

# 1109 E PLEASANT RUN RD

1109 E Pleasant Run Rd, De Soto, TX 75115



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Century 21 Judge Fite Co

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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

1109 E  
PLEASANT  
RUN RD

1109 E Pleasant Run  
Rd De Soto, TX 75115

CENTURY 21  
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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.

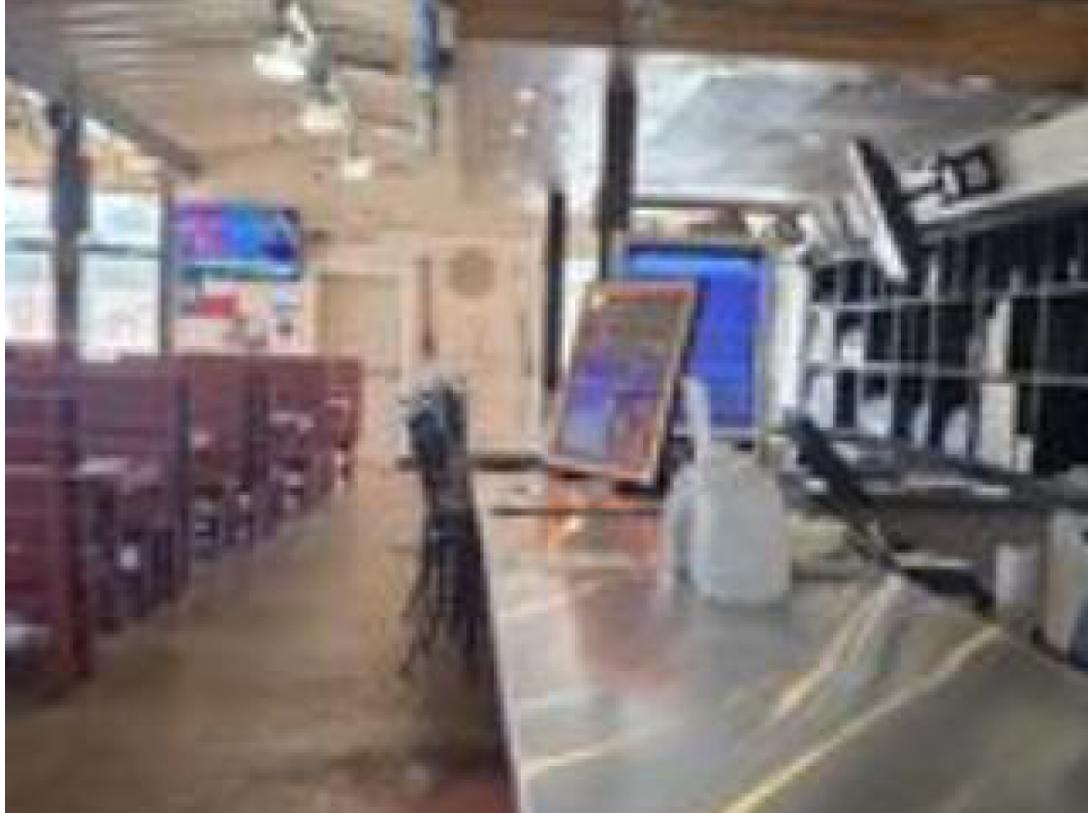


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# PROPERTY PHOTOS



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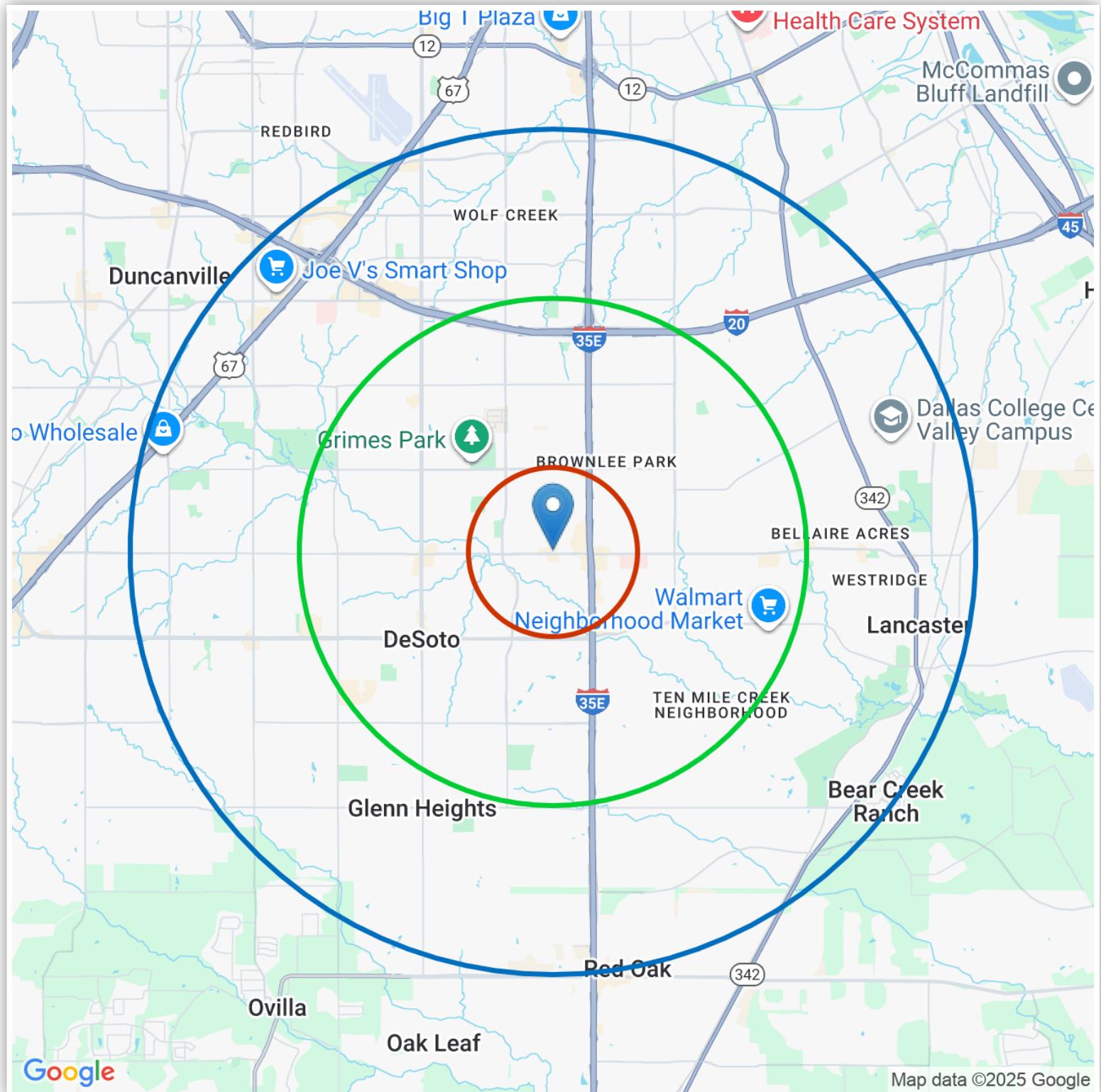


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# LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)



1109 E PLEASANT RUN RD

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

# INFOGRAPHIC: KEY FACTS (RING: 1 MILE RADIUS)

## KEY FACTS

**8,783**

Population

**41.2** Median Age



**2.58**

Average Household Size

**3,463**

Total Households

## EDUCATION



**3.29%**

No High School Diploma



**12.61%**

High School Graduate



**26.3%**

Some College



**23.35%**

Bachelor's/Grad

## BUSINESS

**426**

Total Businesses

**4,106**

Total Employees

## EMPLOYMENT

**1,920**

Retail Trade Employees

**235**

Finance/Ins/Real Estate Emp

**300**

Manufacturing Employees

**1,160**

Eating & Drinking Employees

**2.9%**

Unemployment Rate

## Households by Income

The largest group : \$100,000 - \$149,999 (22.81%)  
The smallest group : \$15,000 - \$24,999 (4.9%)

Indicator	Value(%)	
< \$15,000	9.12	<div style="width: 9.12%;"></div>
\$15,000 - \$24,999	4.9	<div style="width: 4.9%;"></div>
\$25,000 - \$34,999	10.18	<div style="width: 10.18%;"></div>
\$35,000 - \$49,999	10.83	<div style="width: 10.83%;"></div>
\$50,000 - \$74,999	13.25	<div style="width: 13.25%;"></div>
\$75,000 - \$99,999	13.13	<div style="width: 13.13%;"></div>
\$100,000 - \$149,999	22.81	<div style="width: 22.81%; background-color: #90EE90;"></div>
\$150,000 - \$199,999	9.68	<div style="width: 9.68%;"></div>
\$200,000+	6.11	<div style="width: 6.11%;"></div>



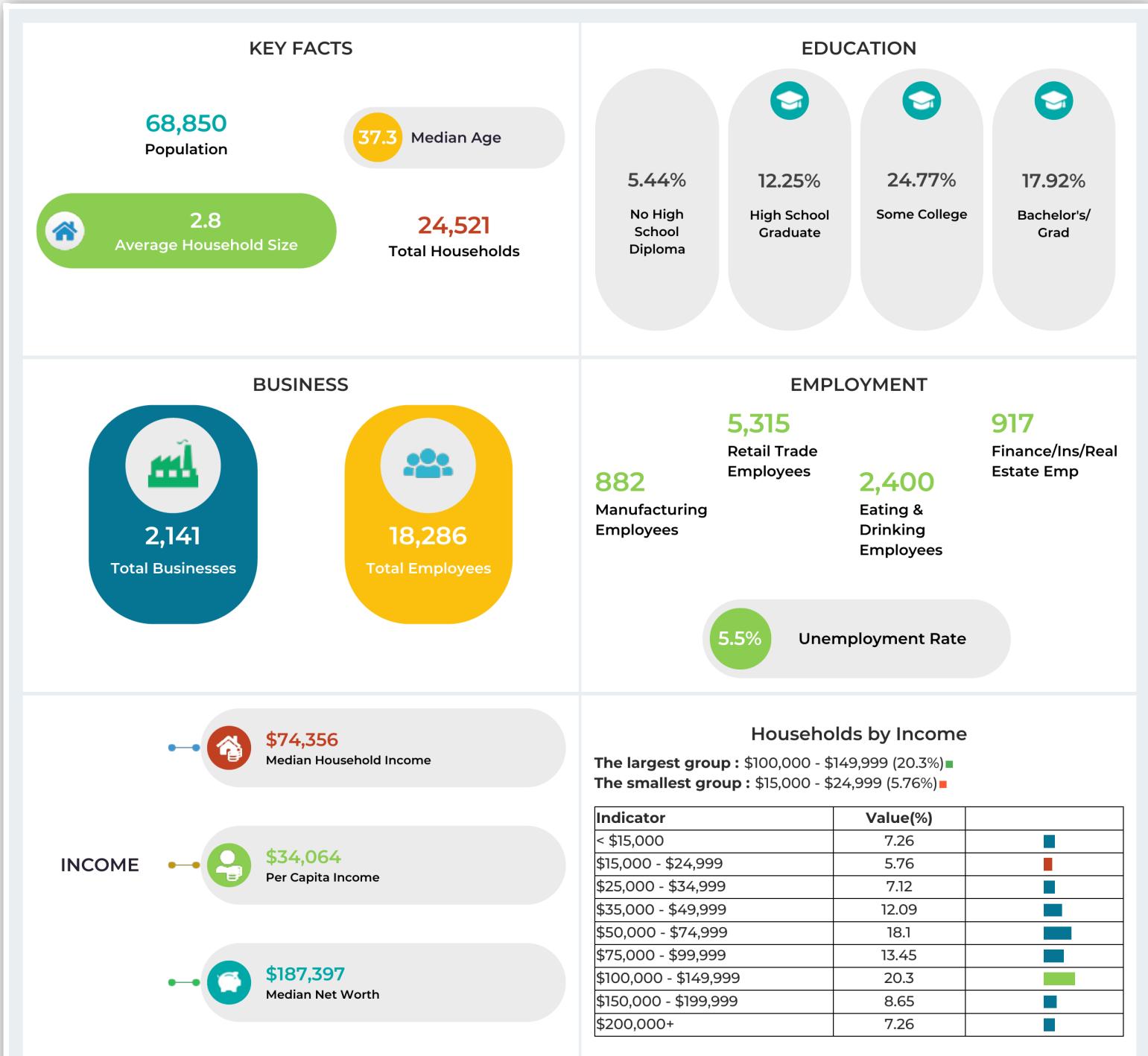
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# INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)



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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

**4,670**

Total Businesses

**42,631**

Total Employees

## 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



**\$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	<div style="width: 10.07%;"></div>
\$15,000 - \$24,999	6.71	<div style="width: 6.71%;"></div>
\$25,000 - \$34,999	8.5	<div style="width: 8.5%;"></div>
\$35,000 - \$49,999	12.04	<div style="width: 12.04%;"></div>
\$50,000 - \$74,999	17.31	<div style="width: 17.31%; background-color: #90EE90;"></div>
\$75,000 - \$99,999	11.74	<div style="width: 11.74%;"></div>
\$100,000 - \$149,999	17.3	<div style="width: 17.3%;"></div>
\$150,000 - \$199,999	9.9	<div style="width: 9.9%;"></div>
\$200,000+	6.41	<div style="width: 6.41%; background-color: #C85143;"></div>



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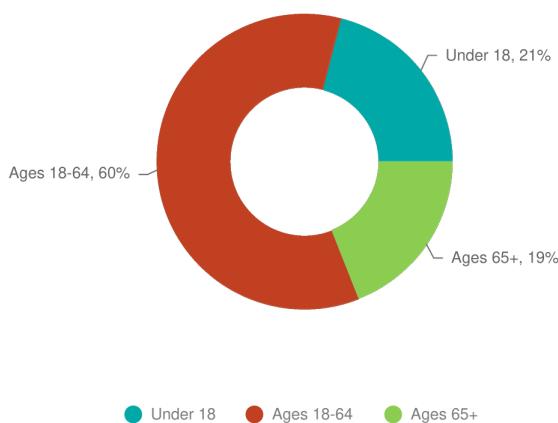
# INFOGRAPHIC: POPULATION TRENDS (RING: 1 MILE RADIUS)

## POPULATION TRENDS AND KEY INDICATORS

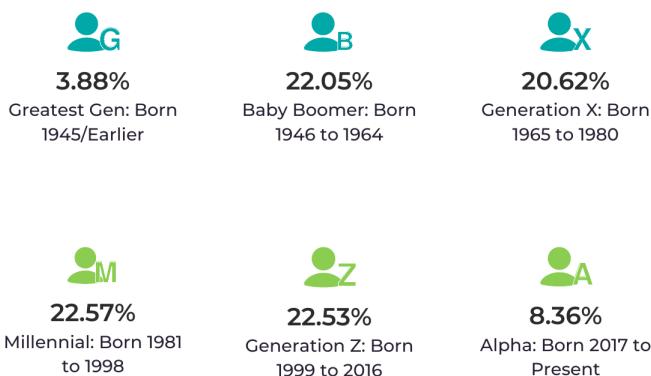
1 Miles Ring

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



## HISTORICAL & FORECAST POPULATION

2019-2024  
Historic  
Growth Rate  
**-0.75%**

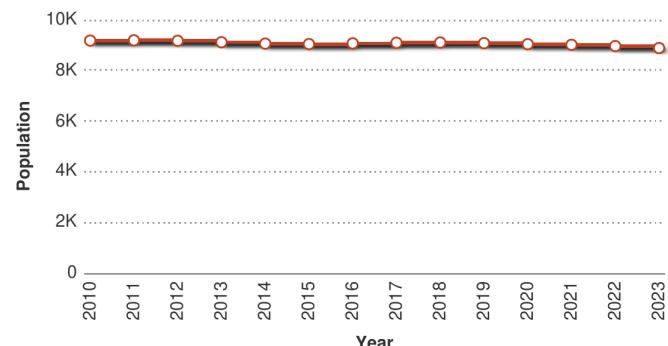


2024-2029  
Forecasted  
Growth Rate  
**-0.54%**



Household Population  
**8,507**

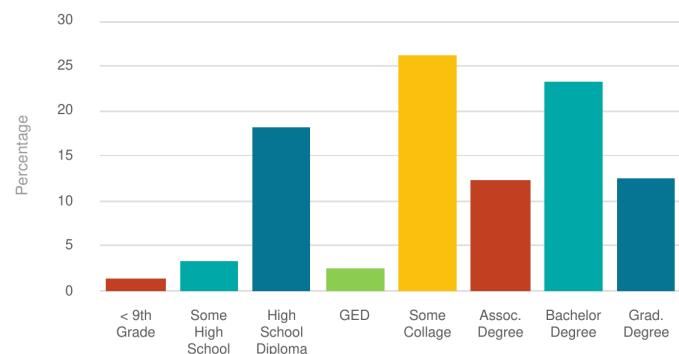
Population Density  
**2,718**



## DAYTIME POPULATION



## POPULATION BY EDUCATION



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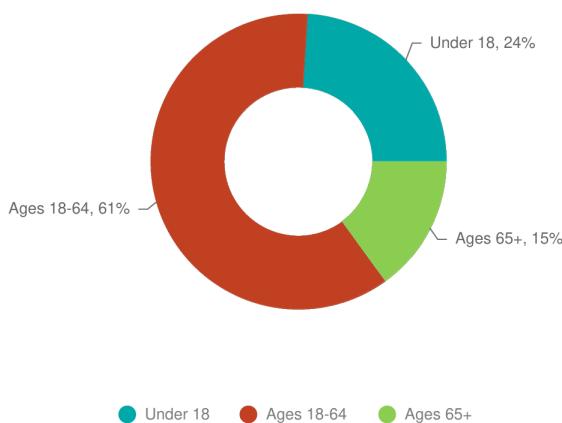
# INFOGRAPHIC: POPULATION TRENDS (RING: 3 MILE RADIUS)

## POPULATION TRENDS AND KEY INDICATORS

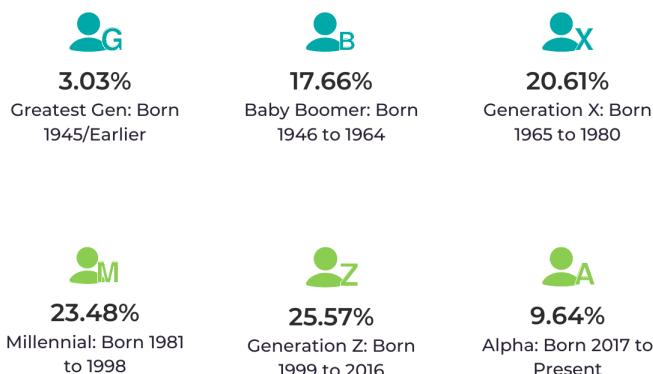
3 Miles Ring

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

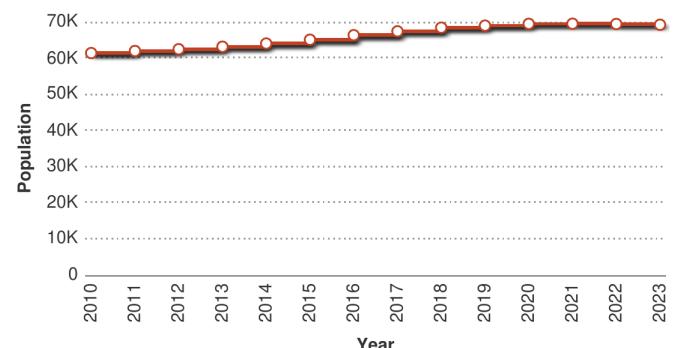
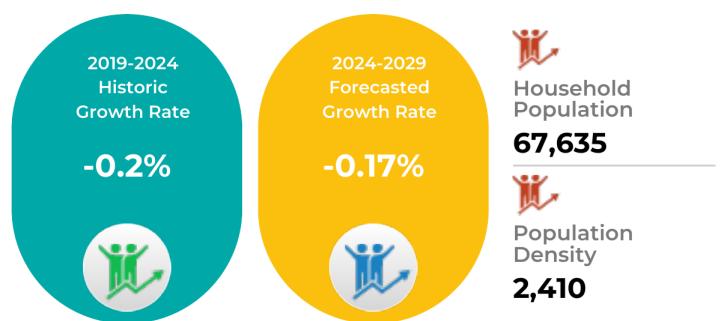
## POPULATION BY AGE



## POPULATION BY GENERATION



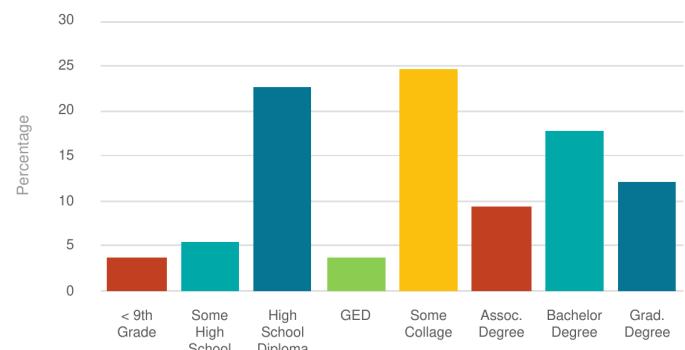
## HISTORICAL & FORECAST POPULATION



## DAYTIME POPULATION



## POPULATION BY EDUCATION



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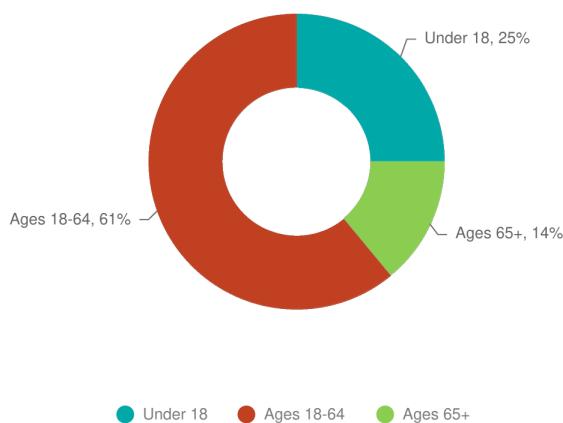
# INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)

## POPULATION TRENDS AND KEY INDICATORS

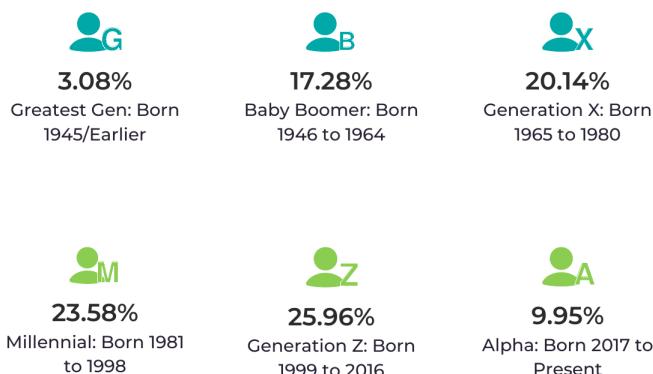
5 Miles Ring

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

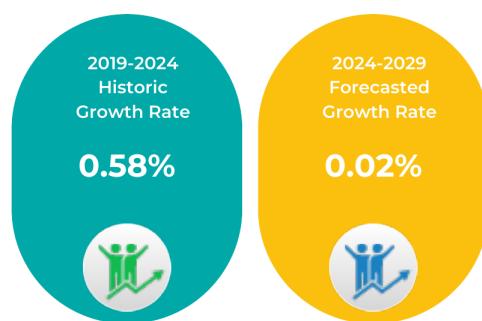
## POPULATION BY AGE



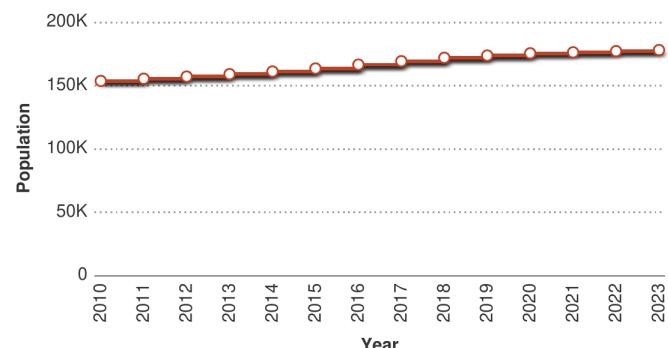
## POPULATION BY GENERATION



## HISTORICAL & FORECAST POPULATION



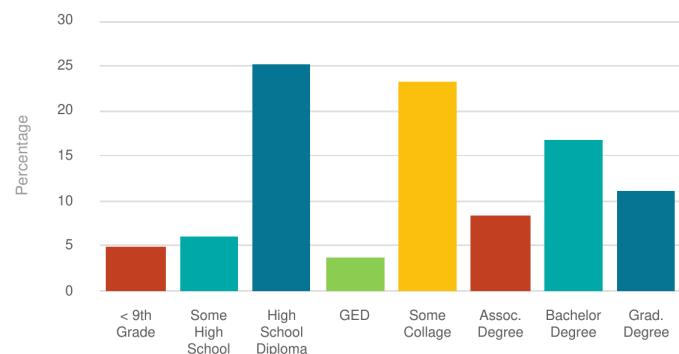
Household Population **177,303**  
 Population Density **2,271**



## DAYTIME POPULATION



## POPULATION BY EDUCATION



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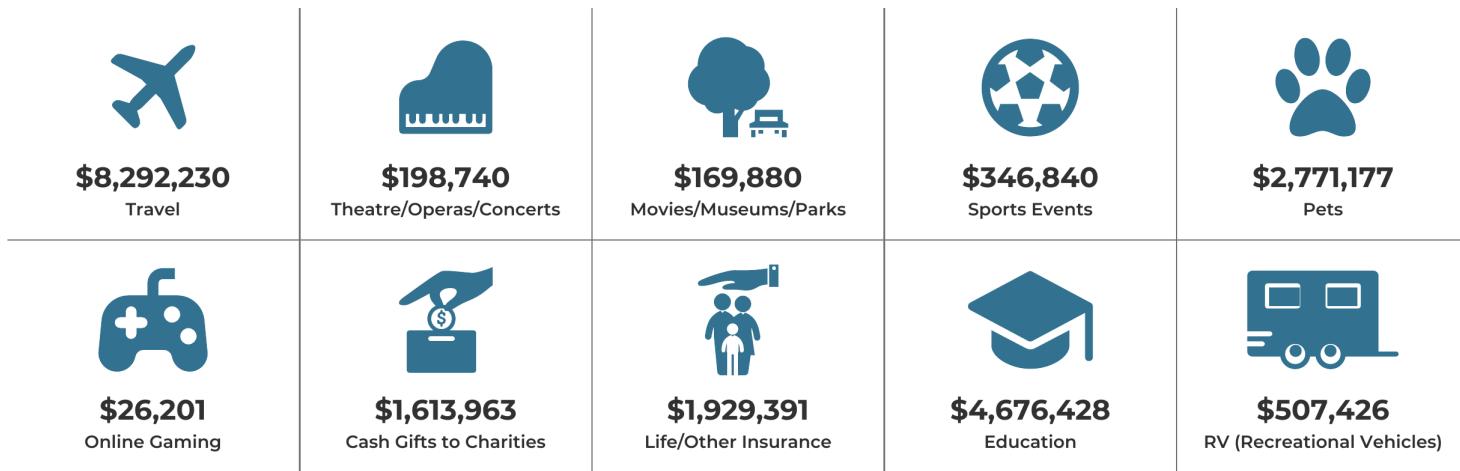
# INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 1 MILE RADIUS)

## Lifestyle and Tapestry Segmentation Infographic

### LIFESTYLE SPENDING



### ANNUAL LIFESTYLE SPENDING



### TAPESTRY SEGMENTS



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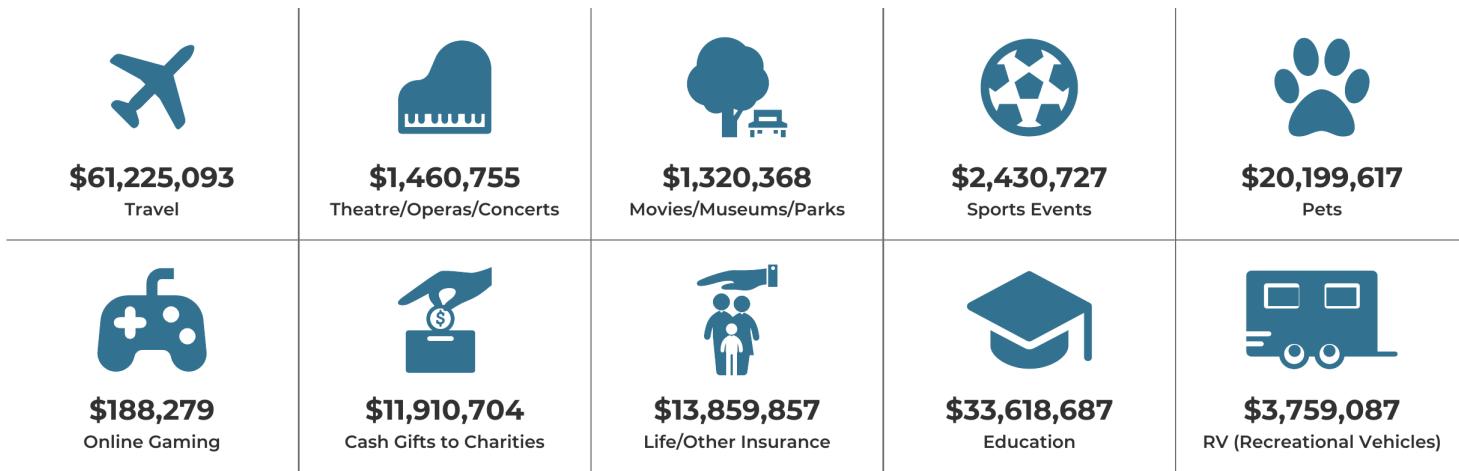
# INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 3 MILE RADIUS)

## Lifestyle and Tapestry Segmentation Infographic

### LIFESTYLE SPENDING



### ANNUAL LIFESTYLE SPENDING



### TAPESTRY SEGMENTS



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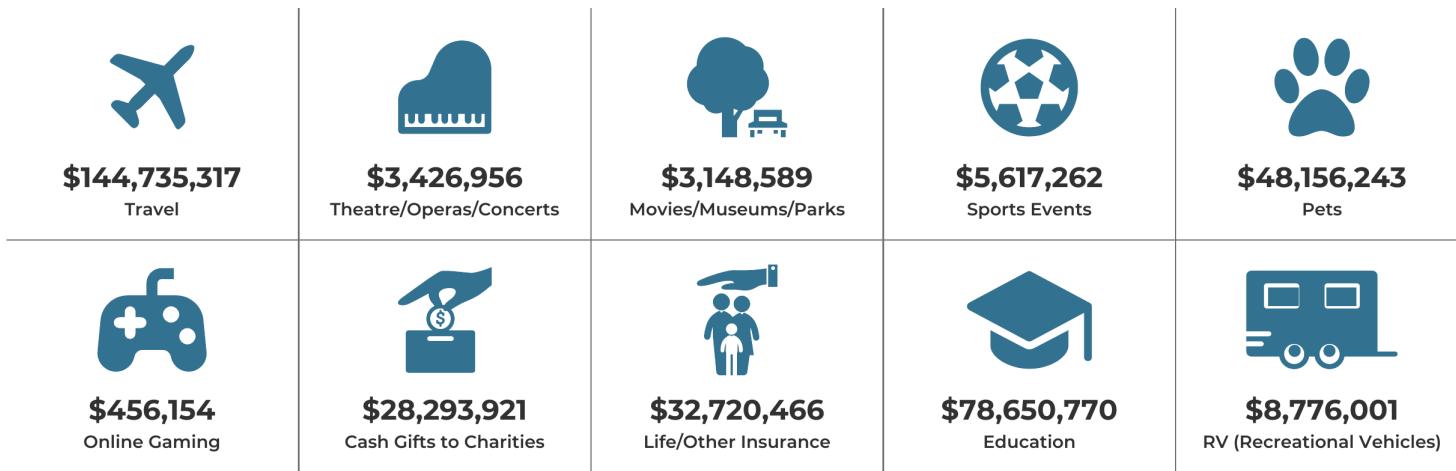
# INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 5 MILE RADIUS)

## Lifestyle and Tapestry Segmentation Infographic

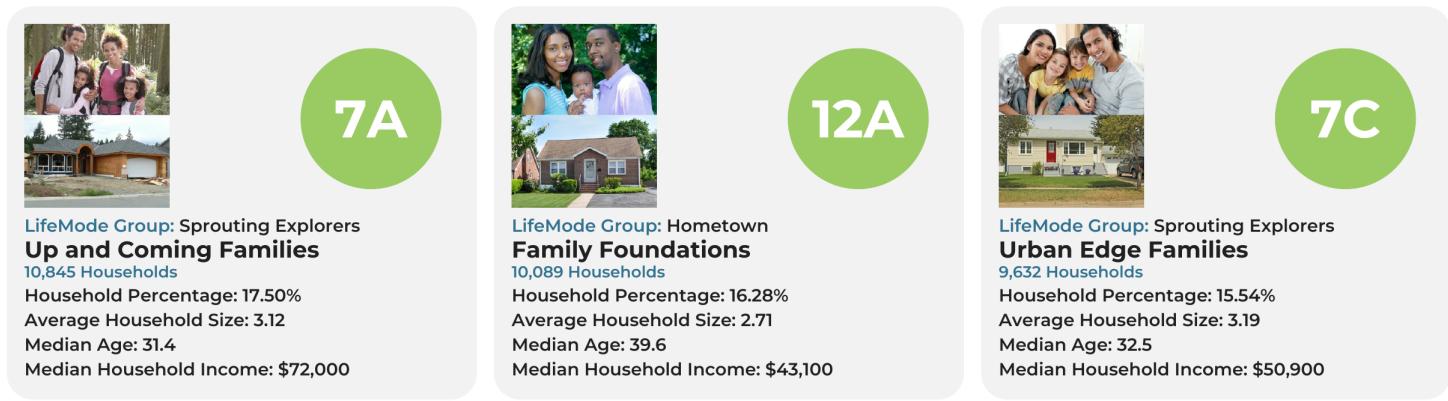
### LIFESTYLE SPENDING



### ANNUAL LIFESTYLE SPENDING



### TAPESTRY SEGMENTS



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# INFOGRAPHIC: LIFESTYLE / TAPESTRY

## Esri Tapestry Segmentation

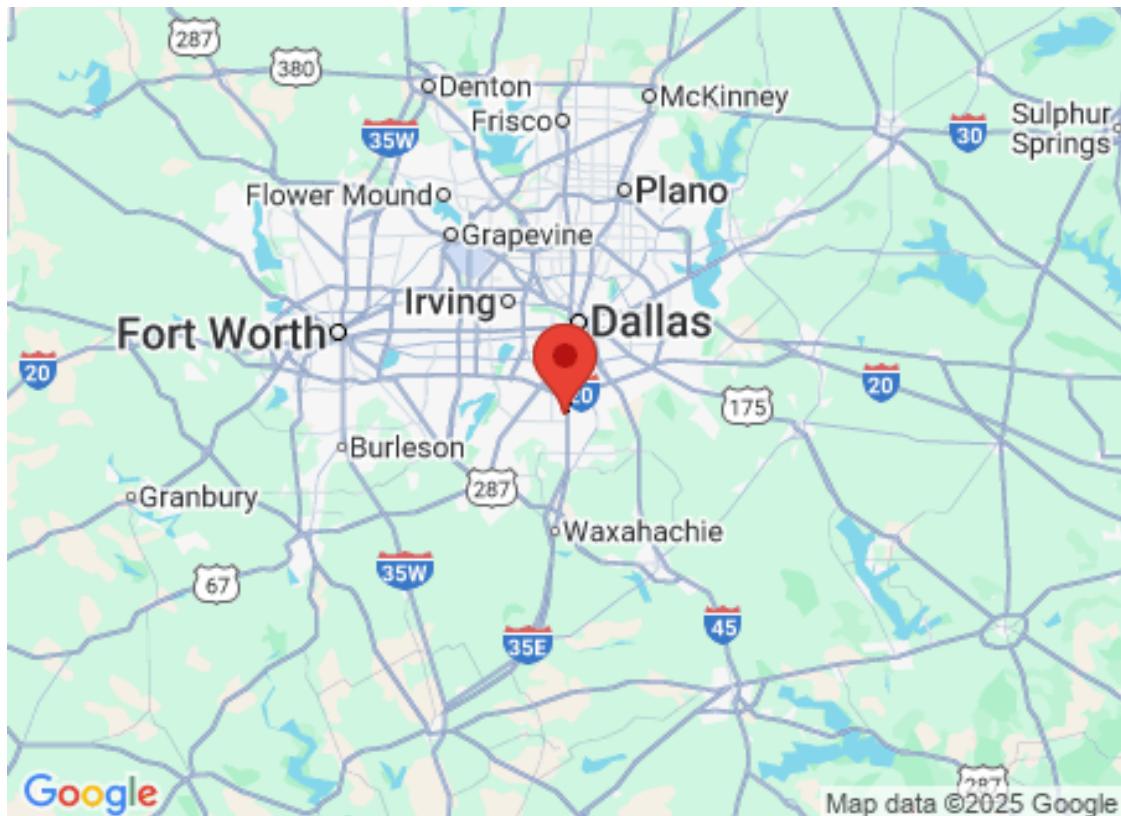
Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. 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 8C (Bright Young Professionals)
Segment 1B (Professional Pride)	Segment 8D (Downtown Melting Pot)
Segment 1C (Boomburbs)	Segment 8E (Front Porches)
Segment 1D (Savvy Suburbanites)	Segment 8F (Old and Newcomers)
Segment 1E (Exurbanites)	Segment 8G (Hardscrabble Road)
Segment 2A (Urban Chic)	Segment 9A (Silver & Gold)
Segment 2B (Pleasantville)	Segment 9B (Golden Years)
Segment 2C (Pacific Heights)	Segment 9C (The Elders)
Segment 2D (Enterprising Professionals)	Segment 9D (Senior Escapes)
Segment 3A (Laptops and Lattes)	Segment 9E (Retirement Communities)
Segment 3B (Metro Renters)	Segment 9F (Social Security Set)
Segment 3C (Trendsetters)	Segment 10A (Southern Satellites)
Segment 4A (Soccer Moms)	Segment 10B (Rooted Rural)
Segment 4B (Home Improvement)	Segment 10C (Diners & Miners)
Segment 4C (Middleburg)	Segment 10D (Down the Road)
Segment 5A (Comfortable Empty Nesters)	Segment 10E (Rural Bypasses)
Segment 5B (In Style)	Segment 11A (City Strivers)
Segment 5C (Parks and Rec)	Segment 11B (Young and Restless)
Segment 5D (Rustbelt Traditions)	Segment 11C (Metro Fusion)
Segment 5E (Midlife Constants)	Segment 11D (Set to Impress)
Segment 6A (Green Acres)	Segment 11E (City Commons)
Segment 6B (Salt of the Earth)	Segment 12A (Family Foundations)
Segment 6C (The Great Outdoors)	Segment 12B (Traditional Living)
Segment 6D (Prairie Living)	Segment 12C (Small Town Simplicity)
Segment 6E (Rural Resort Dwellers)	Segment 12D (Modest Income Homes)
Segment 6F (Heartland Communities)	Segment 13A (International Marketplace)
Segment 7A (Up and Coming Families)	Segment 13B (Las Casas)
Segment 7B (Urban Villages)	Segment 13C (NeWest Residents)
Segment 7C (American Dreamers)	Segment 13D (Fresh Ambitions)
Segment 7D (Barrios Urbanos)	Segment 13E (High Rise Renters)
Segment 7E (Valley Growers)	Segment 14A (Military Proximity)
Segment 7F (Southwestern Families)	Segment 14B (College Towns)
Segment 8A (City Lights)	Segment 14C (Dorms to Diplomas)
Segment 8B (Emerald City)	Segment 15 (Unclassified)

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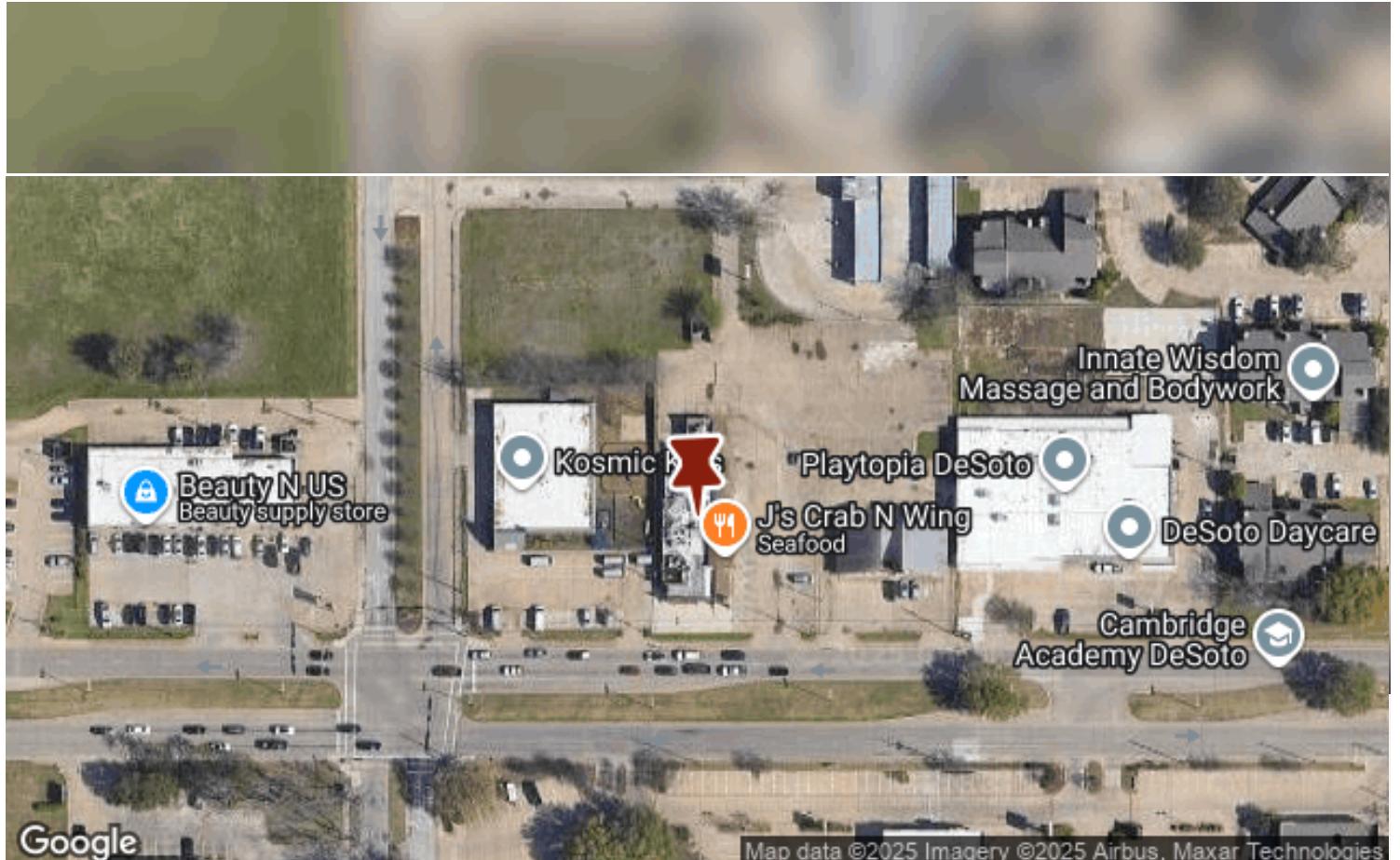
# AREA LOCATION MAP



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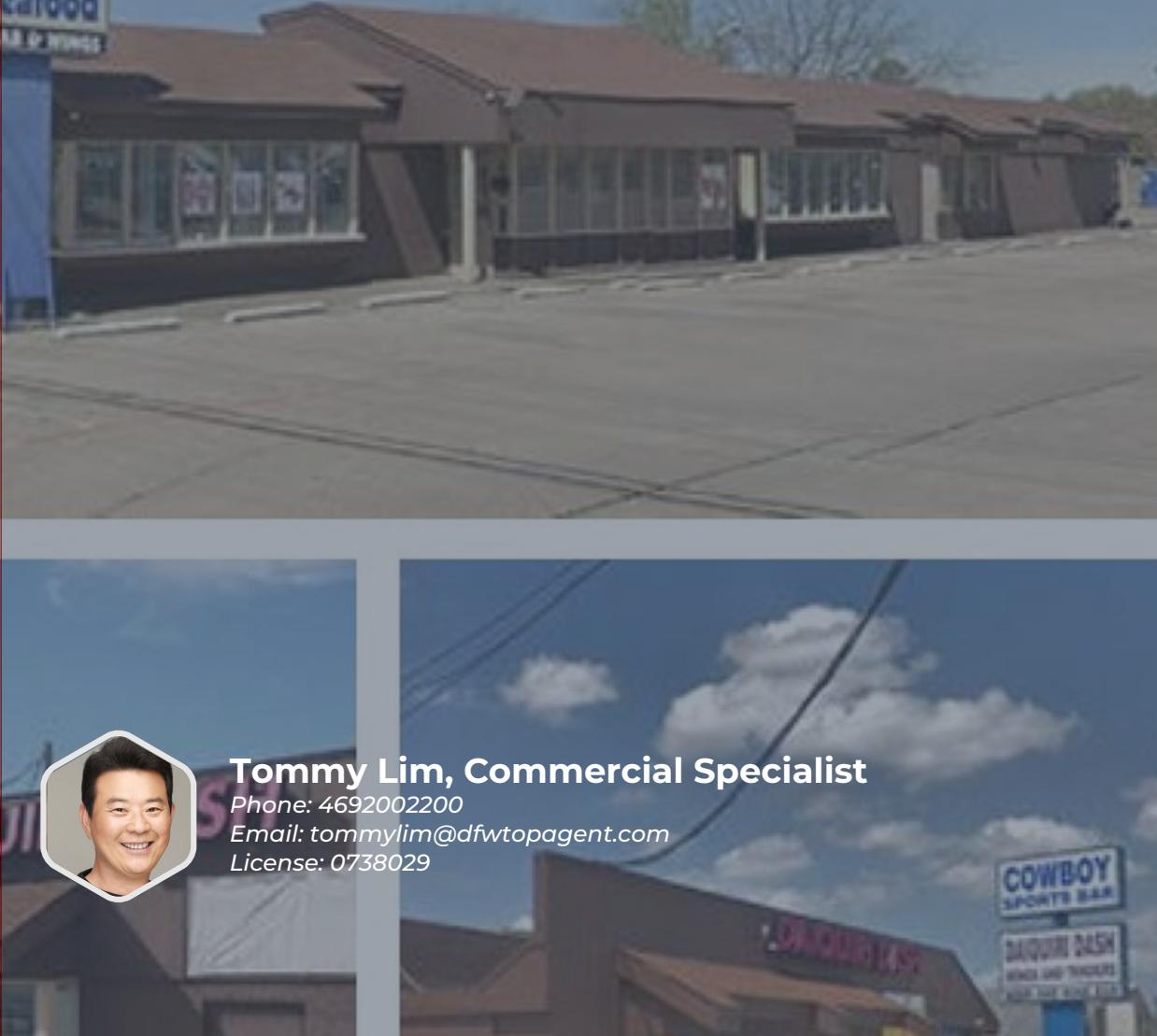
# AERIAL ANNOTATION MAP



# 1109 E Pleasant Run Rd

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# CONTACT



## Tommy Lim, Commercial Specialist

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