



±1.075-ACRE MU-3 INFILL · MEDICAL DISTRICT ADJACENT

Google Earth

Imagery Date: 4/12/2025 · 32°48'31.24" N · 96°50'49.46" W · elev. 403 ft · eye alt. 2127 ft

LAND · MU-3 DEVELOPMENT · I-35E FRONTAGE

2970 North Stemmons Fwy, Dallas, TX.

SALE PRICE

Call Agent

FOR PRICING & DETAILS

A rare ±1.075-acre MU-3 infill development site with 115' of direct Stemmons Freeway (I-35E) frontage and exposure to 240,000+ vehicles per day — adjacent to the UT Southwestern / Dallas Medical District.

SITE SIZE

1.075 AC

LAND SF

46,827

ZONING

MU-3

FRONTAGE

115 FT

↓ FOR MORE INFORMATION CONTACT

LISTING BROKER

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Dallas, TX

2970 NORTH STEMMONS FWY · DALLAS, TX 75247

Property Details.

PROPERTY OVERVIEW

2970 North Stemmons Freeway is a rare ±1.075-acre (±46,827 SF) infill development site along one of Dallas' most heavily traveled corridors, Stemmons Freeway (I-35E), with 115' of direct freeway frontage and estimated exposure to 240,000+ vehicles per day. The MU-3 zoning offers exceptional development flexibility — office, retail, commercial, and residential uses.

Floodplain studies have been completed, saving a qualified buyer an estimated 120 days of typical due diligence. The site sits adjacent to the UT Southwestern / Dallas Medical District, under 2 miles to Dallas Love Field and roughly 3 miles to the Dallas CBD. Formally appraised at \$2,574,880 (August 2024). Seller is motivated to close.

PROPERTY HIGHLIGHTS

- 115' direct Stemmons Freeway frontage · 240,000+ VPD on I-35E
- Adjacent to UT Southwestern Medical Center / Dallas Medical District
- < 2 mi to Dallas Love Field · < 16 mi to DFW International
- Minutes to Dallas CBD, American Airlines Center & Victory Park
- Near Dallas Market Center — 100-acre trade campus at 2100 N Stemmons
- MU-3 zoning · office, retail, commercial, residential flexibility

PROPERTY SPECS

PROPERTY TYPE	Land / MU-3 Dev.
LAND SF	±46,827 SF
SITE SIZE	±1.075 AC
YEAR BUILT	N/A — Vacant
FRONTAGE	115' · I-35E
COUNTY	Dallas
MARKET	Medical / Design Dist.
ZONING	MU-3 Mixed Use
FLOODPLAIN	No Floodplain
SALE PRICE	Call Agent

TRADE AREA & TRAFFIC

Radius rings centered on 2970 N Stemmons Fwy

240,000 + VPD

I-35E / Stemmons Fwy

115' direct frontage · prime drive-by exposure

Trade Area	1 Mile	3 Miles	5 Miles
Population	~14,000	~185,000	~470,000
Median HH Income	~\$46,000	~\$62,000	~\$74,000
Households	~5,500	~76,000	~195,000

Demographic figures (~) are preliminary estimates for an inner-Dallas / Medical District trade area and must be verified with CoStar/Esri before client distribution. Traffic ~240,000 VPD on I-35E (Stemmons Fwy) per corridor data. Site within Dallas CBD / Medical District submarket.

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Site · Location

SUBJECT SITE

±1.075 AC · 115' I-35E FRONTAGE



LOCATION & TRADE AREA

DALLAS MEDICAL DISTRICT CORRIDOR · I-35E



Aerial is approximate and for marketing illustration only; locations, distances and boundaries must be independently verified.

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. Square footage, acreage, zoning, frontage, traffic counts 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>	