



**HARD CORNER I-20 & I-45 · 31-LOT LUXURY RESIDENTIAL PLAN IN HAND**

Conceptual rendering — ARK Architects, Inc.; background modified for illustration

LAND · RESIDENTIAL DEVELOPMENT · DALLAS

# 10407 S Central Expressway, Dallas, TX 75241.

SALE PRICE

## Call Agent

FOR PRICING & DETAILS

±42.51 acres of heavily wooded, elevated terrain on the hard corner of I-20 and I-45 — the City's southern gateway. Delivered with a completed 31-lot luxury residential concept plan (Dallas Hill Villas) and an ALTA survey in hand.

TOTAL SITE

**42.51** AC

PLANNED LOTS

**31**

FRONTAGE

**I-20** & I-45

TO DOWNTOWN

**±10** MI

▼ FOR MORE INFORMATION CONTACT

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10407 S CENTRAL EXPY · DALLAS, TX 75241

# Property Details.

## PROPERTY OVERVIEW

10407 S Central Expressway is a ±42.51-acre wooded development site held in two parcels — ±40.74 acres and ±1.77 acres — at the hard corner of Interstate 20 and Interstate 45. The site carries ±1,277' of I-20 frontage and ±1,431' of I-45 frontage, sits on the Dallas city limits line, and is recognized by the City as a gateway into Dallas from the south.

The terrain is the story. Unlike almost anything else in south Dallas, this tract is elevated, heavily treed and rolling, with a northern outlook toward the Dallas skyline. That topography supports a hillside residential product DFW does not have.

The seller has already paid for the plan. ARK Architects (Plano) prepared a full conceptual site plan — **Dallas Hill Villas** — laying out 31 single-family estate lots on ±1,449,054 SF, most an acre or larger, on a private gated loop road, with ±3.5 acres carved out for a resort cabin component. An ALTA/NSPS land title survey by Davis Land Surveying is complete. The contemplated entitlement path is a zoning change from A(A) Agricultural to R-1ac(A) Residential.

A buyer can carry the residential plan forward or reposition the dirt entirely — the frontage, the interchange and the surrounding logistics base (Amazon Fulfillment and FedEx Ground are blocks away) also support industrial, hospitality and mixed-use.

## PROPERTY SPECS

|                 |                      |
|-----------------|----------------------|
| PROPERTY TYPE   | Land / Development   |
| TOTAL SITE      | ±42.51 AC            |
| PARCELS         | 2 (±40.74 / ±1.77)   |
| CURRENT ZONING  | A(A) Agricultural    |
| PROPOSED ZONING | R-1ac(A) Residential |
| PLANNED LOTS    | 31 · 1 AC or larger  |
| COUNTY          | Dallas               |
| MARKET          | South Dallas / I-20  |
| SALE PRICE      | Call Agent           |

## PROPERTY HIGHLIGHTS

- ±42.51 AC total · two parcels (±40.74 + ±1.77)
- Hard corner of I-20 & I-45 — Dallas's south gateway
- ±1,277' I-20 · ±1,431' I-45 frontage
- Elevated, heavily wooded, rolling terrain
- 31-lot luxury concept plan by ARK Architects in hand
- ALTA/NSPS survey complete · no floodplain reported
- Electric and water available to the site
- Blocks from Amazon Fulfillment & FedEx Ground

## LOCATION & ACCESS

Hard corner · I-20 (Lyndon B. Johnson Fwy) &amp; I-45 (Julius Schepps Fwy)

# ±2,708<sup>FT</sup>

**Combined Interstate Frontage**

±1,277' on I-20 · ±1,431' on I-45

| Access & Proximity                | Distance  | Route                    |
|-----------------------------------|-----------|--------------------------|
| Downtown Dallas                   | ±10 mi    | I-45 North               |
| I-20 / I-45 Interchange           | Adjacent  | Direct frontage          |
| Amazon Fulfillment / FedEx Ground | Blocks    | S. Central Expy          |
| Utilities                         | Available | Electric & water to site |

Acreage, frontage dimensions, floodplain status, utility availability and zoning are taken from the ALTA/NSPS survey (Davis Land Surveying, Job 14041), the ARK Architects concept package, and prior listing materials — all must be independently verified against Dallas CAD, the City of Dallas, and title before any offer. Zoning change from A(A) to R-1ac(A) is proposed, not approved.

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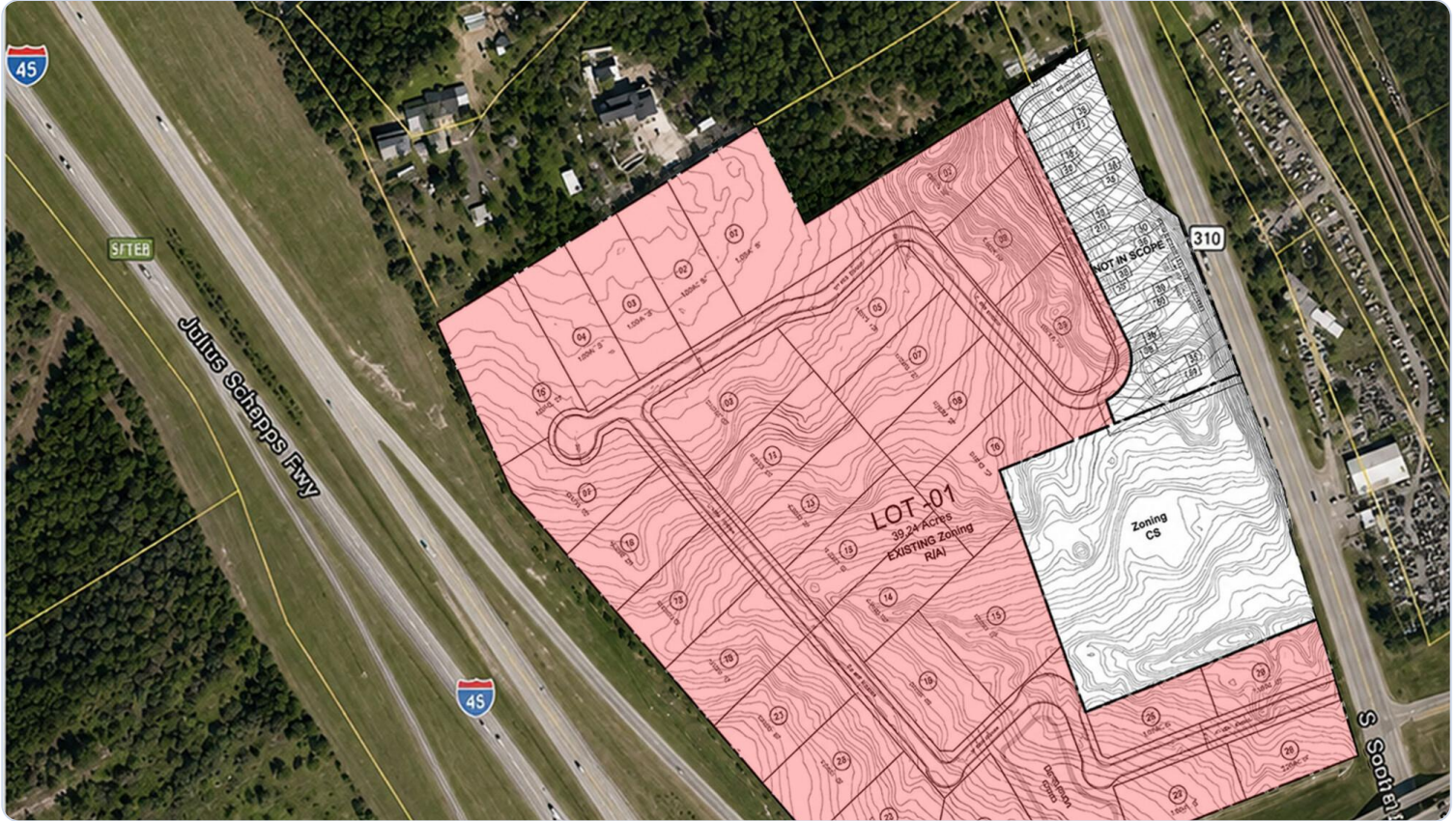


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## Site · Location

### SITE BOUNDARY

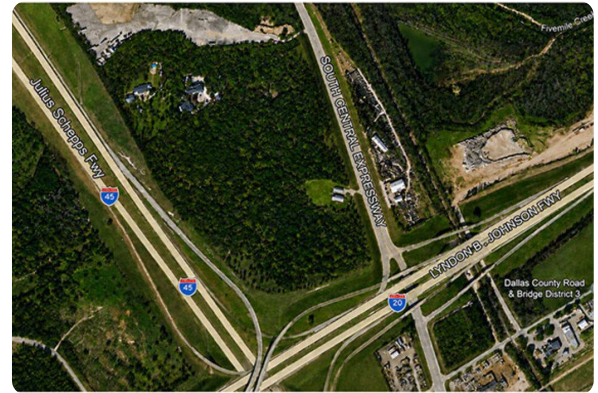
±42.51 AC outlined · I-20 & I-45 hard corner



Aerial with the subject tract shaded and the conceptual 31-lot layout overlaid. Boundaries are approximate and for marketing illustration only — confirm against the ALTA survey and Dallas CAD.

### EXISTING SITE CONDITIONS

Wooded, elevated terrain · I-20 / I-45 interchange



The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation. Acreage, frontage, zoning, utilities, floodplain and distances are approximate and must be independently confirmed. Renderings and site plans are conceptual, prepared by others, and are not entitled or approved. © 2026 Capstone Commercial Real Estate Group.

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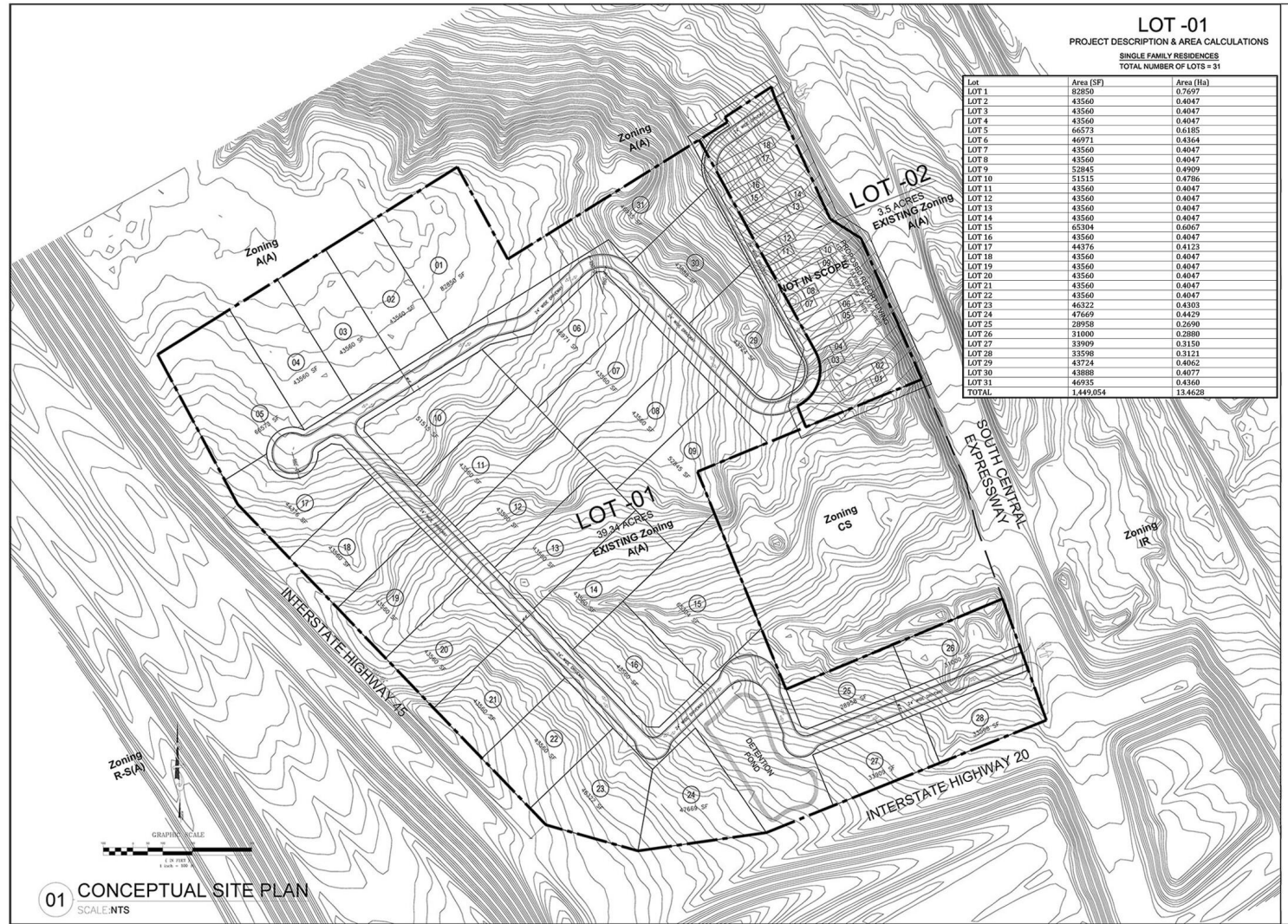
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# Conceptual Site Plan.

31 ESTATE LOTS

ARK Architects, Inc. · ±1,449,054 SF platted area



Conceptual site plan prepared by ARK Architects, Inc. (Plano, TX) for the seller. Lot 1 = ±39.34 AC / 31 single-family lots, most one acre or larger, on a private gated loop road off S. Central Expressway. Lot 2 = ±3.5 AC allocated to a resort cabin component. Individual lot areas range from ±28,958 SF to ±82,850 SF, ±1,449,054 SF total. Plan is conceptual and subject to City of Dallas platting, a zoning change from A(A) to R-1ac(A), and engineering.

Site plan, lot counts, lot areas and acreage are conceptual and were prepared by others for the seller. Nothing shown has been platted, entitled or approved by the City of Dallas. Buyer must independently verify all zoning, platting, utility, drainage and engineering matters. © 2026 Capstone Commercial Real Estate Group.

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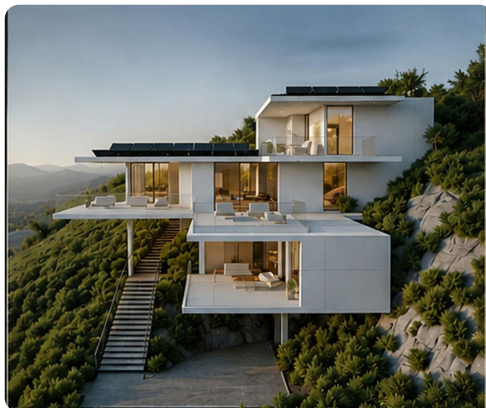
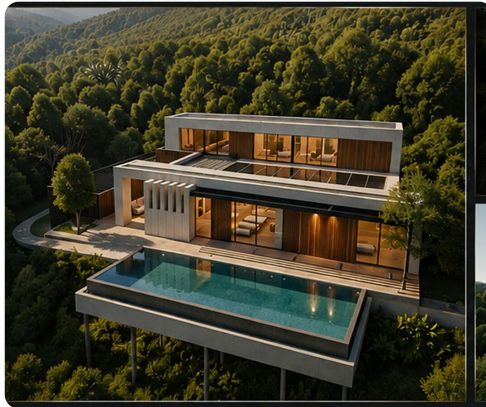
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# Development Vision.

## DALLAS HILL VILLAS

Gated hillside community · homes estimated at \$3,000,000+

The seller's concept is a private, gated community of architecturally distinctive hillside villas — approximately one-acre estate lots stepped into the natural grade, controlled access, premium architectural standards, and homes estimated at \$3,000,000 and up. The renderings below were commissioned by the seller to illustrate that vision. They are conceptual only; nothing has been designed, permitted or built.



All images on this page are conceptual renderings prepared by ARK Architects, Inc. for the seller. They depict a design concept only, are not of this site as it exists, and do not represent approved, permitted or constructed improvements. Home values shown are the seller's estimates. © 2026 Capstone Commercial Real Estate Group.

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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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or, if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

### 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 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.

### A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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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| <i>Buyer/Tenant/Seller/Landlord Initials</i>                                                                                   | <i>Date</i>                         |                                                        |                                       |