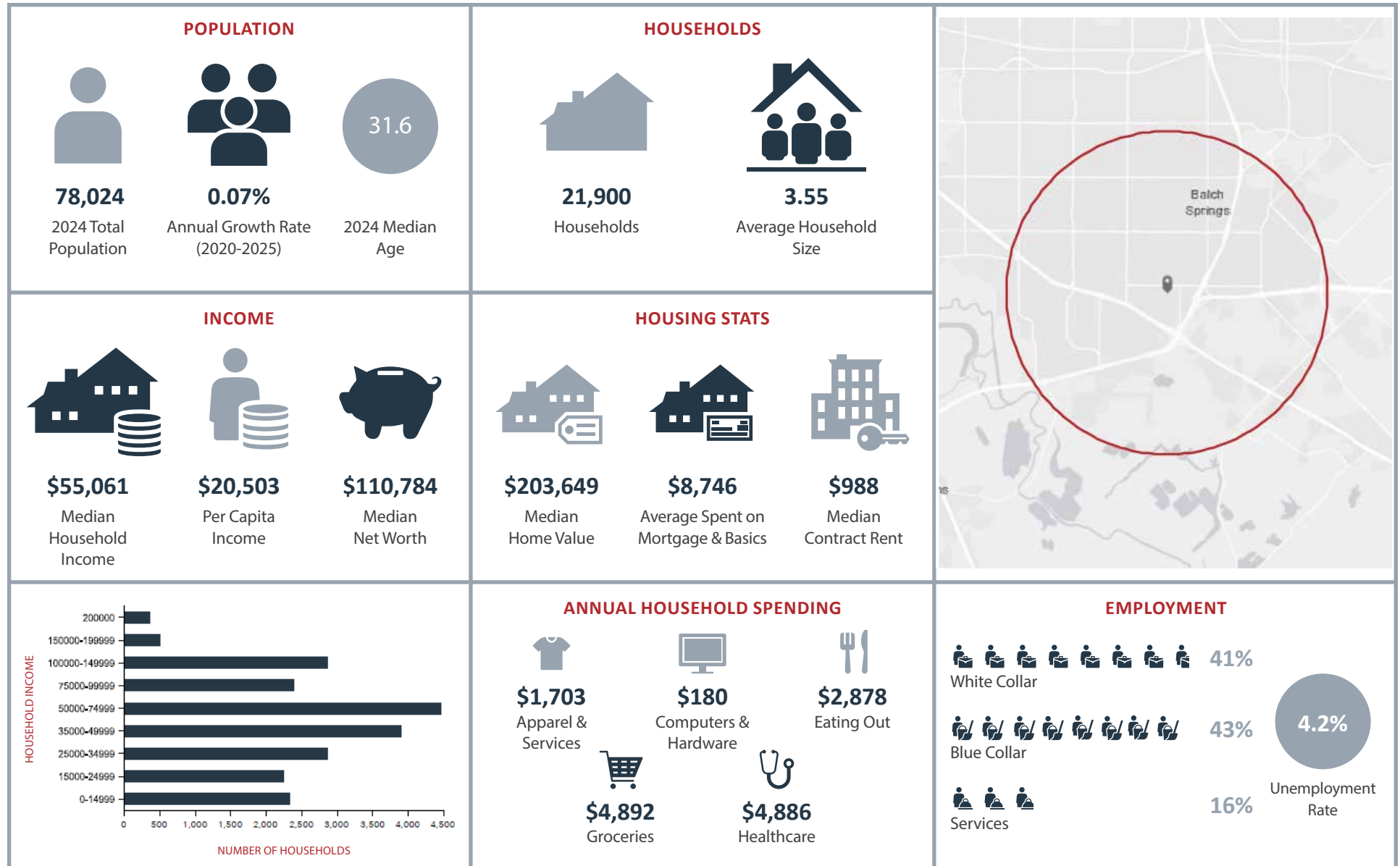


Highway: The Site is located in the DFW Metroplex and has nearby access to several major thoroughfares. I-635 is located less than half a mile east of the site, which partially encircles the DFW Metroplex, and has major junctions connecting to I-75, I-35 east and several other major highways. Additionally, the site is half a mile from US Highway 175, providing convenient access to Downtown Dallas.

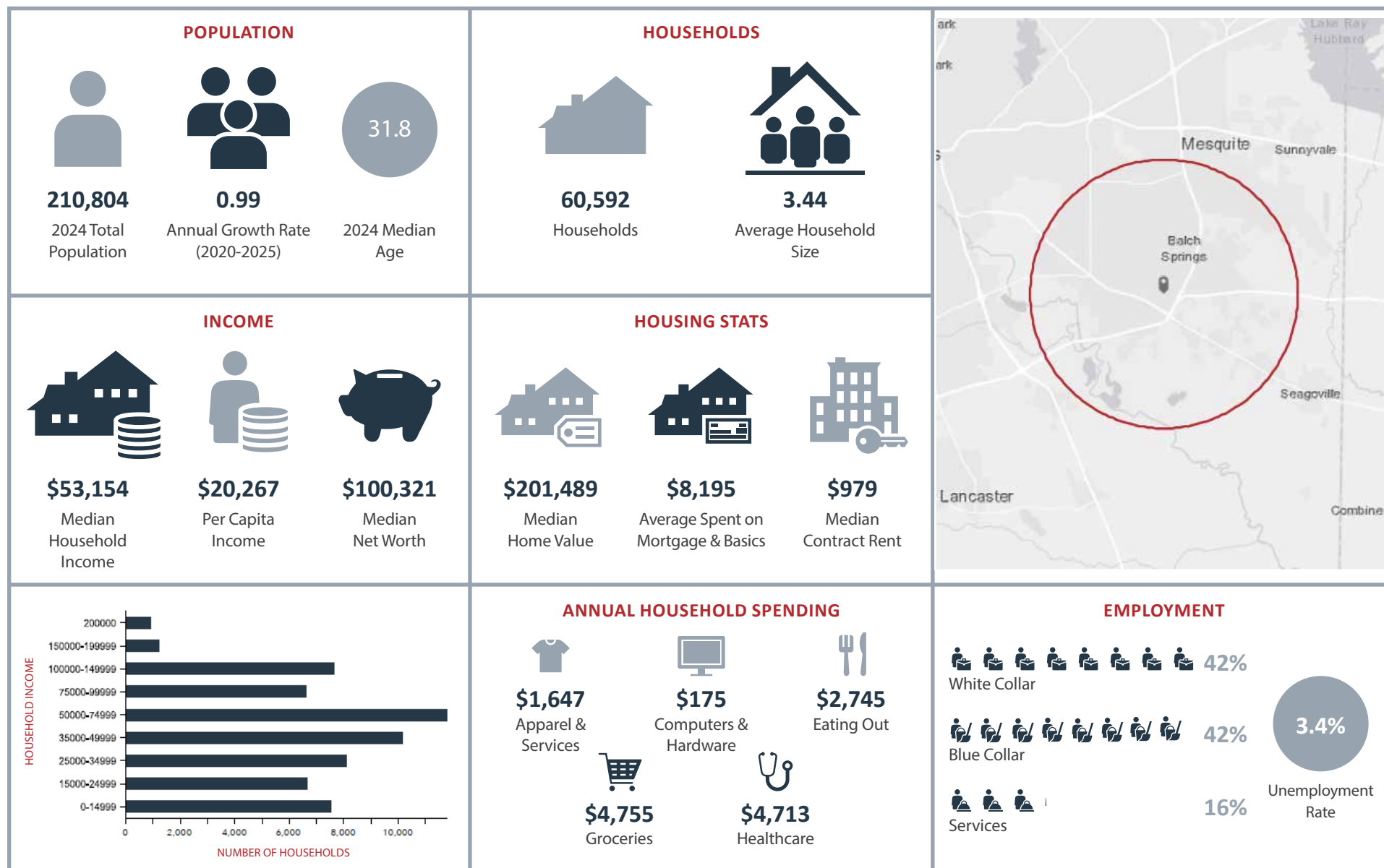
DEMOGRAPHIC OVERVIEW | 1-MILE RADIUS



DEMOGRAPHIC OVERVIEW | 3-MILE RADIUS



DEMOGRAPHIC OVERVIEW | 5-MILE RADIUS



INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (a client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH – INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name: Vanguard Real Estate Advisors | License No. 9003054 | Jordan.Cortez@VanguardREA.com | 214-556-1951

Designated Broker of Firm: Jordan Cortez | License No. 494942 | Jordan.Cortez@VanguardREA.com | 214-556-1951

Licensed Supervisor of Sales Agent/Associate: Justin Tidwell | License No. 647170 | Justin.Tidwell@VanguardREA.com | 214-556-1955

Sales Agent/Associate: Mason John | License No. 682887 | Mason.John@VanguardREA.com | 214-556-1953

Sales Agent/Associate: Haley Birmingham | License No. 765057 | Haley@VanguardREA.com | 214-556-1956

Sales Agent/Associate: Will Droese | License No. 770325 | Will@VanguardREA.com | 214-556-1952

Sales Agent/Associate: Reid Pierce | License No. 791138 | Reid@VanguardREA.com | 214-556-1954

Sales Agent/Associate: Alex Johnson | License No. 815359 | Alex@VanguardREA.com | 214-556-1948

Sales Agent/Associate: Tim Marron | License No. 839620 | Tim@VanguardREA.com | 214-556-2381



6.44+/- Acres | 600 Edgeworth Drive | Balch Springs, Texas



JORDAN CORTEZ | *Managing Principal* | 214-556-1951 | Jordan.Cortez@VanguardREA.com

JUSTIN TIDWELL | *Managing Director* | 214-556-1955 | Justin.Tidwell@VanguardREA.com

MASON JOHN | *Managing Director* | 214-556-1953 | Mason.John@VanguardREA.com

HALEY BIRMINGHAM | *Director* | 214-556-1956 | Haley@VanguardREA.com

WILL DROESE | *Director* | 214-556-1952 | Will@VanguardREA.com

REID PIERCE | *Director* | 214-556-1954 | Reid@VanguardREA.com

ALEX JOHNSON | *Associate* | 214-556-1948 | Alex@VanguardREA.com

TIM MARRON | *Associate* | 214-556-2381 | Tim@VanguardREA.com