

3028 Hickory Tree Rd, Balch Springs, TX



0.87 Acres for Sale
Zoned Commercial District
Corner Lot Development Site
All Utilities Present
Less Than 1.5 Miles to I-635

Main Contact

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Property Overview

M&D CRE is offering this 0.87-acre corner tract in Balch Springs, Texas—less than 1.5 miles from I-635 and just 30 minutes from Downtown Dallas, in a high-traffic, development-ready corridor.

Listed By:
Shane Hendrix | 214.460.8926



Property Overview

M&D CRE is pleased to present 0.87 acres of development-ready land located at the corner of Hickory Tree Road and Canfa Drive in Balch Springs, Texas. Situated just 30 minutes from Downtown Dallas, the site offers dual access points, level topography, and strong visibility in one of Southeast Dallas County's most active growth areas.

Zoned Commercial District, the property includes all utilities in place, supporting a wide range of potential commercial uses including retail, service-based businesses, or professional offices. With no floodplain and no known restrictions, the tract provides a streamlined path to development in a business-friendly community.

Balch Springs continues to attract retail and commercial investment, driven by rising residential density, ongoing infrastructure improvements, and strategic proximity to I-20, I-635, and U.S. Hwy 175. This site presents an exceptional opportunity for owner-users or investors looking to capitalize on a well-positioned parcel with long-term growth potential. Located directly across from Floyd Elementary School and Balch Springs Courthouse.

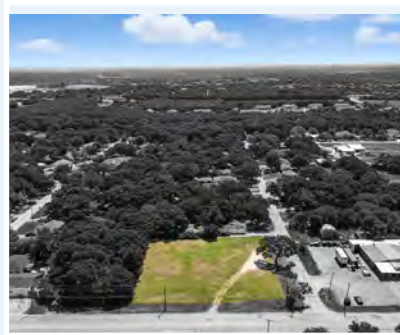
For more information, please contact Shane Hendrix.

Size	0.87 Acres
Zoning	Commercial District
Topography	Level
Grading	Raw Land
Utilities	Septic, Water, & Electric
Access	Dual Access
Flood Plain	None
Restrictions	No Known Restrictions



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Property Highlights

0.87 Acres

Zoned Commercial District

All Utilities Present

Dual Access Points

No Flood Zone

Less Than 30 Minutes to Dallas



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Location Overview

Balch Springs, TX offers commercial investors a strategic Southeast Dallas location, strong regional connectivity, and rising residential growth—making it an ideal destination for retail-driven development and long-term investment.

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Balch Springs: Where Demand Meets Opportunity

Balch Springs, TX Overview

Situated just 20 miles southeast of Downtown Dallas, Balch Springs provides strategic access to I-20, I-635, and U.S. Highway 175, offering strong regional connectivity for retailers and commercial users alike. As part of the expanding Southeast Dallas County corridor, the city continues to attract residential and commercial growth driven by affordable land, improving infrastructure, and increasing consumer demand. Balch Springs benefits from proximity to dense residential neighborhoods, a diverse labor force, and ongoing city-led development initiatives focused on retail and economic expansion. With high traffic exposure, competitive land values, and a business-friendly local government, Balch Springs presents an ideal environment for retail developers and commercial investors seeking growth in a high-opportunity market.

28,578

2025 Total
Population
(Balch Springs EDC)

\$76,602

Average
HH Income
(Balch Springs EDC)

190,200

Trade Area
Population
(Balch Springs EDC)

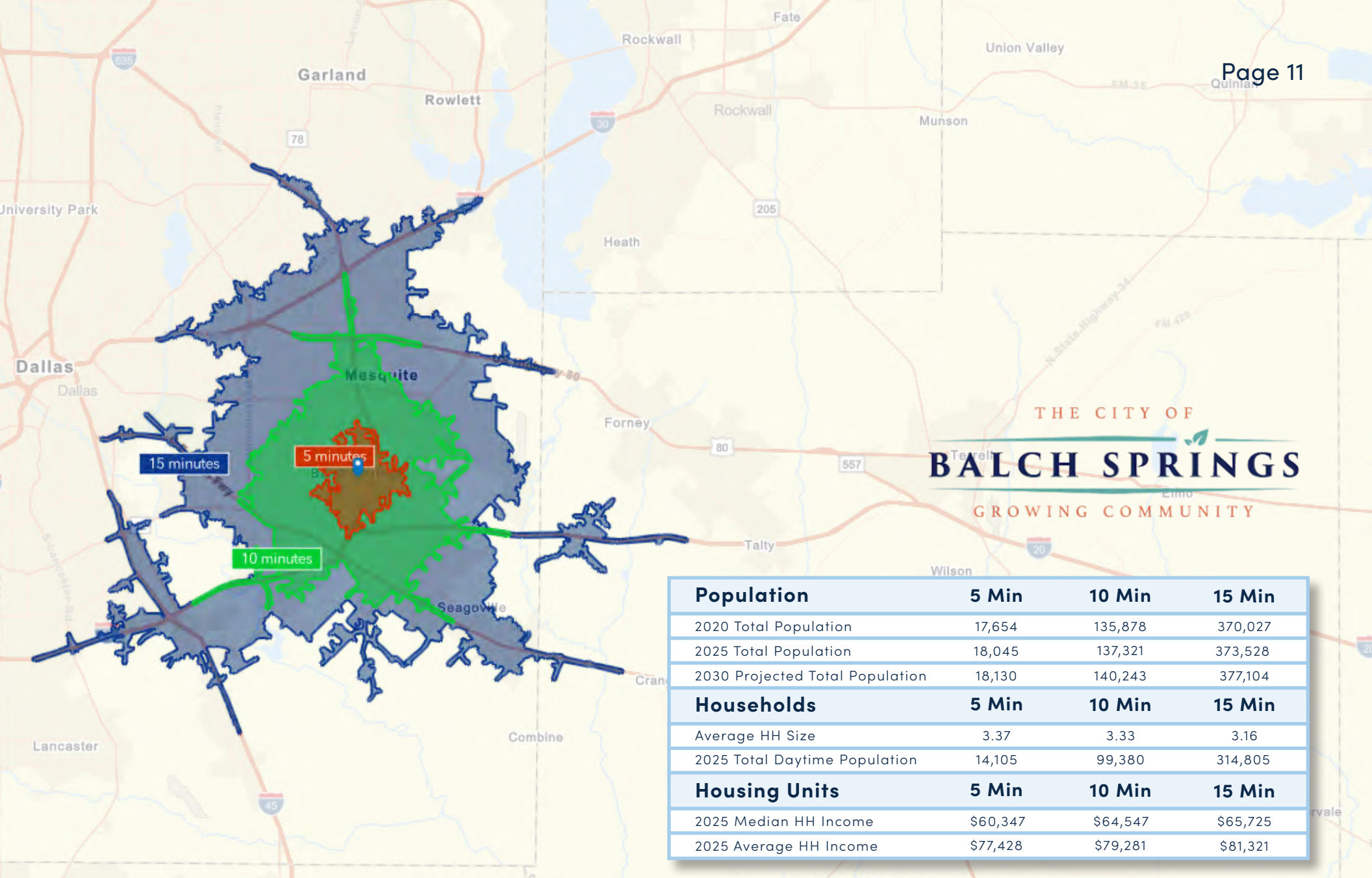
\$1.1 Mil.

Total Retail
Trade Demand
(Balch Springs EDC)



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Population	5 Min	10 Min	15 Min
2020 Total Population	17,654	135,878	370,027
2025 Total Population	18,045	137,321	373,528
2030 Projected Total Population	18,130	140,243	377,104
Households	5 Min	10 Min	15 Min
Average HH Size	3.37	3.33	3.16
2025 Total Daytime Population	14,105	99,380	314,805
Housing Units	5 Min	10 Min	15 Min
2025 Median HH Income	\$60,347	\$64,547	\$65,725
2025 Average HH Income	\$77,428	\$79,281	\$81,321

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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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Buyer/Tenant/Seller/Landlord Initials			