

Office Ground Lease OR Build to Suit

1817-1821 N Westmoreland St, Desoto TX 75115

FOR LEASE



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HIGHLIGHTS

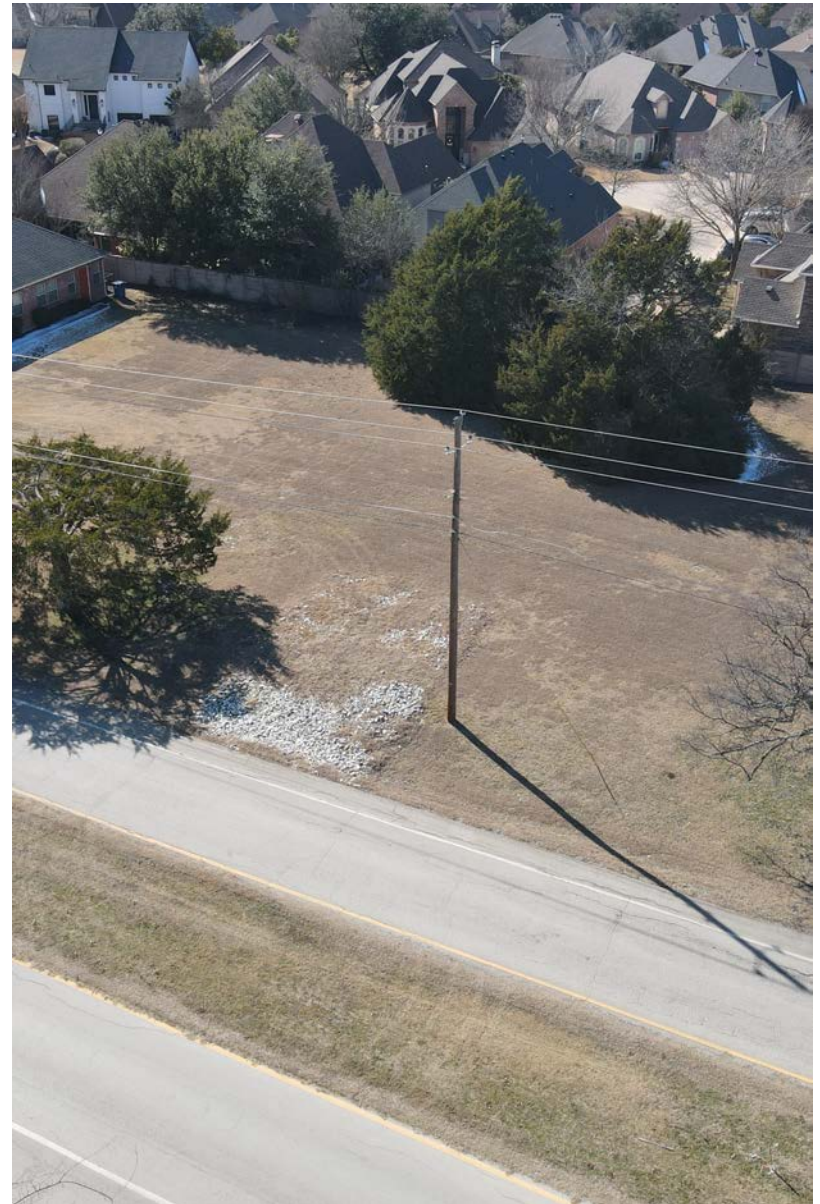
- Prime Medical and Professional Location with excellent visibility along N Westmoreland Road, serving DeSoto, Cedar Hill, Duncanville, and Lancaster.
- Strong Daily Traffic Exposure with approximately 5,985 vehicles per day and immediate access to US 67, I 20, and I 35E.
- Ideal for Medical or Office Use just 4.2 miles from Methodist Charlton Medical Center with flexible options for ground lease, build to suit, or owner user development.



Square Feet	Rent Per SF (Annual)	Lease Type	Notes
22,651	\$2.10	NNN	Ground Lease or Build to Suit

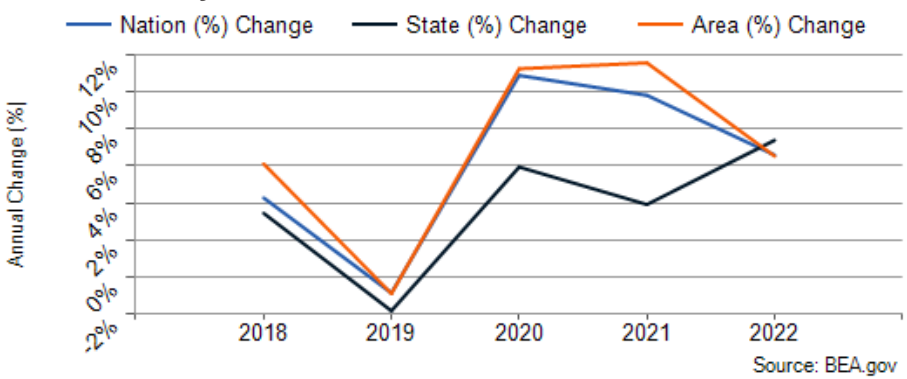
PROPERTY FEATURES

LAND SF	22,651
LAND ACRES	.52
ZONING TYPE	Commercial - PD-9
TOPOGRAPHY	Flat
TRAFFIC COUNTS	5,985 (VPD 2025)

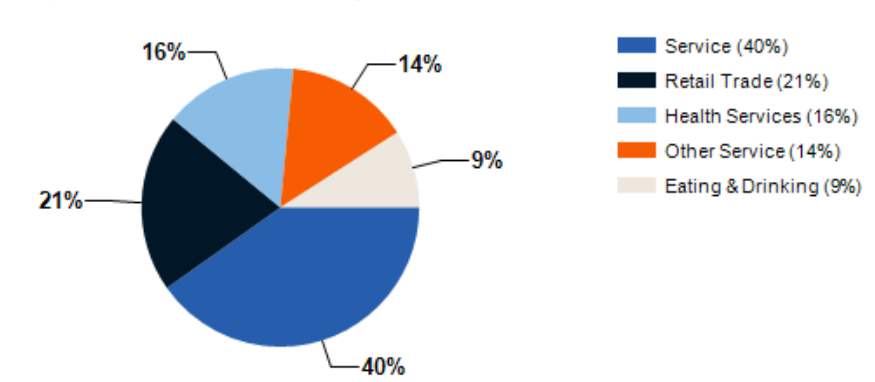


- The property is positioned in a highly visible corridor in DeSoto with convenient access to major routes including US 67, Interstate 20, and Interstate 35E, providing strong regional connectivity. Westmoreland Road carries approximately 5,985 vehicles per day, offering consistent exposure for medical, dental, and professional office users. The site is approximately 4.2 miles from Methodist Charlton Medical Center, making it a strategic location for practices seeking proximity to a major hospital. Surrounded by dense residential neighborhoods and steady local commercial activity, the area supports strong patient and client traffic. With excellent visibility, easy ingress and egress, and access to multiple South Dallas communities, the site presents a prime opportunity for office or medical office development.

Dallas County GDP Trend



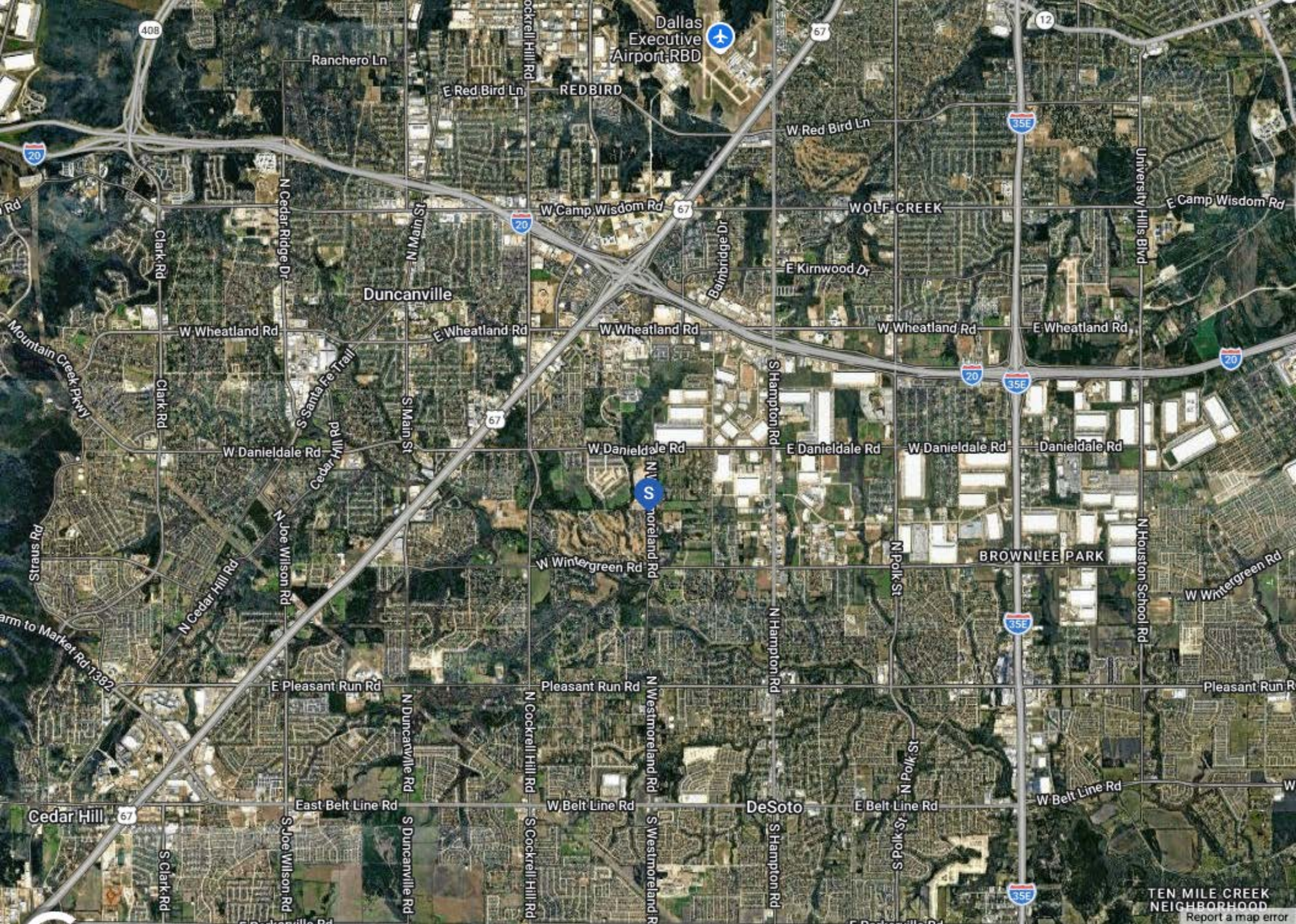
Major Industries by Employee Count

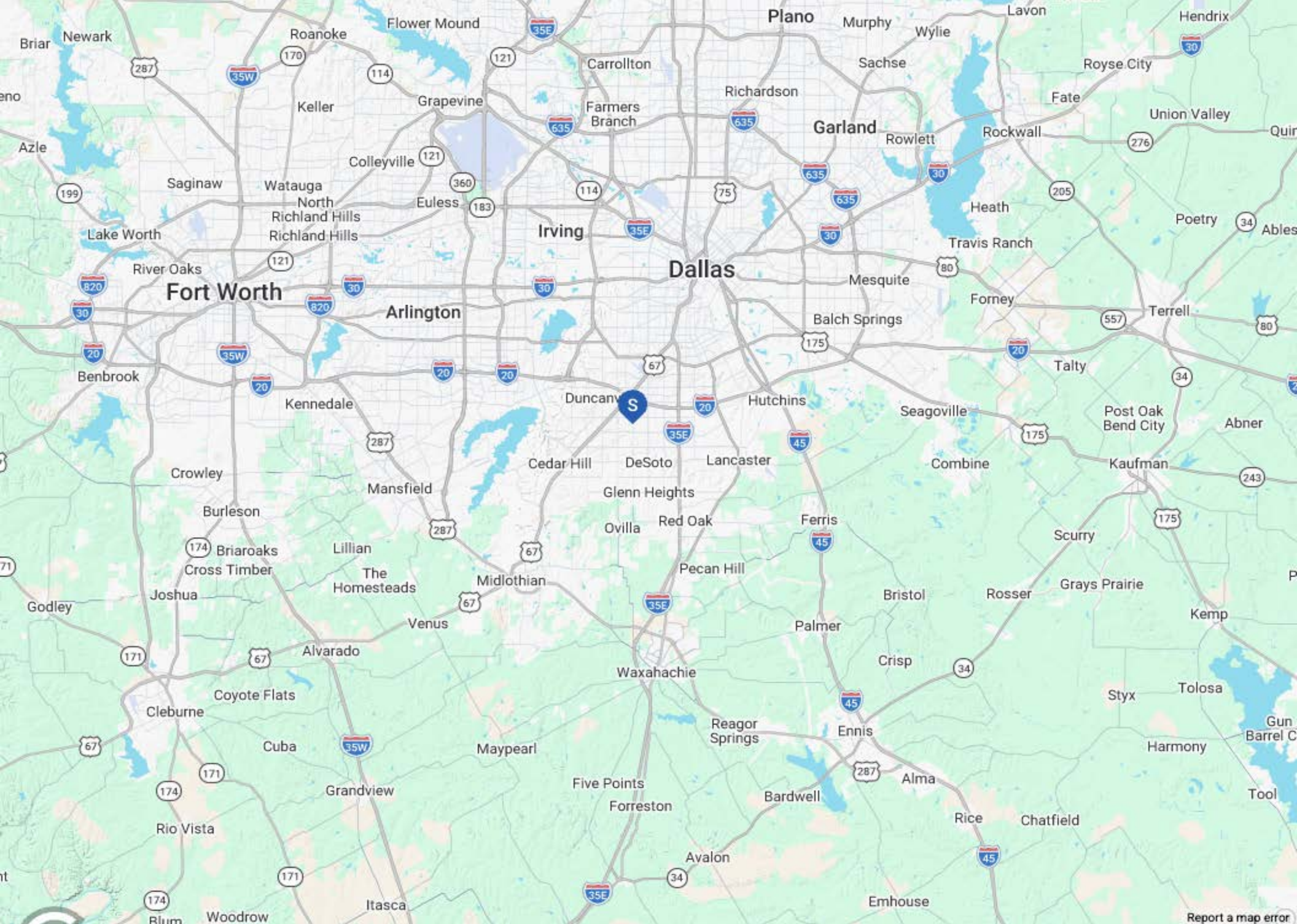


Largest Employers

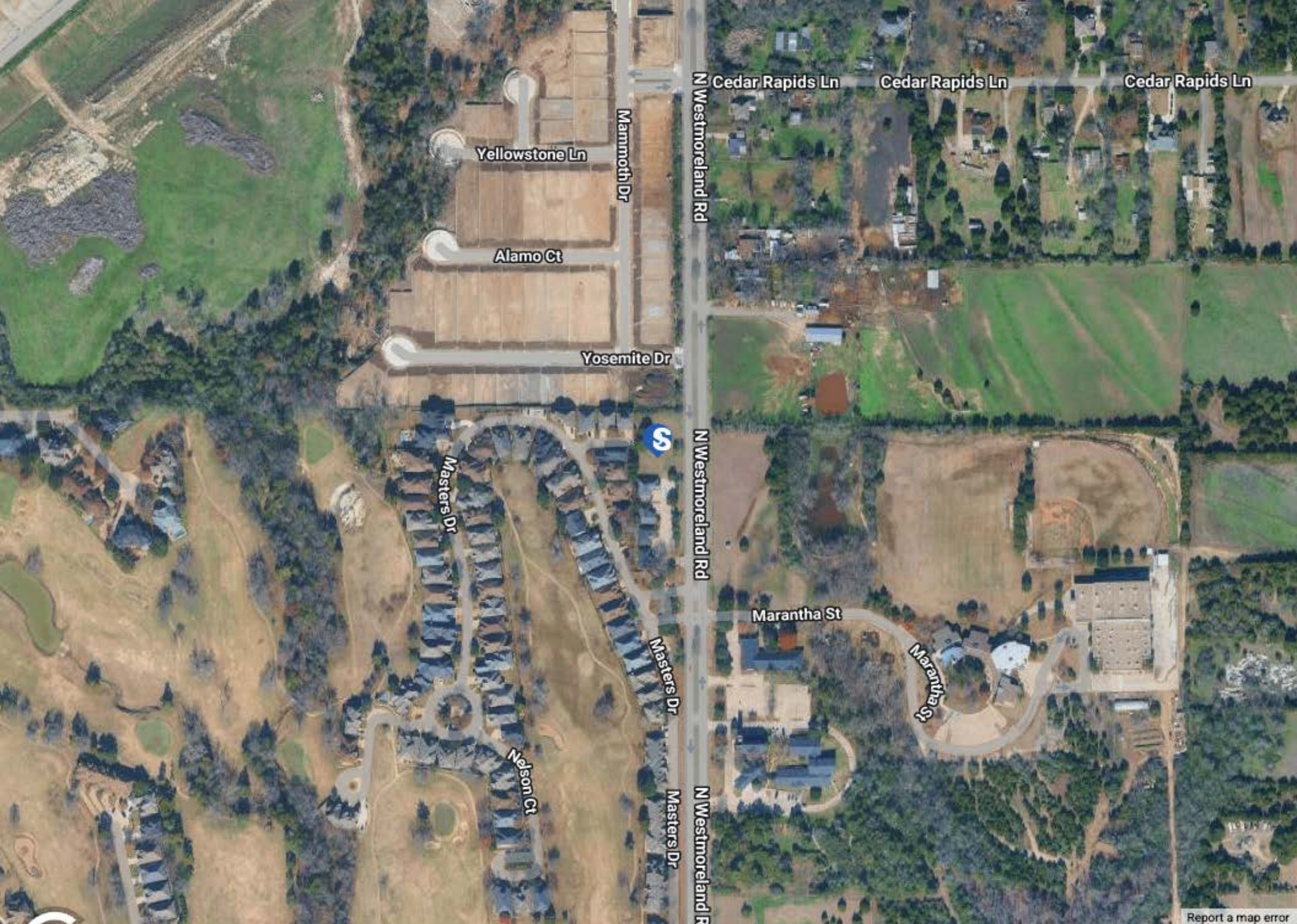
DeSoto Independent School District	1,004
Kohl's e-Commerce	800
City of DeSoto	468
Solar Turbines	350
Williamsburg Village	350
GlasFloss Industries	300
Marten Transport	250
Wal-Mart Distribution	250



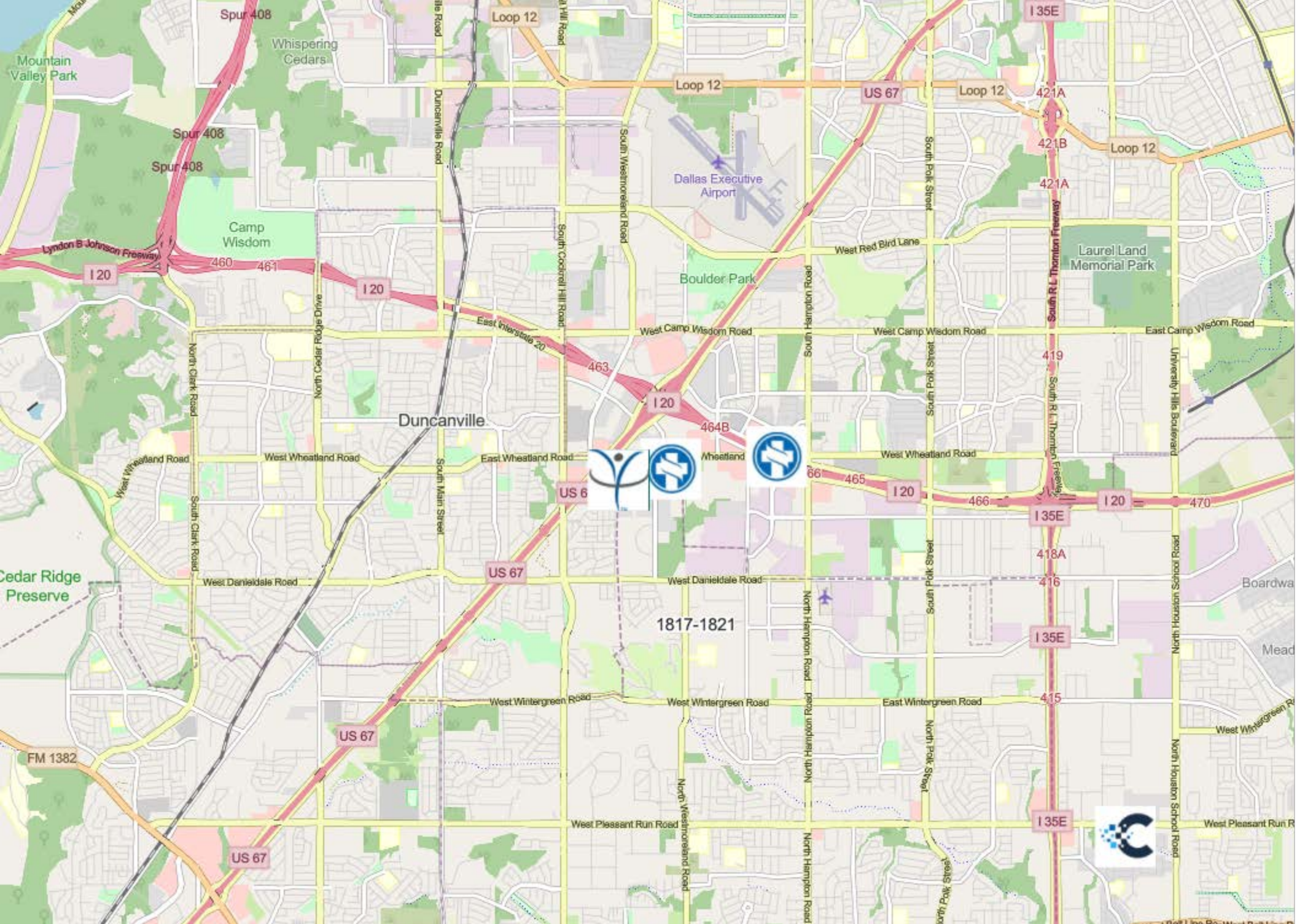




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DeSoto Independent School District

Approx. 1,004 Employees
Approx. 1 mile

Kohl's e-Commerce

Approx. 800 Employees
Approx. 2 miles

City of DeSoto

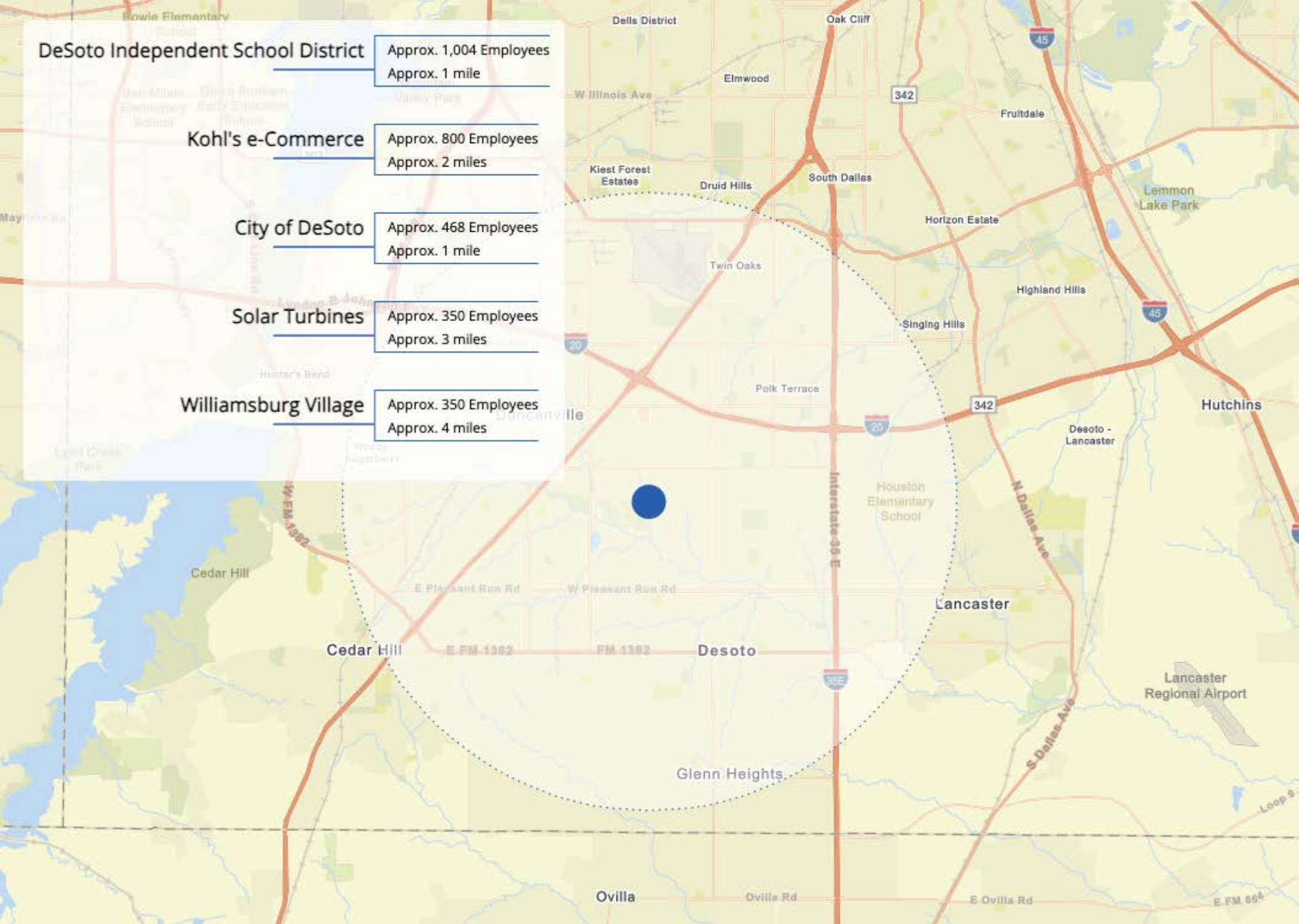
Approx. 468 Employees
Approx. 1 mile

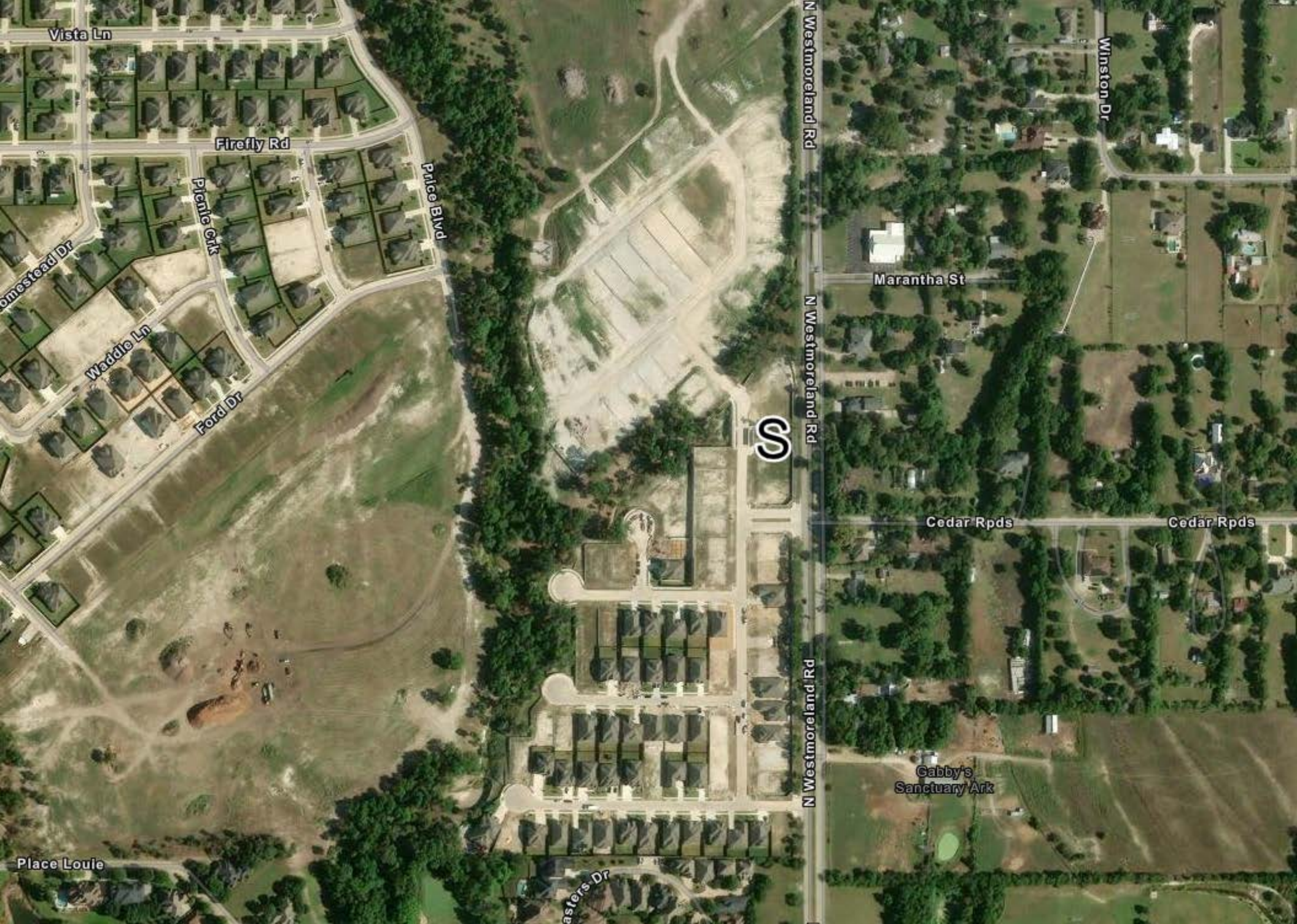
Solar Turbines

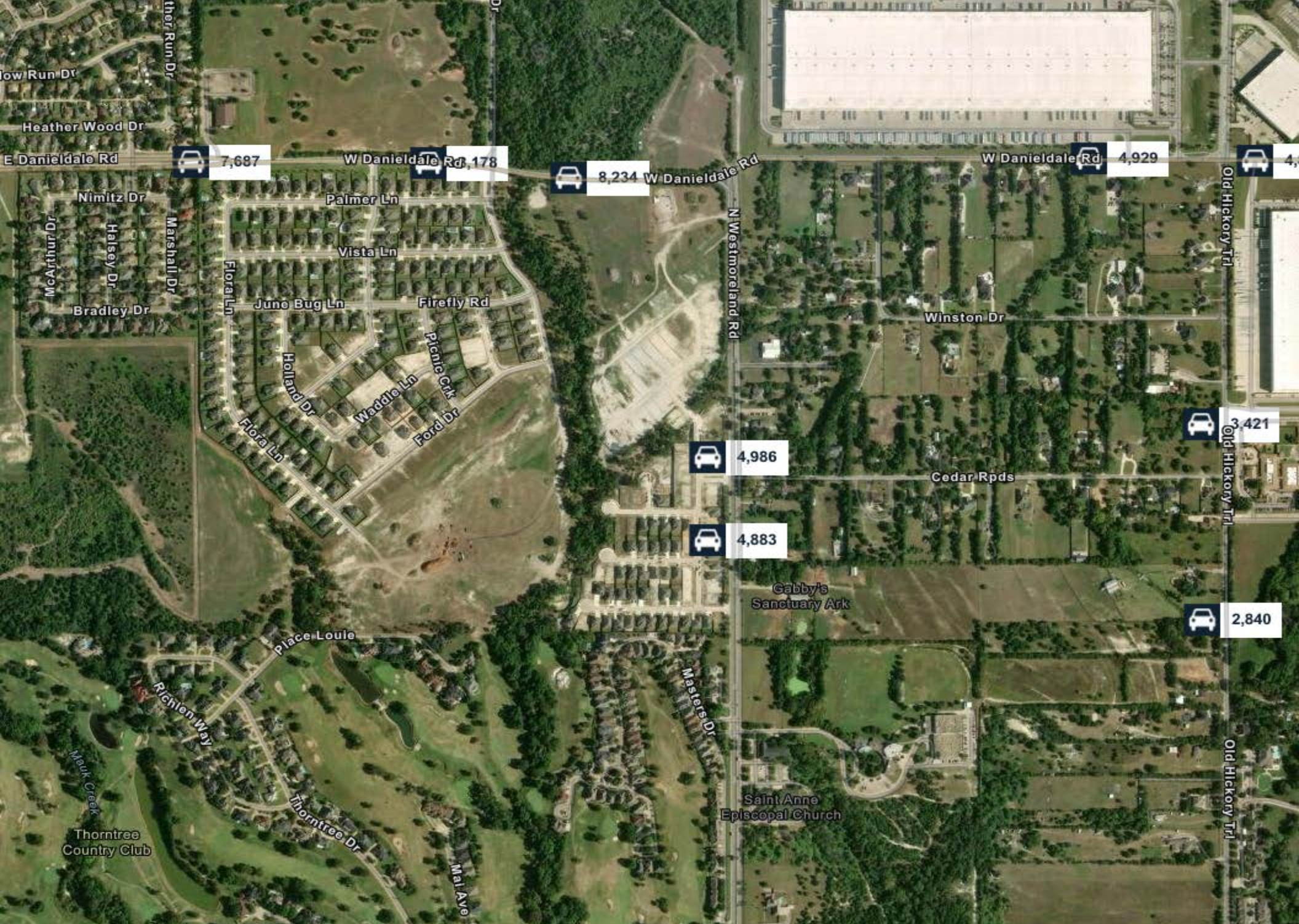
Approx. 350 Employees
Approx. 3 miles

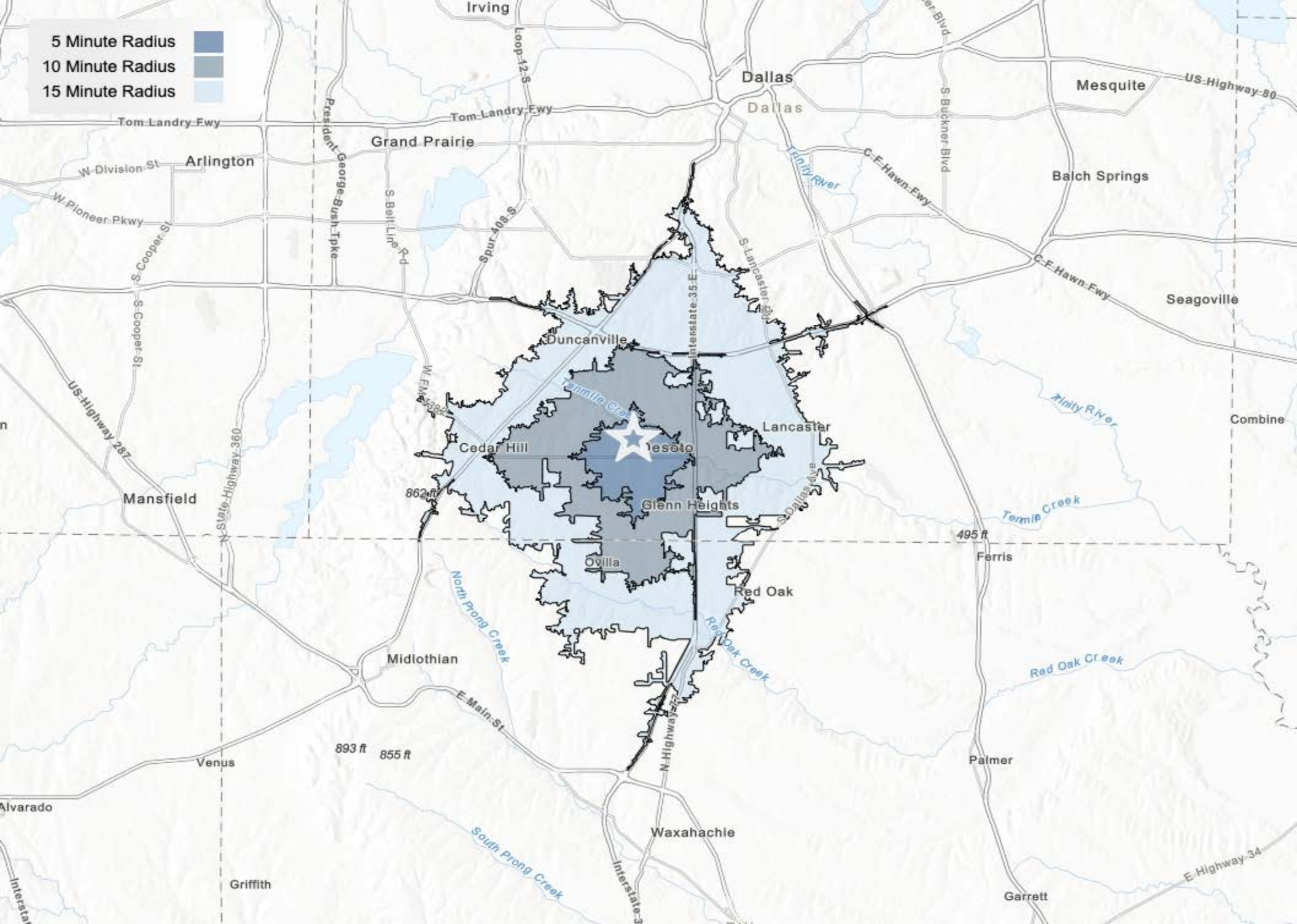
Williamsburg Village

Approx. 350 Employees
Approx. 4 miles







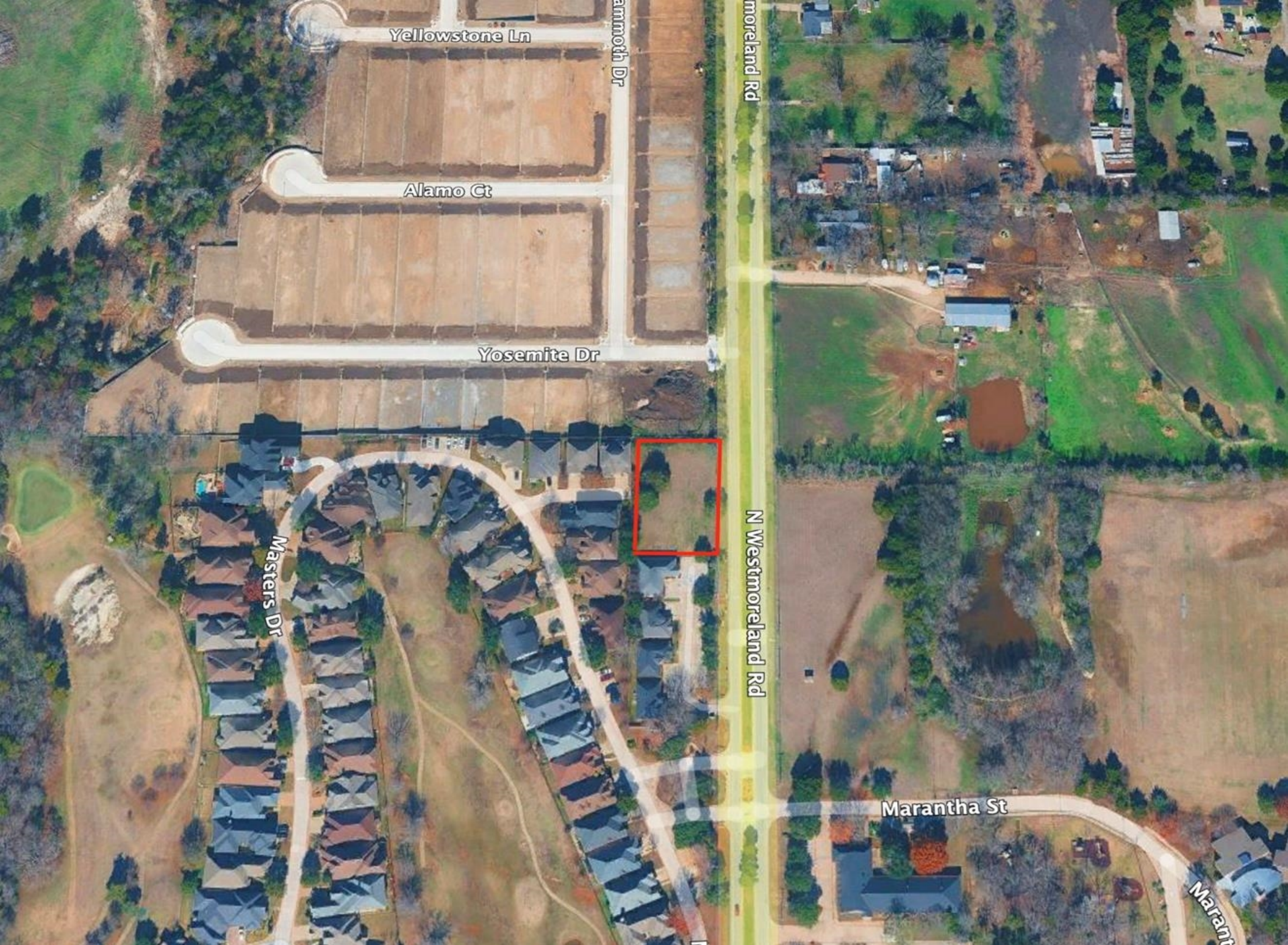






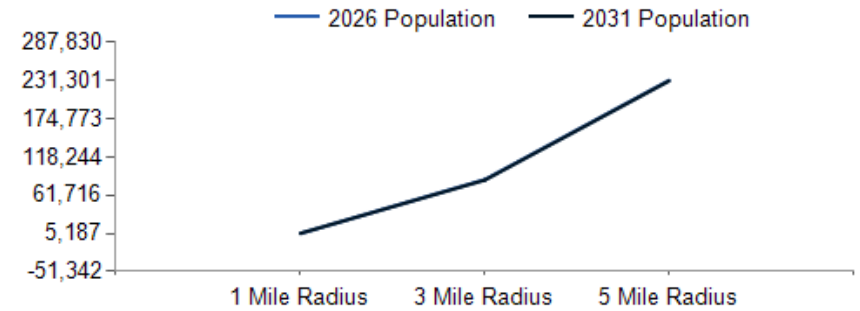




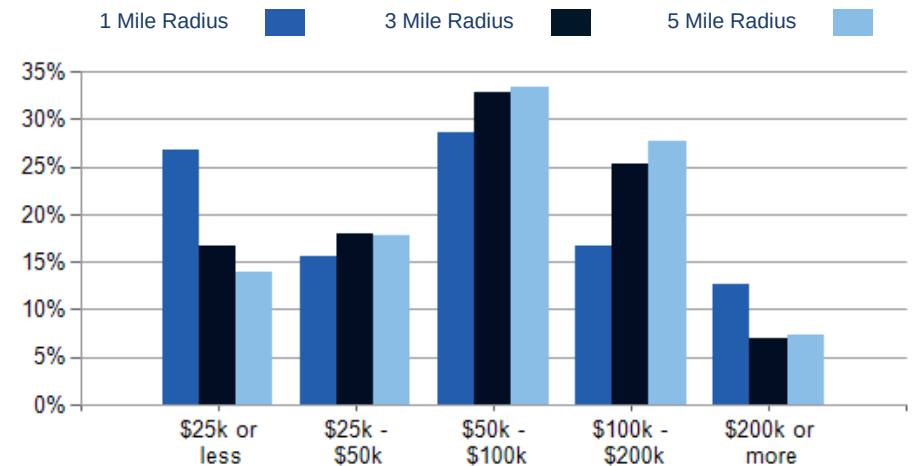


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,070	63,481	166,344
2010 Population	3,782	76,170	208,372
2026 Population	5,187	84,607	231,301
2031 Population	5,228	83,975	230,681
2026 African American	3,466	50,460	131,727
2026 American Indian	42	1,015	2,449
2026 Asian	71	817	2,570
2026 Hispanic	979	23,486	70,307
2026 Other Race	422	10,421	32,047
2026 White	736	12,314	34,558
2026 Multiracial	450	9,540	27,828
2026-2031: Population: Growth Rate	0.80%	-0.75%	-0.25%

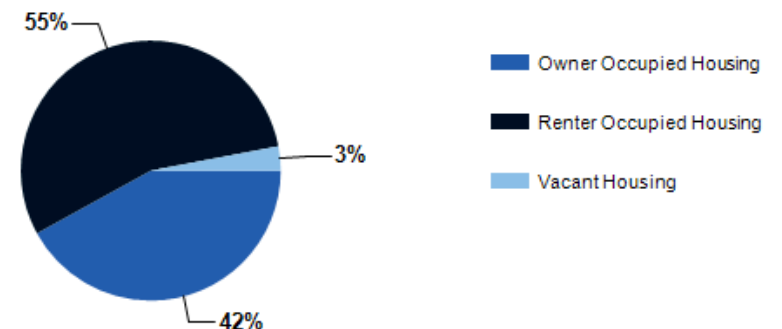
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	342	2,986	6,550
\$15,000-\$24,999	261	2,264	4,801
\$25,000-\$34,999	184	2,068	5,017
\$35,000-\$49,999	168	3,567	9,444
\$50,000-\$74,999	419	6,554	17,134
\$75,000-\$99,999	225	3,754	10,063
\$100,000-\$149,999	262	5,320	15,637
\$150,000-\$199,999	113	2,624	6,871
\$200,000 or greater	284	2,201	6,023
Median HH Income	\$61,587	\$67,022	\$70,960
Average HH Income	\$90,911	\$88,962	\$92,809



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

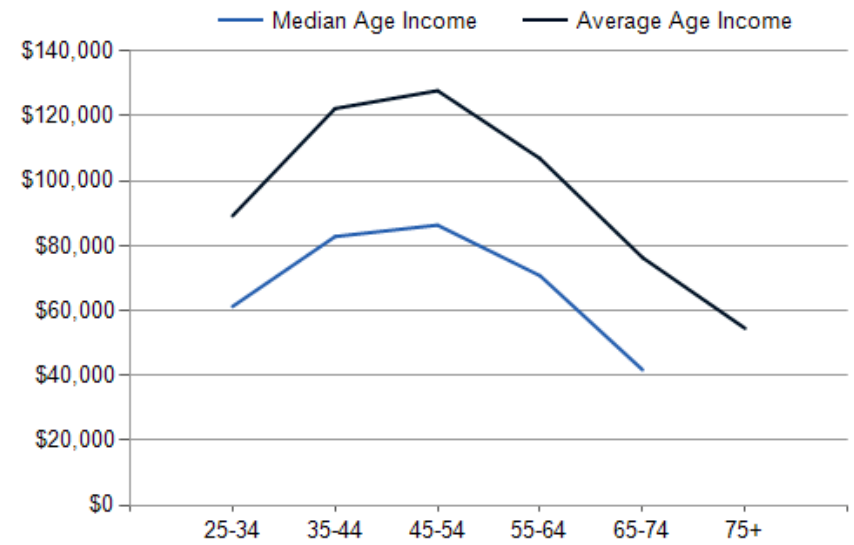
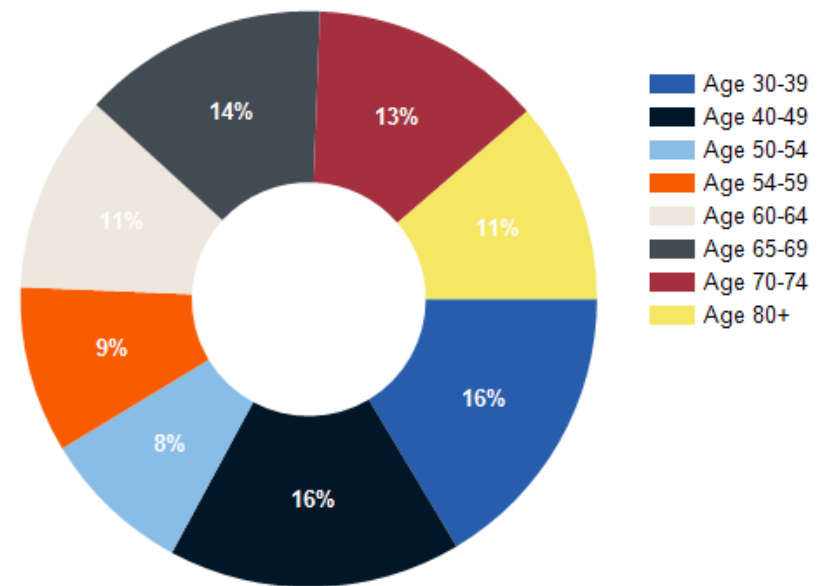


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	291	5,659	15,405
2026 Population Age 35-39	249	5,225	14,804
2026 Population Age 40-44	274	5,256	14,872
2026 Population Age 45-49	266	5,056	14,353
2026 Population Age 50-54	278	5,357	14,729
2026 Population Age 55-59	307	5,000	13,463
2026 Population Age 60-64	366	5,010	13,419
2026 Population Age 65-69	454	4,784	11,933
2026 Population Age 70-74	429	3,946	9,825
2026 Population Age 75-79	372	3,006	7,230
2026 Population Age 80-84	238	1,700	4,029
2026 Population Age 85+	189	1,134	2,683
2026 Population Age 18+	4,397	65,240	177,294
2026 Median Age	51	38	37
2031 Median Age	51	39	38

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$61,269	\$63,031	\$69,117
Average Household Income 25-34	\$89,209	\$81,756	\$88,054
Median Household Income 35-44	\$82,833	\$71,511	\$80,398
Average Household Income 35-44	\$122,282	\$95,931	\$103,040
Median Household Income 45-54	\$86,345	\$81,841	\$87,216
Average Household Income 45-54	\$127,811	\$105,212	\$107,714
Median Household Income 55-64	\$70,752	\$77,007	\$79,012
Average Household Income 55-64	\$106,878	\$99,288	\$100,090
Median Household Income 65-74	\$41,743	\$59,726	\$60,419
Average Household Income 65-74	\$76,339	\$80,893	\$82,765
Average Household Income 75+	\$54,537	\$65,144	\$64,541

Population By Age



DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	68	77	79
Diversity Index (current year)	67	76	78
Diversity Index (2020)	69	75	78
Diversity Index (2010)	68	70	72

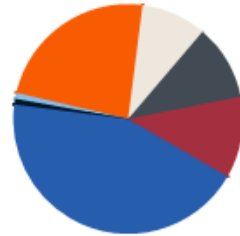
POPULATION BY RACE



1 MILE



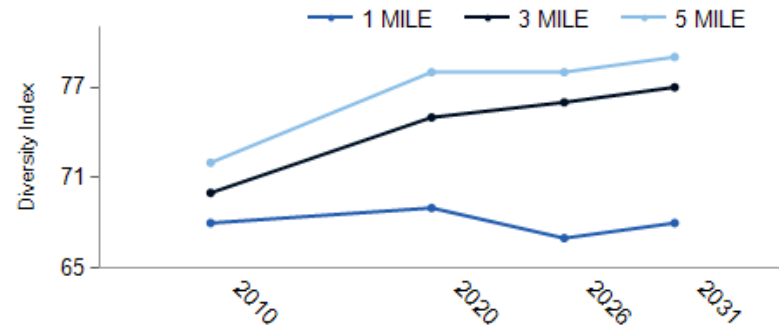
3 MILE



5 MILE

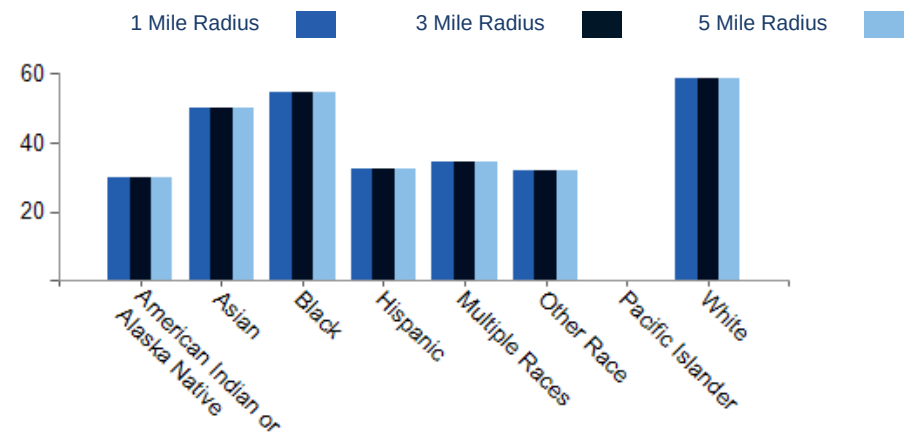
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	56%	47%	44%
American Indian	1%	1%	1%
Asian	1%	1%	1%
Hispanic	16%	22%	23%
Multiracial	7%	9%	9%
Other Race	7%	10%	11%
White	12%	11%	11%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	30	31	31
Median Asian Age	50	46	45
Median Black Age	55	40	39
Median Hispanic Age	32	29	29
Median Multiple Races Age	34	31	30
Median Other Race Age	32	30	29
Median Pacific Islander Age	0	29	39
Median White Age	59	51	46

2026 MEDIAN AGE BY RACE



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