



4205 & 4219 SIGMA ROAD • FARMERS BRANCH, TX 75244

LAND • DEVELOPMENT SITE • MIDWAY ROAD FRONTAGE

4205 & 4219 Sigma Road, Farmers Branch, TX.

A ±2.29-acre infill development tract (two parcels) at the signalized corner of Midway & Sigma — adjacent to Winn Park, LI-zoned, with all utilities available in one of North Dallas's strongest revitalization corridors.

SALE PRICE

Call Agent
FOR PRICING & DETAILS

TOTAL SITE

2.29 AC

SITE AREA

99,752 SF

ZONING

LI

FRONTAGE

Midway Rd

LISTING BROKER

Larry Robbins

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CAPSTONE COMMERCIAL

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Leasing • Sales • Acquisitions

Dallas-Fort Worth, TX

OFFICE

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Dallas, TX

4205 & 4219 SIGMA ROAD • FARMERS BRANCH, TX

Property Details.

PROPERTY OVERVIEW

Situated in the thriving Farmers Branch submarket, 4205 & 4219 Sigma Road combine into a ± 2.29 -acre infill development tract at the signalized corner of Midway Road and Sigma Road. Known for its strategic location along major thoroughfares such as I-635 and the Dallas North Tollway, Farmers Branch has become a hub for corporate offices, commercial development, and growing mixed-use projects.

The site sits directly adjacent to Winn Park, and the City of Farmers Branch has expressed willingness to work with a future owner to incorporate the park into any future project — offering an opportunity for flexible zoning that better aligns with the city's vision for thoughtful growth. With ongoing revitalization and proximity to the Galleria area and the broader North Dallas corridor, the tract is positioned as a prime destination for long-term investment.

PROPERTY HIGHLIGHTS

- ± 2.29 AC infill development tract • two parcels (± 0.65 + ± 1.64 AC)
- Signalized hard corner at Midway Rd & Sigma Rd
- Directly adjacent to Winn Park • city open to incorporation
- LI – Light Industrial zoning • flexible reuse potential
- All utilities available • Dallas ISD
- $\pm 39,916$ VPD on Midway Rd • ± 0.77 mi to I-635
- Minutes to Galleria Dallas & the DNT employment core

PROPERTY SPECS

PROPERTY TYPE	Land / Development
TOTAL SITE	± 2.29 AC (99,752 SF)
4205 SIGMA	± 0.65 AC (28,314 SF)
4219 SIGMA	± 1.64 AC (71,438 SF)
ZONING	LI – Light Industrial
UTILITIES	All available
COUNTY	Dallas
MARKET	Farmers Branch
SCHOOLS	Dallas ISD
TRAFFIC COUNT	$\pm 39,916$ VPD
SALE PRICE	Call Agent



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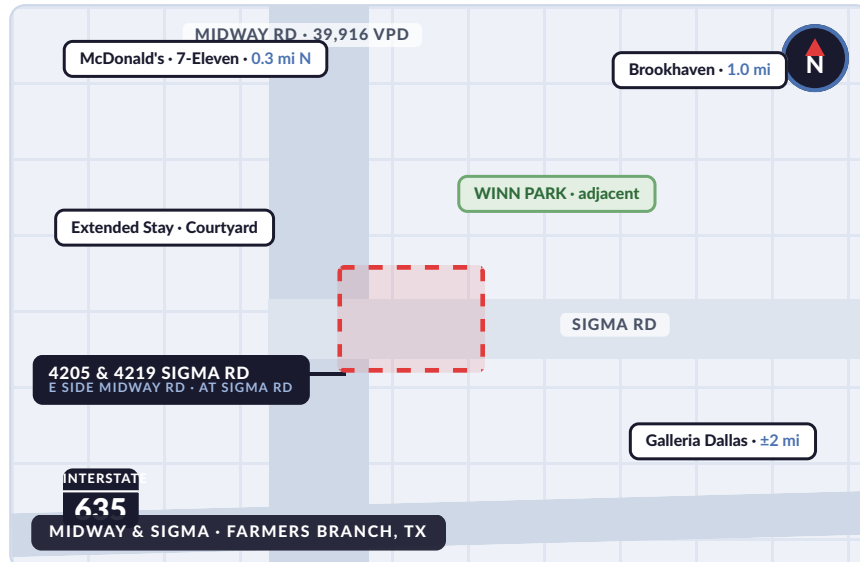
Aerials • Location

SITE & AERIALS

±2.29 AC • TWO PARCELS



LOCATION & TRADE AREA



LOCATION & DEMOGRAPHICS

ADDRESS

4205 & 4219 Sigma Rd
Farmers Branch, TX 75244

I-635 (LBJ Freeway)	±0.77 mi
Dallas North Tollway	±1.15 mi
I-35E (Stemmons)	±4.49 mi
US-75 (Central Expy)	±5.17 mi

EST. POPULATION	1 MI	3 MI	5 MI
POPULATION	15,454	123,472	350,514
AVG HH INCOME	\$102K	\$133K	\$149K
HH SPENDING	\$596M	\$5.2B	\$14.4B

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, square footage, zoning, traffic counts, demographics and distances are approximate and must be independently confirmed. © 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>	