

1109 E PLEASANT RUN RD

1109 E Pleasant Run Rd, De Soto, TX 75115



**CENTURY 21
COMMERCIAL.**

Judge Fite Company

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**1109 E
PLEASANT
RUN RD**



PROPERTY INFORMATION

PURCHASE PRICE
\$795,000.00

PROPERTY ADDRESS
1109 E Pleasant Run Rd
De Soto, TX 75115

YEAR BUILT
1982

PROPERTY SIZE
5,719 Sq. Ft.

LAND SIZE
0.62 Acres

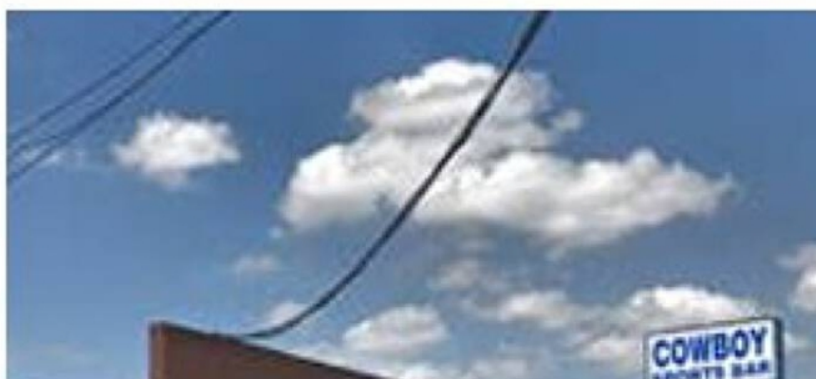
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Rd De Soto, TX 75115

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PROPERTY OVERVIEW

Rare opportunity to own a freestanding restaurant building located at 1109 E Pleasant Run Rd in DeSoto, Texas. This highly visible property sits along one of DeSotos busiest commercial corridors, offering exceptional exposure and accessibility with easy access to I-35E and major regional routes. The 5,719 SF building is move-in ready and features a fully equipped commercial kitchen, spacious dining area, and efficient layout ideal for both dine-in and take-out operations. Ample on-site parking accommodates high customer volume, while monument signage provides strong street presence. Surrounded by established retail, office, and residential developments, this location benefits from consistent traffic and a strong local customer base.



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PROPERTY
PHOTOS



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PROPERTY
PHOTOS

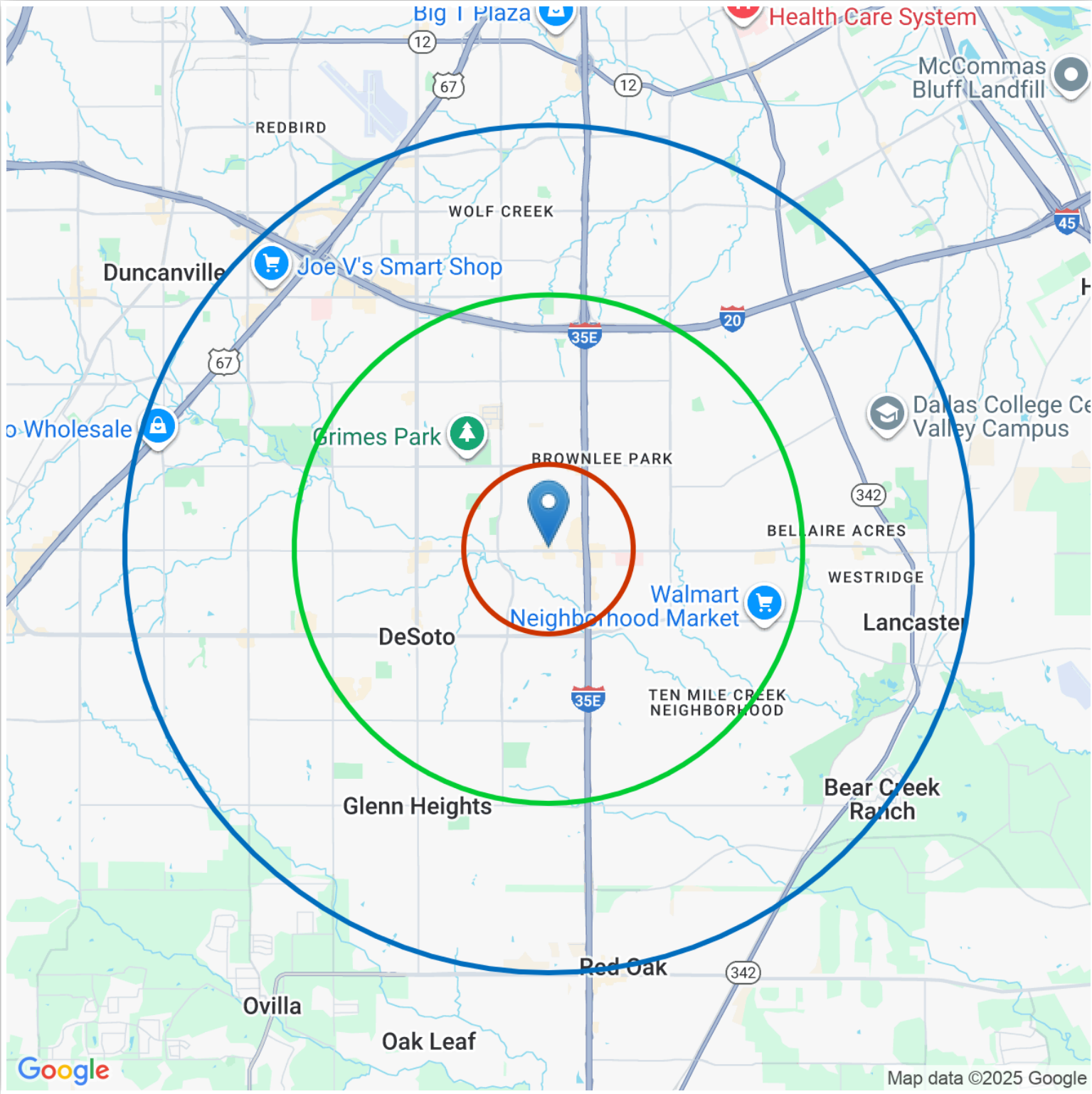


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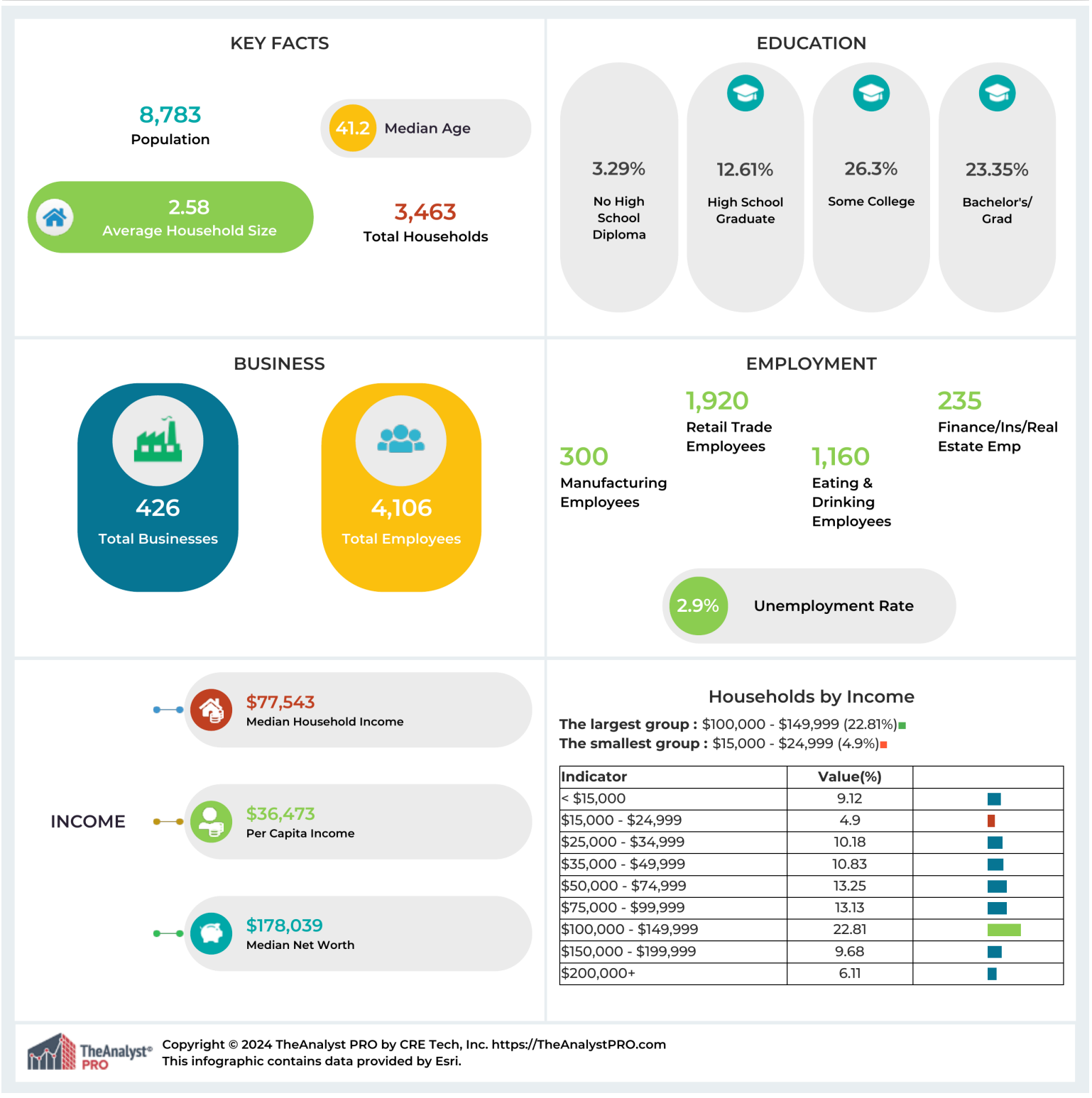
LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)



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INFOGRAPHIC: KEY FACTS (RING: 1 MILE RADIUS)



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INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)

KEY FACTS

68,850
Population

37.3 Median Age



2.8
Average Household Size

24,521
Total Households

EDUCATION



5.44%
No High School Diploma



12.25%
High School Graduate



24.77%
Some College

17.92%
Bachelor's/ Grad

BUSINESS



EMPLOYMENT

882
Manufacturing Employees

5,315
Retail Trade Employees

2,400
Eating & Drinking Employees

917
Finance/Ins/Real Estate Emp

5.5% Unemployment Rate

INCOME

\$74,356
Median Household Income

\$34,064
Per Capita Income

\$187,397
Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (20.3%) ■
The smallest group : \$15,000 - \$24,999 (5.76%) ■

Indicator	Value(%)	
< \$15,000	7.26	■
\$15,000 - \$24,999	5.76	■
\$25,000 - \$34,999	7.12	■
\$35,000 - \$49,999	12.09	■
\$50,000 - \$74,999	18.1	■
\$75,000 - \$99,999	13.45	■
\$100,000 - \$149,999	20.3	■
\$150,000 - \$199,999	8.65	■
\$200,000+	7.26	■



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INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

KEY FACTS

178,502
Population

36.8 Median Age



2.86
Average Household Size

60,338
Total Households

EDUCATION



6.02%
No High School Diploma



11.17%
High School Graduate



23.37%
Some College

16.89%
Bachelor's/ Grad

BUSINESS



EMPLOYMENT

11,470
Retail Trade Employees

1,746
Manufacturing Employees

1,812
Finance/Ins/Real Estate Emp

4,770
Eating & Drinking Employees

5.2% Unemployment Rate

INCOME

\$66,381
Median Household Income

\$31,653
Per Capita Income

\$165,960
Median Net Worth

Households by Income

The largest group : \$50,000 - \$74,999 (17.31%) ■
The smallest group : \$200,000+ (6.41%) ■

Indicator	Value(%)	
< \$15,000	10.07	■
\$15,000 - \$24,999	6.71	■
\$25,000 - \$34,999	8.5	■
\$35,000 - \$49,999	12.04	■
\$50,000 - \$74,999	17.31	■
\$75,000 - \$99,999	11.74	■
\$100,000 - \$149,999	17.3	■
\$150,000 - \$199,999	9.9	■
\$200,000+	6.41	■



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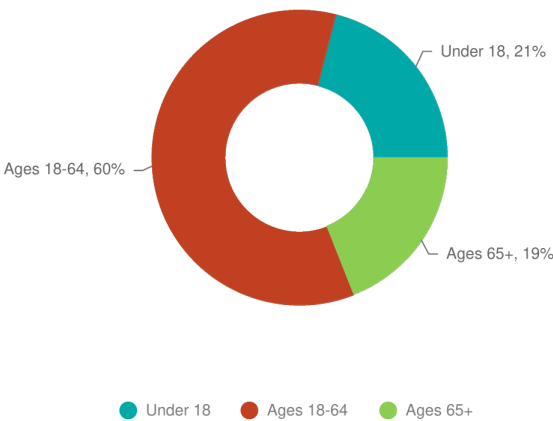
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INFOGRAPHIC: POPULATION TRENDS (RING: 1 MILE RADIUS)







POPULATION TRENDS AND KEY INDICATORS
1 Miles Ring

8,783	3,389	41.2
Population	Households	Median Age
2.58	\$77,543	\$284,299
Avg Size Household	Median Household Income	Median Home Value
78	98	56
Wealth Index	Housing Affordability	Diversity Index

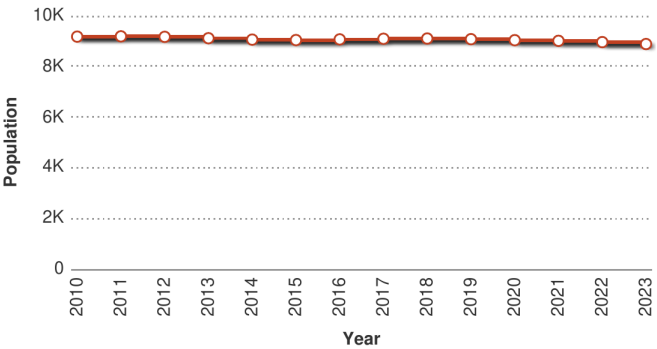
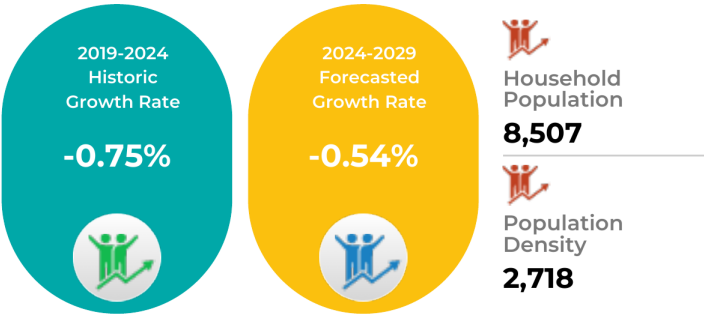
POPULATION BY AGE



POPULATION BY GENERATION

 3.88% Greatest Gen: Born 1945/Earlier	 22.05% Baby Boomer: Born 1946 to 1964	 20.62% Generation X: Born 1965 to 1980
 22.57% Millennial: Born 1981 to 1998	 22.53% Generation Z: Born 1999 to 2016	 8.36% Alpha: Born 2017 to Present

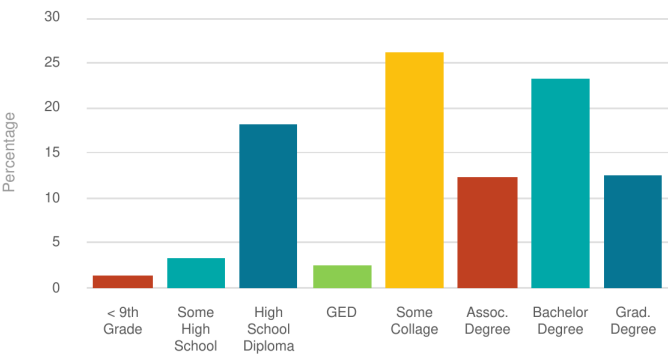
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



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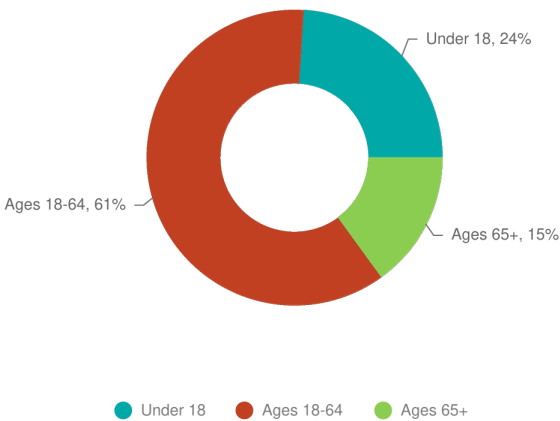
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INFOGRAPHIC: POPULATION TRENDS (RING: 3 MILE RADIUS)

POPULATION TRENDS AND KEY INDICATORS 3 Miles Ring

68,850 Population	24,421 Households	37.3 Median Age
2.8 Avg Size Household	\$74,356 Median Household Income	\$277,400 Median Home Value
76 Wealth Index	96 Housing Affordability	68 Diversity Index

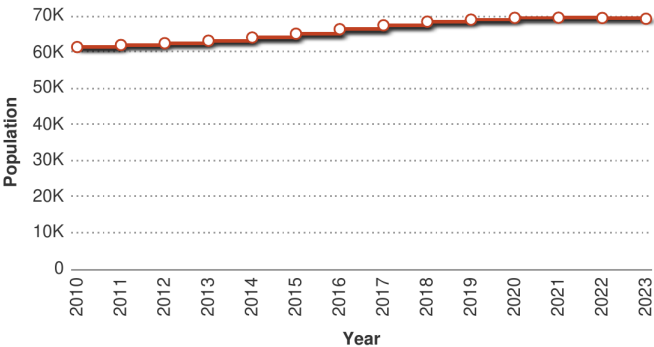
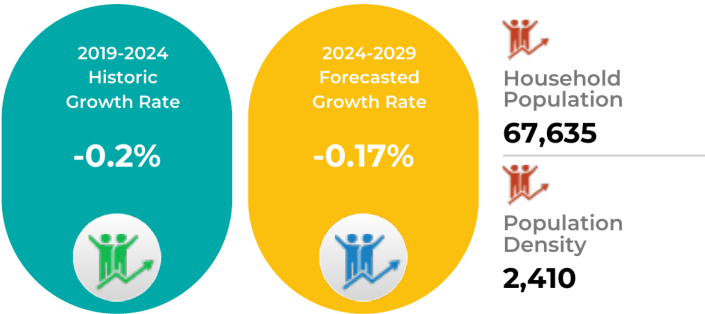
POPULATION BY AGE



POPULATION BY GENERATION

3.03% Greatest Gen: Born 1945/Earlier	17.66% Baby Boomer: Born 1946 to 1964	20.61% Generation X: Born 1965 to 1980
23.48% Millennial: Born 1981 to 1998	25.57% Generation Z: Born 1999 to 2016	9.64% Alpha: Born 2017 to Present

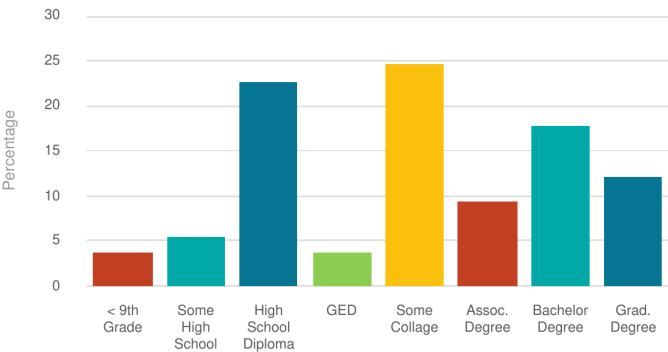
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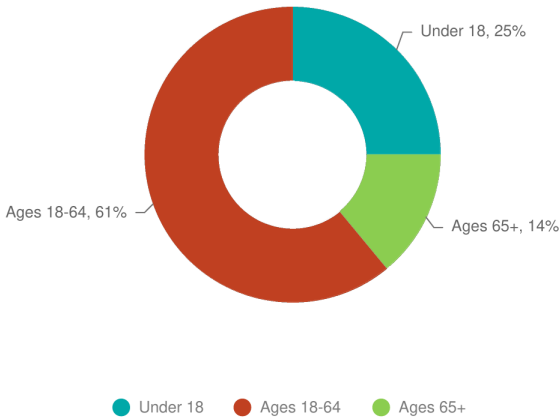
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INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)

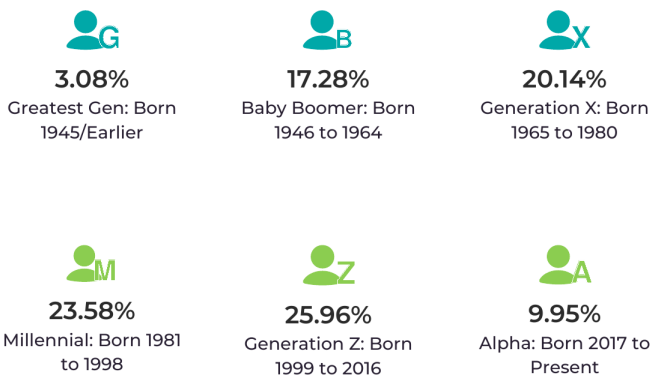
POPULATION TRENDS AND KEY INDICATORS 5 Miles Ring

178,502 Population	61,986 Households	36.8 Median Age
2.86 Avg Size Household	\$66,381 Median Household Income	\$283,494 Median Home Value
73 Wealth Index	84 Housing Affordability	72.4 Diversity Index

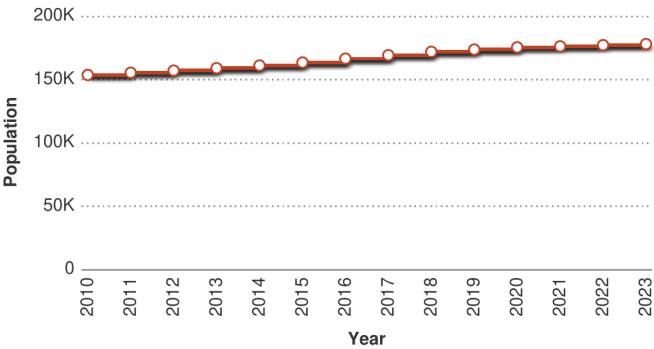
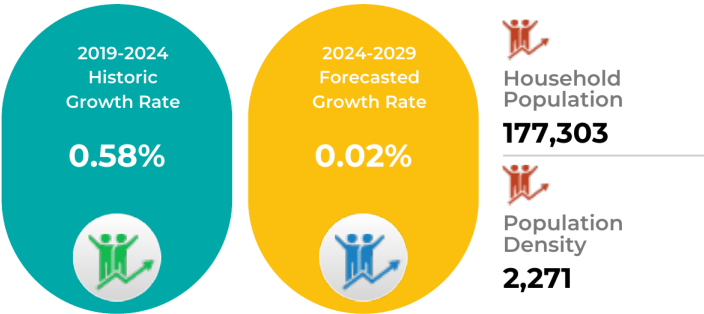
POPULATION BY AGE



POPULATION BY GENERATION



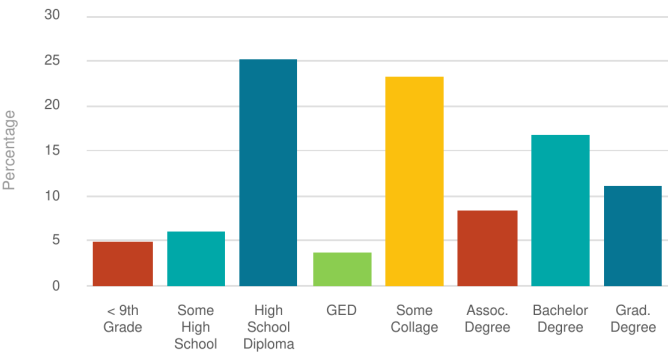
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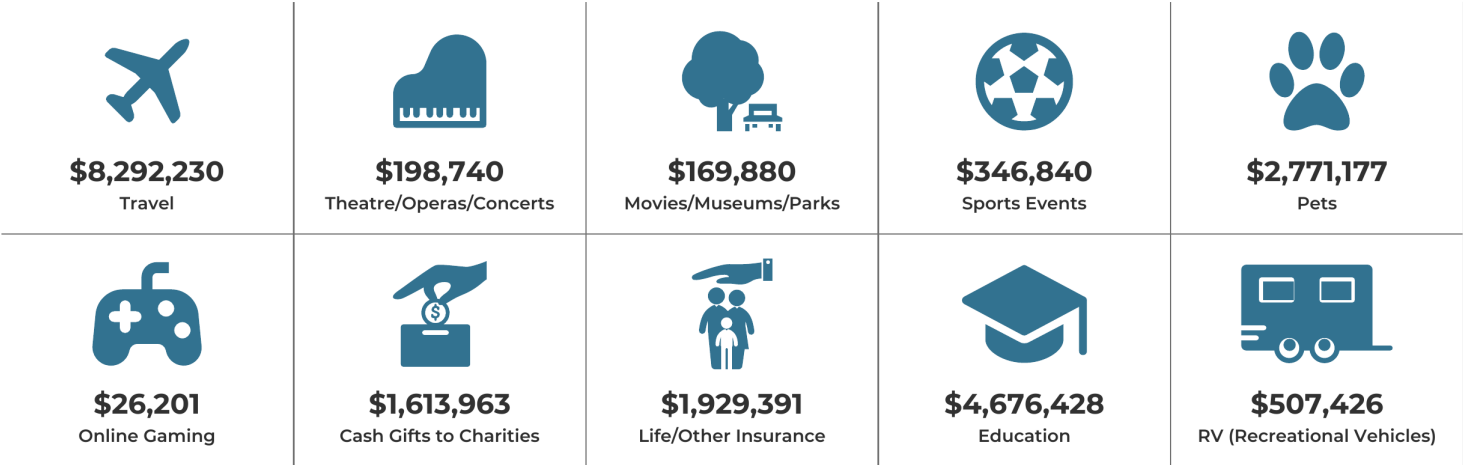
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Lifestyle and Tapestry Segmentation Infographic

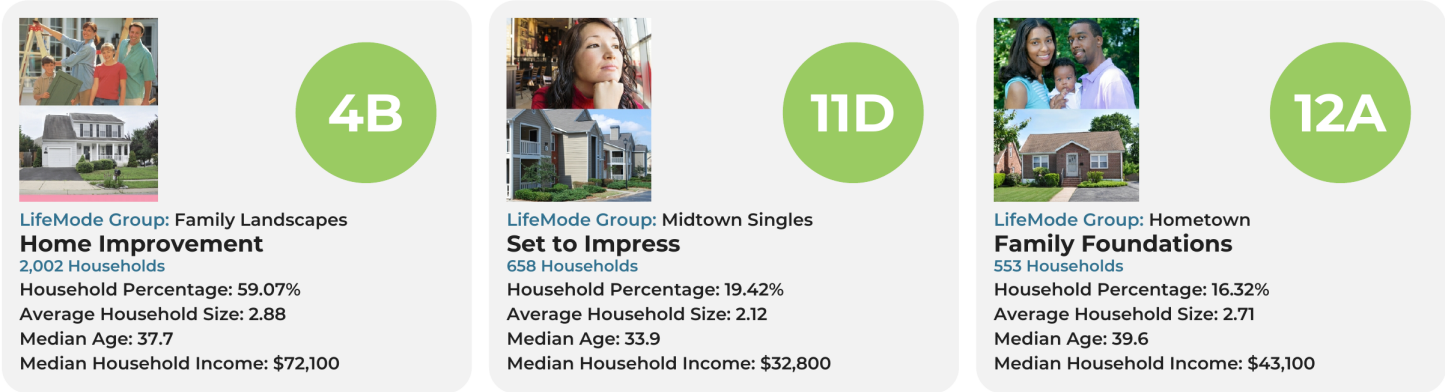
LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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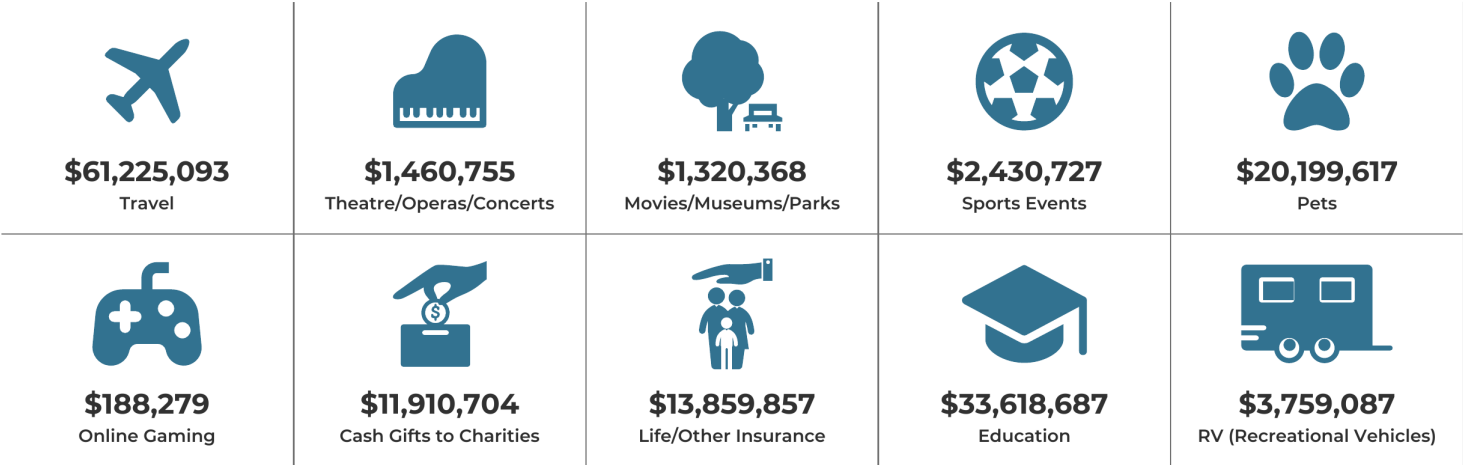
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Lifestyle and Tapestry Segmentation Infographic

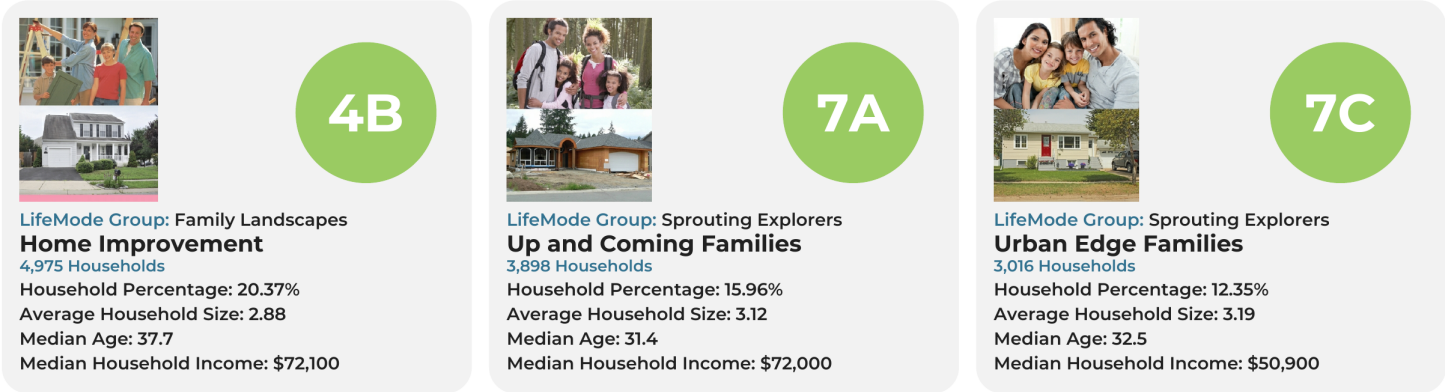
LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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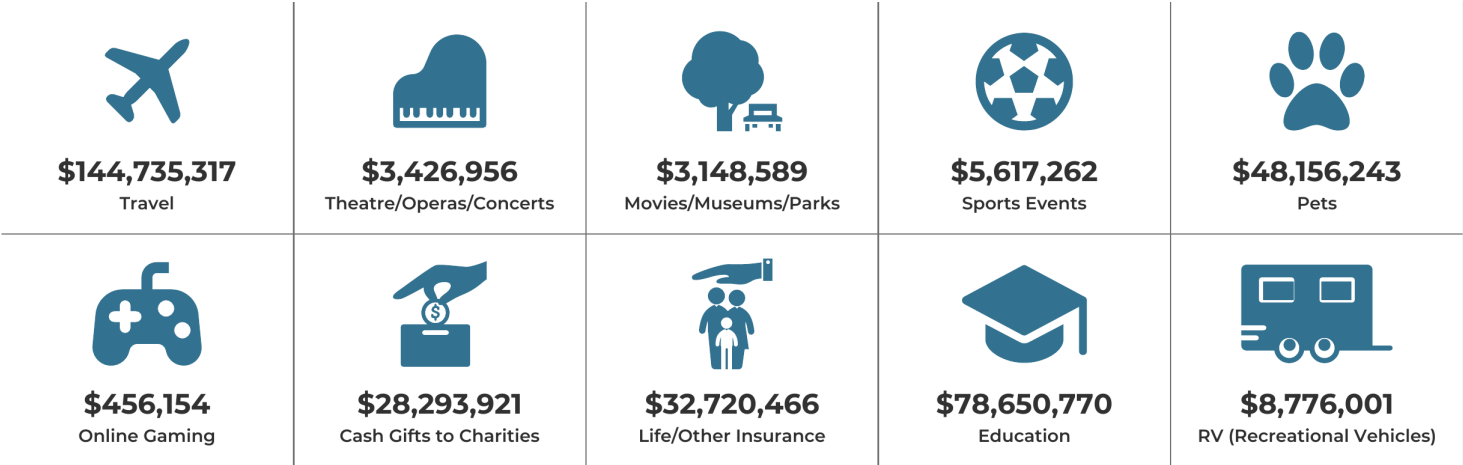
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Lifestyle and Tapestry Segmentation Infographic

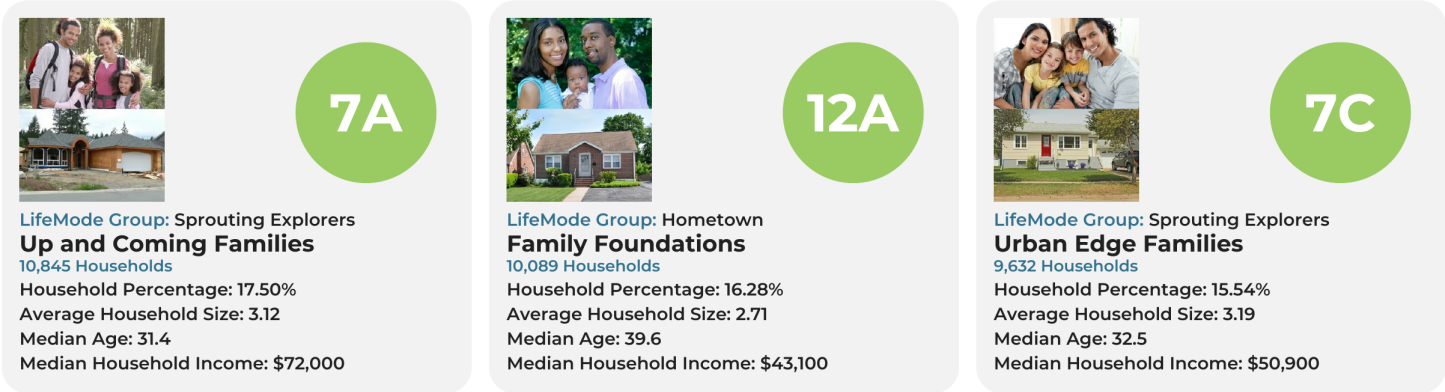
LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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INFOGRAPHIC: LIFESTYLE / TAPESTRY

Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

- Segment 1A (Top Tier)

Segment 1B (Professional Pride)

Segment 1C (Boomburbs)

Segment 1D (Savvy Suburbanites)

Segment 1E (Exurbanites)

Segment 2A (Urban Chic)

Segment 2B (Pleasantville)

Segment 2C (Pacific Heights)

Segment 2D (Enterprising Professionals)

Segment 3A (Laptops and Lattes)

Segment 3B (Metro Renters)

Segment 3C (Trendsetters)

Segment 4A (Soccer Moms)

Segment 4B (Home Improvement)

Segment 4C (Middleburg)

Segment 5A (Comfortable Empty Nesters)

Segment 5B (In Style)

Segment 5C (Parks and Rec)

Segment 5D (Rustbelt Traditions)

Segment 5E (Midlife Constants)

Segment 6A (Green Acres)

Segment 6B (Salt of the Earth)

Segment 6C (The Great Outdoors)

Segment 6D (Prairie Living)

Segment 6E (Rural Resort Dwellers)

Segment 6F (Heartland Communities)

Segment 7A (Up and Coming Families)

Segment 7B (Urban Villages)

Segment 7C (American Dreamers)

Segment 7D (Barrios Urbanos)

Segment 7E (Valley Growers)

Segment 7F (Southwestern Families)

Segment 8A (City Lights)

Segment 8B (Emerald City)
- Segment 8C (Bright Young Professionals)

Segment 8D (Downtown Melting Pot)

Segment 8E (Front Porches)

Segment 8F (Old and Newcomers)

Segment 8G (Hardscrabble Road)

Segment 9A (Silver & Gold)

Segment 9B (Golden Years)

Segment 9C (The Elders)

Segment 9D (Senior Escapes)

Segment 9E (Retirement Communities)

Segment 9F (Social Security Set)

Segment 10A (Southern Satellites)

Segment 10B (Rooted Rural)

Segment 10C (Diners & Miners)

Segment 10D (Down the Road)

Segment 10E (Rural Bypasses)

Segment 11A (City Strivers)

Segment 11B (Young and Restless)

Segment 11C (Metro Fusion)

Segment 11D (Set to Impress)

Segment 11E (City Commons)

Segment 12A (Family Foundations)

Segment 12B (Traditional Living)

Segment 12C (Small Town Simplicity)

Segment 12D (Modest Income Homes)

Segment 13A (International Marketplace)

Segment 13B (Las Casas)

Segment 13C (NeWest Residents)

Segment 13D (Fresh Ambitions)

Segment 13E (High Rise Renters)

Segment 14A (Military Proximity)

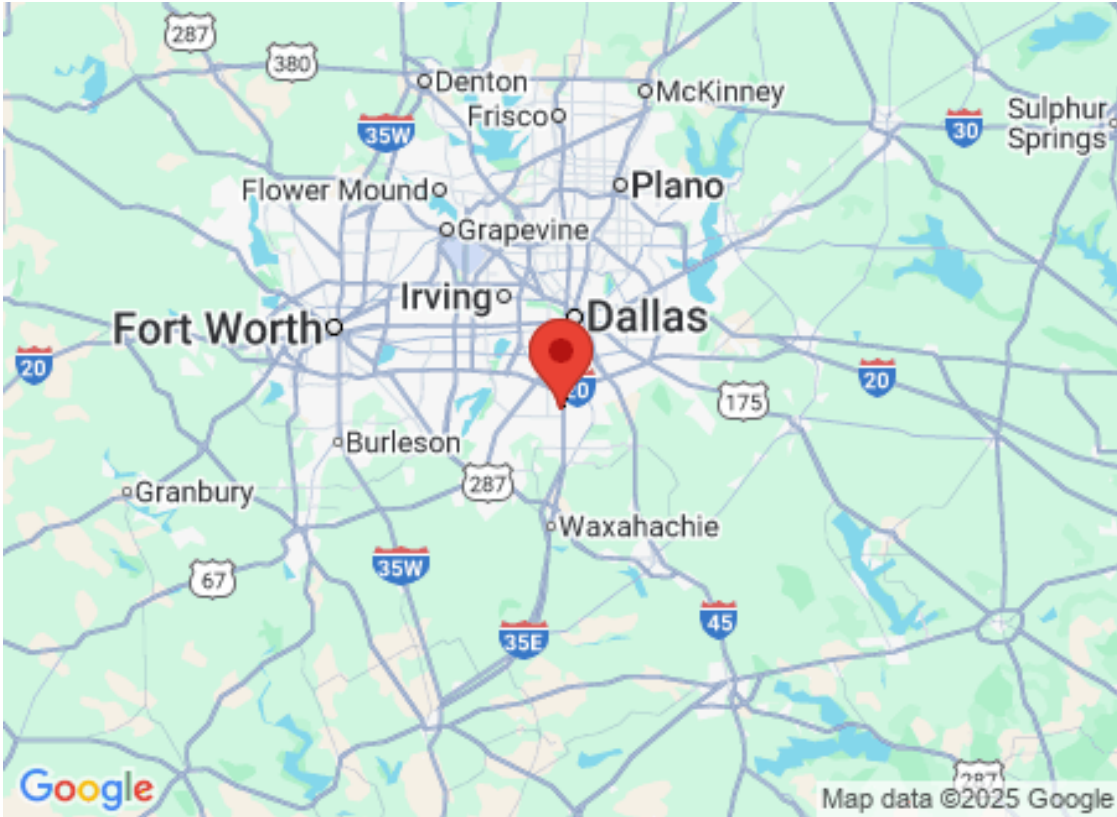
Segment 14B (College Towns)

Segment 14C (Dorms to Diplomas)

Segment 15 (Unclassified)

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AREA LOCATION MAP



1109 E PLEASANT RUN RD
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AERIAL ANNOTATION MAP



1109 E Pleasant Run Rd

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CONTACT



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