

# LAKES OF ROLLING MEADOWS - 700 PAPER LOTS

SEAGOVILLE, TX | DALLAS COUNTY | DFW



- The property is located in the City of Seagoville and Dallas County and consists of almost **236 acres** of land.
- Property is adjacent to the western R.O.W. of East Malloy Bridge Road, a **major 140' thoroughfare**.
- Lasater Road is a **major 120' thoroughfare** that dissects the property running east and west to Malloy Bridge Road.
- The north side of the development encompasses parts of the **East Fork Trinity River** with over **110 acres of open space**.



Surrounded by existing and future residential developments including **Brook Valley, Greenwalt, Taylor Farms, and Stonehaven**. This site is near numerous national retailers including **Walmart, Tractor Supply, Dollar Tree, Walgreens, Starbucks, Panda Express, Wingstop, McDonald's** and many more.

**ZULIKHA HUSSAIN** | A.K.A. "LADY Z"  
Call or Text: **913-461-9697** | Email: **LADYZ@Z4URE.COM**

The information contained herein was obtained from sources deemed reliable; however, Z4U Real Estate makes no guarantees, warranties, or representations as to the accuracy or completeness thereof. The presentation of this property is subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice.



1755 E. MALLOY BRIDGE RD. • SEAGOVILLE, TX 75159

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- This is a paper lot' transaction with an asking price of \$17,500 per lot. Plus \$250,000 cost of Engineering reimbursement. (Total cost \$12.5 million).
- The entitlements are approved for 700 lots single family development.
- Seagoville has been a hot market for quite some time now with such builders as DR Horton, LGI, K. Hov, Shepard Place Homes, Meritage, Camden and the famous Lagoon community called Laguna Azure by Megatel.



Approximately 236 gross acres comprising 570 lots of 50' x 120' lots and 130 "cottage style" condominiums pad size lots of 35' x 75'. These cottage style pads are planned to function as a condominium regime whereby, the unit owners would be responsible for the interiors only. It is possible to have the pod areas redesigned as townhomes lots.

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# PROPERTY INFORMATION

## DALLAS COUNTY / DFW

- ±236 TOTAL ACRES
- ±157 BUILDABLE ACRES
- ±79 ACRES OPEN SPACE

### LOCATION

E. Malloy Bridge Rd at Lasiter Rd, ±1 mile north of US-175 in Seagoville, TX.

### AVAILABLE

±236 Acres Total | 700 Lots Total

### PROPERTY BORDERS

Southern & western borders adjacent to future residential land. Eastern border is adjacent to the East Fork Trinity River

### PRICE POINTS

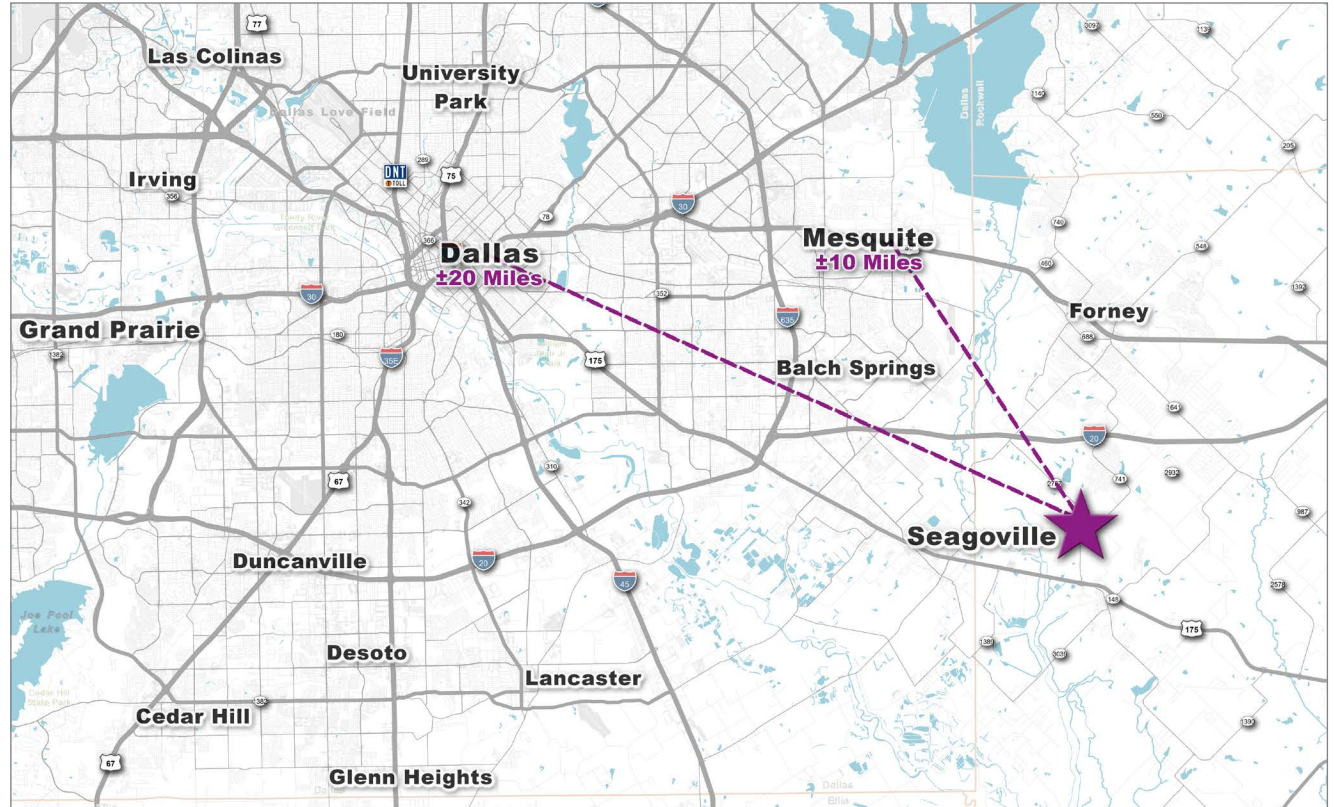
Anticipated home price to be from \$350k to \$450k

### AMENITIES

Amenity Center, Pool, Playground, Pickle Ball, Community Gardens, Trails

### TRAFFIC COUNTS

US Hwy 175: 61,566 VPD (TxDot '21)



### DEMOGRAPHICS 2022

Icon	Total Population			Icon	Daytime Population		
	3 Mile	5 Mile	7 Mile		1 Mile	3 Mile	5 Mile
	21,174	72,862	144,187		16,072	50,060	101,528
Icon	Number of Households			Icon	Average HH Income		
	3 Mile	5 Mile	7 Mile		3 Mile	5 Mile	7 Mile
	6,255	21,019	42,968		\$75,030	\$87,417	\$92,000

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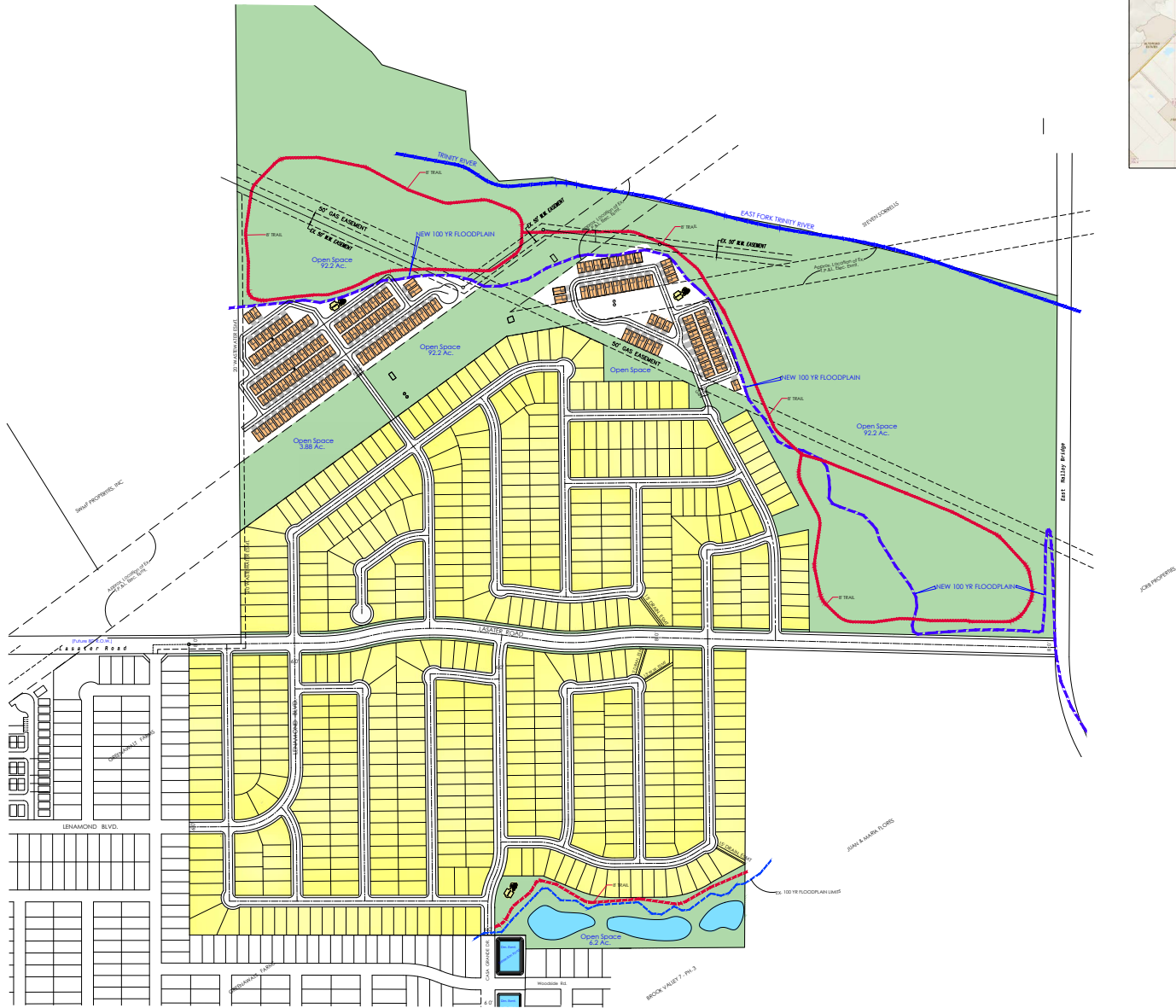
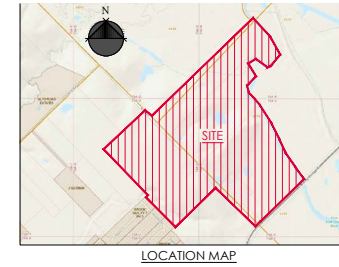
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# CONCEPT PLAN

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# SITE AERIAL



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# AREA HIGHLIGHTS

## SEAGOVILLE TX

*- The City of Opportunity -*

### LOCATION:

- Seagoville is a city located in Dallas County, Texas, United States, and a suburb of Dallas.
- A small portion of Seagoville extends into Kaufman County.
- City has eight well-appointed parks that include walking trails, playgrounds, a splash pad, tennis and basketball courts, and fishing areas.
- Seagoville Residents have easy access to four area malls, two outlet malls, Dallas Uptown nightlife and the area is centrally located to the recreational facilities at Lake Ray Hubbard, Tawakoni, and Cedar Creek Lake.

## DALLAS COUNTY / DFW METROPLEX



### INFRASTRUCTURE:

Seagoville is served by several major highways, including Interstate 20, U.S. Route 175, and Texas State Highway 34. These highways provide easy access to neighboring cities and towns, as well as to Dallas and other major metropolitan areas.

### ECONOMIC OPPORTUNITIES:

Seagoville has a strong manufacturing sector, with several companies specializing in aerospace, defense, and other high-tech industries. Seagoville also has a strong entrepreneurial community, with several small businesses and startups operating in the city.

### HEALTHCARE:

The city has several healthcare facilities, including Seagoville Medical Center and the Dallas VA Medical Center.

**SEAGOVILLE IS A FAST GROWING COMMUNITY WITH A RICH HISTORY AND RELAXED SUBURBAN LIFESTYLE, AND A STRONG INFRASTRUCTURE THAT SUPPORTS ITS RESIDENTS & BUSINESSES, AND HELPS DRIVE ECONOMIC GROWTH IN THE REGION.**

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# AREA HIGHLIGHTS



## AFFORDABLE COST OF LIVING:

The cost of living in Seagoville is lower than the national average, according to the cost of living index by BestPlaces. Seagoville offers a relatively affordable cost of living for its residents.



## DALLAS COUNTY / DFW METROPLEX

### EDUCATION

- The city of Seagoville is served by three school districts: Dallas ISD, Crandall ISD, and Mesquite ISD.
- All districts are accredited by the Texas Education Agency.
- Seagoville High School is the agriculture magnet school for Dallas ISD and features an agriculture program that includes stock management, horticulture, P-tech classes, and has an active FFA unit on campus.
- Seagoville High School offers an early college Pathway to Technology (P-tech) Program.
- Freshmen entering the P-tech program will graduate with an associates degree or industry certificates for their specialty field.
- For those seeking higher education, Seagoville is within 20 minutes of three campuses of the Dallas County Community College District, the University of North Texas at Dallas, Eastfield College in Mesquite, and Cedar Valley College in Lancaster.

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# TOP EMPLOYERS IN OR NEAR SEAGOVILLE

**SEAGOVILLE HAS A THRIVING SMALL BUSINESS COMMUNITY, WITH SEVERAL LOCAL BUSINESSES PROVIDING GOODS AND SERVICES TO THE CITY AND SURROUNDING AREAS. THE CITY'S DIVERSE ECONOMIC BASE PROVIDES OPPORTUNITIES FOR A WIDE RANGE OF BUSINESSES AND INDUSTRIES.**

- Seagoville is a pro-business city.
- The Cooperation of the Seagoville Economic Development Corporation and the City of Seagoville is unsurpassed.
- Both entities work hand in hand for the good of Seagoville and the businesses that locate here.

**O'Reilly Auto Parts Distribution Center** is located in the heart of Seagoville.

**Dal-Tile** is a subsidiary of Mohawk Industries that manufactures and distributes ceramic tiles for residential and commercial applications with a facility near Seagoville.

**Lockheed Martin:** The global aerospace and defense company has a Metro Aerospace facility in Downtown Dallas.

**PepsiCo:** The food and beverage company has a facility near Seagoville that produces and distributes snacks and beverages to customers in the region.

**Praxair:** The industrial gases company has a facility near Seagoville that produces and distributes gases for a range of industries.

**Celestica:** a global electronics manufacturing services company that provides design, manufacturing, and supply chain solutions to customers in various industries has a facility near Seagoville.

**Borden Dairy Company:** A dairy company that produces milk and other dairy products, with a distribution center near Seagoville.

**Niagara Bottling LLC:** A water bottling company located in Dallas, TX, that operates a manufacturing and distribution center in nearby Mesquite.

**Home Depot Distribution Center:** Located in Dallas, TX, this Home Depot distribution center serves stores in the surrounding area, including Seagoville.

**Medline Industries:** A medical supplies and equipment manufacturer with a distribution center in Wilmer, TX, just a short drive from Seagoville.

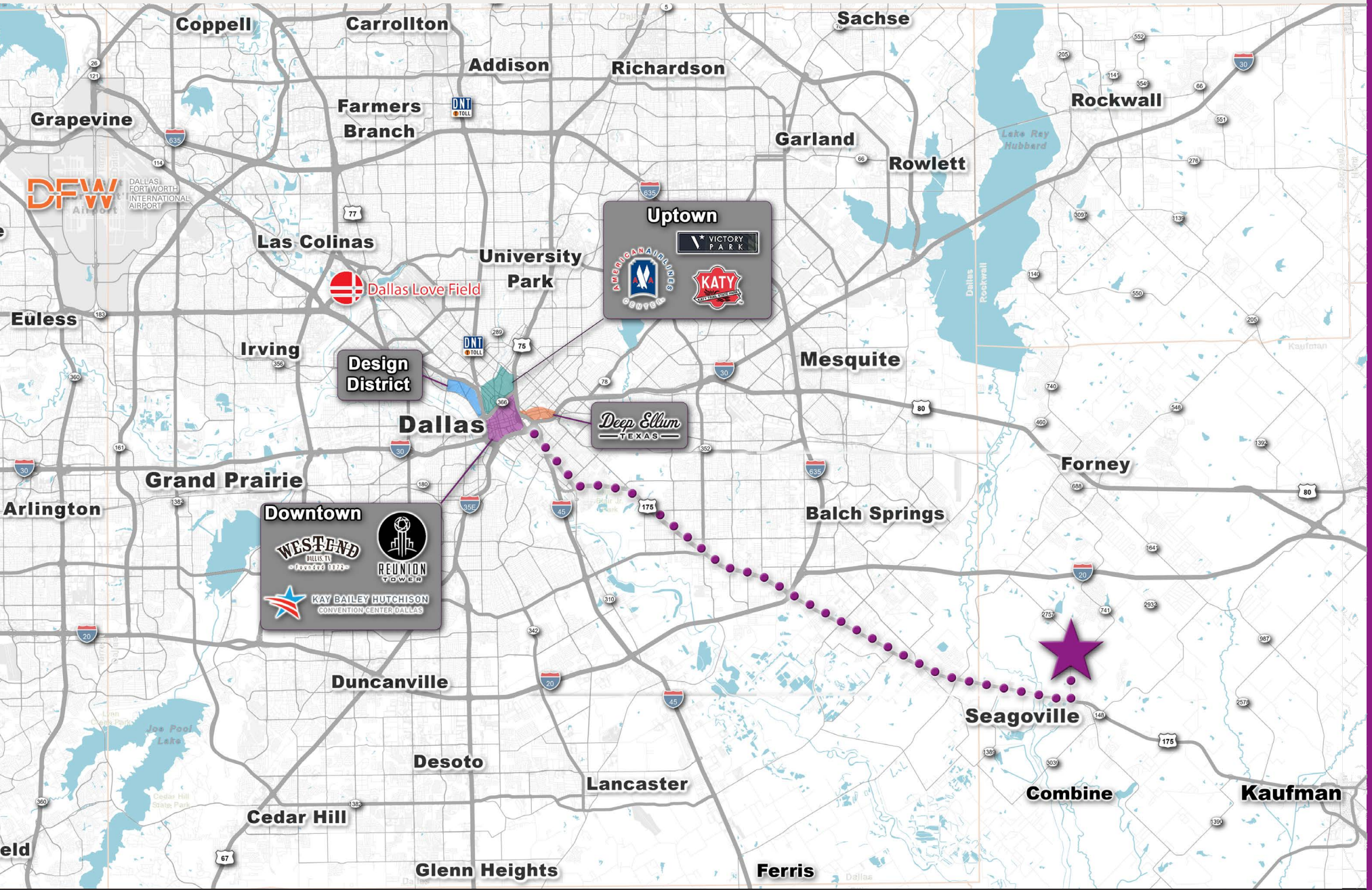


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# ±30 MINUTE DRIVE TO DOWNTOWN DALLAS



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# ±30 MINUTE DRIVE TO DOWNTOWN DALLAS

## WHY CHOOSE SEAGOVILLE?

“Downtown Dallas has great employment opportunities but cost of living is high. Seagoville is an excellent alternative for those who desire to live in Downtown Dallas but prefer a home with a back yard and attached garage.

Seagoville Residents have easy access to four area malls, two outlet malls, Dallas Uptown nightlife and the area is centrally located to the recreational facilities at Lake Ray Hubbard, Tawakoni, and Cedar Creek Lake.”



**THE DOWNTOWN CBD SUBMARKET** is comprised of over 33 million square feet of multi-tenant office space, and contains almost 30 million square feet of Class A office space, more than almost any other submarket in the region. Downtown Dallas saw over 650,000 square feet of renewals and expansions and over 300 leases signed in 2018, making it the #1 market in all of Dallas-Fort Worth for net office leasing.

**DOWNTOWN DALLAS is the largest employment center in North Texas with over 135,000 daytime workers!**

- Downtown Dallas is home to 50% of Dallas' Fastest Growing Tech Firms (Dallas Business Journal Book of Lists 2019).
- Downtown Dallas was #1 in DFW in net office leasing in 2018 (The Dallas Morning News).
- Forbes named Dallas the fifth best big city for jobs, the fourth best city for young professionals, and the third fastest growing American city.
- Dallas has the 9th largest high-tech job concentration in the country and twice the number of high-tech jobs as Austin (Dallas Regional Chamber).
- Dallas was named 11th most high-tech city in the world (Business Insider).
- Dallas is ideal given its central location, with most major U.S. cities four hours or less away by air.
- Love Field airport is just 10 minutes from Downtown.
- DART's Orange line to/from DFW Airport to Downtown makes it one of only about a dozen airports in the U.S. with direct passenger rail connection.
- Dallas ranks #6 in America's top cities for business travel (On Call International 2017).
- VisitDallas reports 27.2 million people visited Dallas last year. Downtown Dallas boasts almost 10,000 hotel rooms.

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# AREA HIGHLIGHTS - DFW METROPLEX

## DFW MARKET OVERVIEW

Dallas/Fort Worth is home to more than 10,000 corporate headquarters, the largest concentration in the U.S. As a leading business and financial center, the DFW metro boasts an excellent quality of life with amenities including the arts, professional sports organizations and a wide array of entertainment destinations. According to the Dallas Regional Chamber, Dallas/Fort Worth is regularly identified as one of the nation's top markets for new and expanded corporate facilities. DFW has attracted an impressive list of expansions or relocations that spans several diverse industries, maintaining a "Top 5" position for such investments across the United States.

MORE THAN  
**10,000**  
CORPORATE  
HEADQUARTERS



**1<sup>ST</sup>**  
**FASTEST GROWING**  
**METRO IN THE U.S.**

±400 NEW RESIDENTS EACH DAY  
MORE THAN 1.3 MILLION RESIDENTS WERE  
ADDED FROM 2010 TO 2020 AND OVER 10.6  
MILLION PEOPLE ARE EXPECTED TO LIVE IN DFW

**3<sup>RD</sup>**  
**HIGHEST PROJECTED GROWTH**

AMONG MAJOR U.S. MARKETS IN 2021  
(OVER 196,000 NET JOBS ADDED)

**# 2** IN REVENUE  
GENERATED FROM  
**FORTUNE 500**  
**COMPANIES**

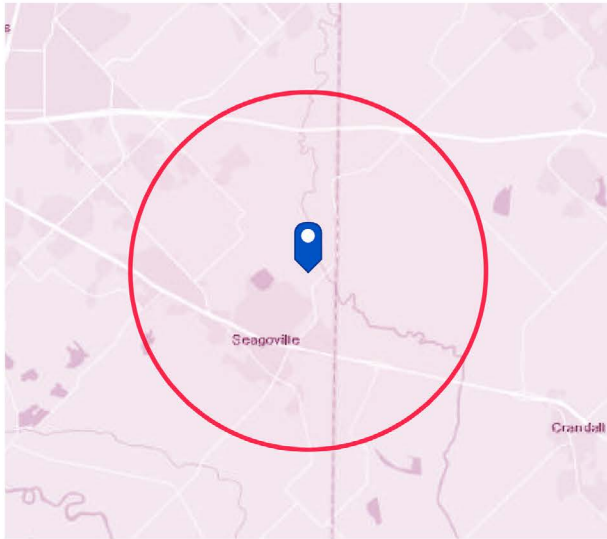
**HIGHLY DESIRABLE** CENTRAL U.S.  
LOCATION WITH THE **WORLD'S**  
**3RD-BUSIEST** AIRPORT

**PRO-BUSINESS** ENVIRONMENT  
WITH **LOW COST OF LIVING**  
& DOING BUSINESS

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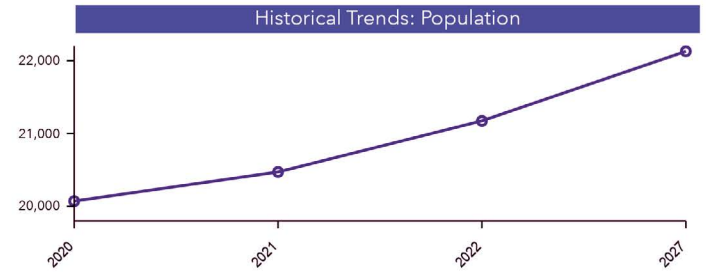
## POPULATION TRENDS AND KEY INDICATORS

1755 E Malloy Bridge Rd, Seagoville, Texas, 75159  
Ring of 3 miles

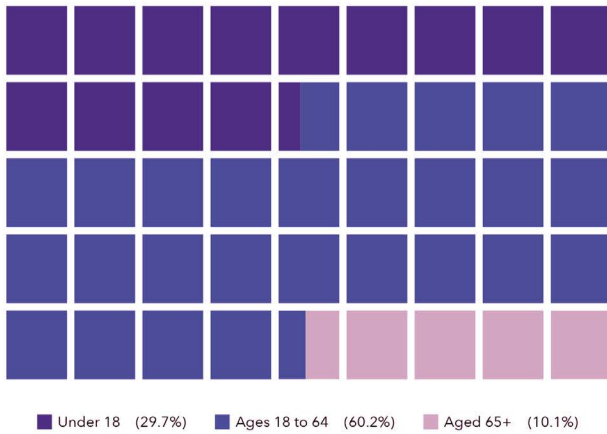
21,174	6,255	3.33	31.6	\$55,714	\$120,488	56	192	87
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

### MORTGAGE INDICATORS

\$8,722	11.4%
Avg Spent on Mortgage & Basics	Percent of Income for Mortgage

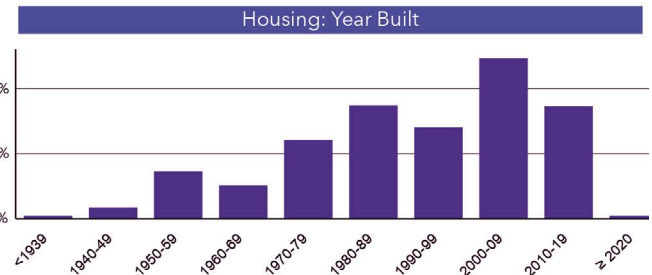
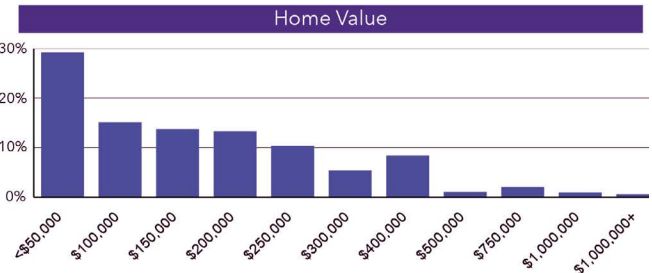


### POPULATION BY AGE



### POPULATION BY GENERATION

2.7%	14.1%	18.1%
Greatest Gen: Born 1945/Earlier	Baby Boomer: Born 1946 to 1964	Generation X: Born 1965 to 1980
26.8%	28.1%	10.2%
Millennial: Born 1981 to 1998	Generation Z: Born 1999 to 2016	Alpha: Born 2017 to Present



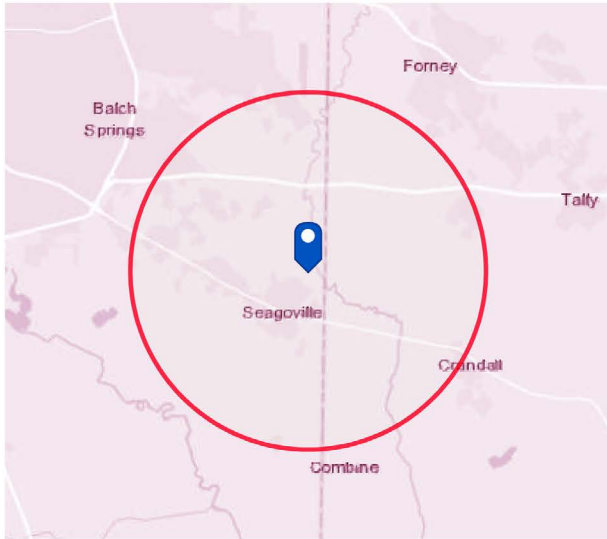
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Source: Esri, Esri-U.S. BLS, ACS  
Esri forecasts for 2022, 2027, 2017-2021  
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# DEMOGRAPHICS - 5 MILE

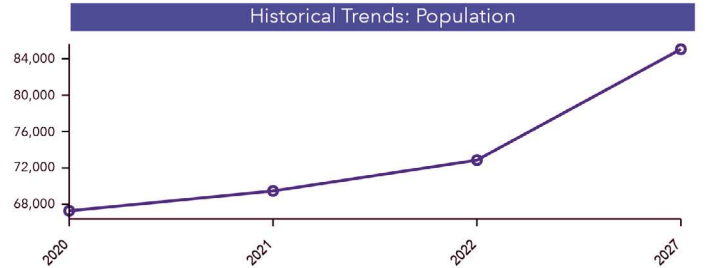


## POPULATION TRENDS AND KEY INDICATORS

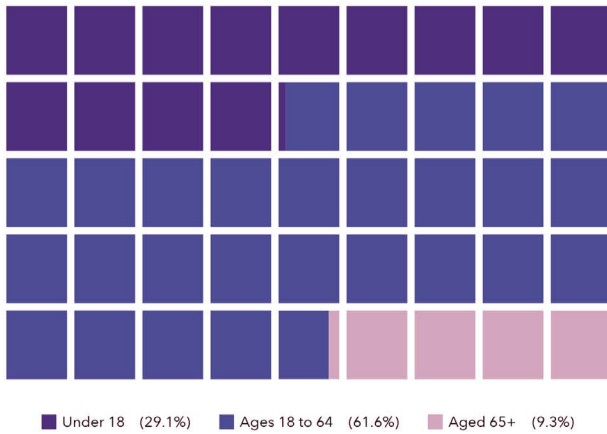
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Ring of 5 miles

<b>72,862</b>	<b>21,019</b>	<b>3.37</b>	<b>31.8</b>	<b>\$64,844</b>	<b>\$195,286</b>	<b>70</b>	<b>134</b>	<b>88</b>
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

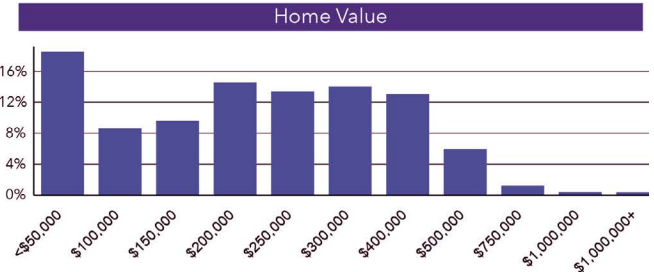
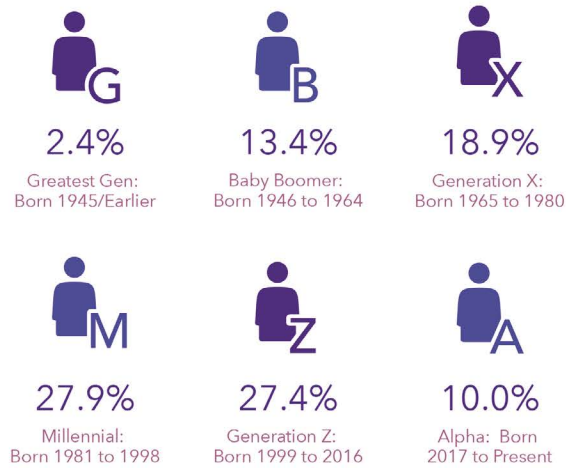
### MORTGAGE INDICATORS



### POPULATION BY AGE



### POPULATION BY GENERATION



esri THE SCIENCE OF WHERE  
Source: Esri, Esri-U.S. BLS, ACS  
Esri forecasts for 2022, 2027, 2017-2021  
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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.

## 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.

### Z4U REAL ESTATE

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

**9013380**

License No.

**LadyZ@z4ure.com**

Email

**913.461.9697**

Phone

### JER'LEIGH THOMPSON

Designated Broker of Firm

**0535407**

License No.

**jerleigh@texcelrealestate.com**

Email

**682.429.9942**

Phone

Licensed Supervisor of Sales Agent/Associate

### ZULIKHA HUSSAIN

Sales Agent/Associate's Name

License No.

**0673510**

License No.

**LadyZ@z4ure.com**

Email

**913.461.9697**

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the  
Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0