



GROCERY • FUEL CENTER • RETAIL

for additional information:

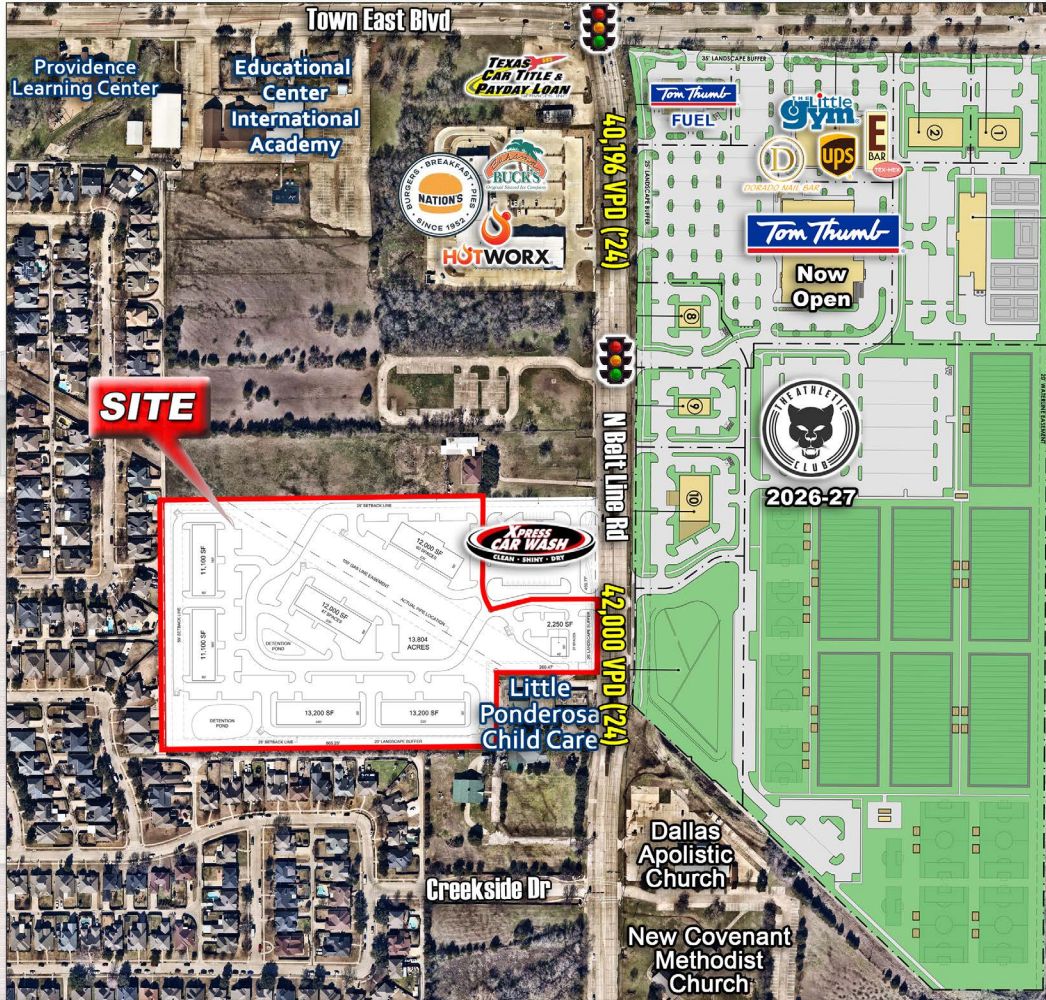
Matthew Huckin

214 354 5706 | Matthew@Valhallarealestate.com

Pam Lucia

214.725.5200 | Pam@Valhallarealestate.com

The information contained herein has been obtained from sources deemed reliable and accurate. However, no guaranteed or warranties are made as to the accuracy or completeness. Pricing and availability is subject to change, withdrawal or prior leasing without notice.



### Highlights

- 13.806 Acres Available
- Frontage on N Belt Line Rd
- Easy access to US Hwy 80, I-635 & I-30
- Zoned LR - Local Retail
- Exposure to ±42,000 VPD on N Belt Line Rd
- Excellent Development site
- Directly across from Gateway Park Gateway Park with Tom Thumb, Tom Thumb Fuel, The Athletic Club (coming in 2026-27), E-bar Tex Mex, The Little Gym, Durado Nails, Medical, Dental, & UPS Store (under construction), and Pickleball Club (coming soon)

### Rates

Call For Pricing

### Traffic Counts

N. Belt Line Rd: 42,000 VPD ('24)

Town East Blvd: 20,795 VPD ('23)

### Demographics

	1 Mile	3 Miles	5 miles
2025 Population	9,397	91,585	260,036
Daytime Pop.	7,490	87,891	218,248
Households	3,274	32,532	88,714
Avg. HH Income	\$129,678	\$94,617	\$90,814

### Area Retailers



for additional information:

Matthew Huckin

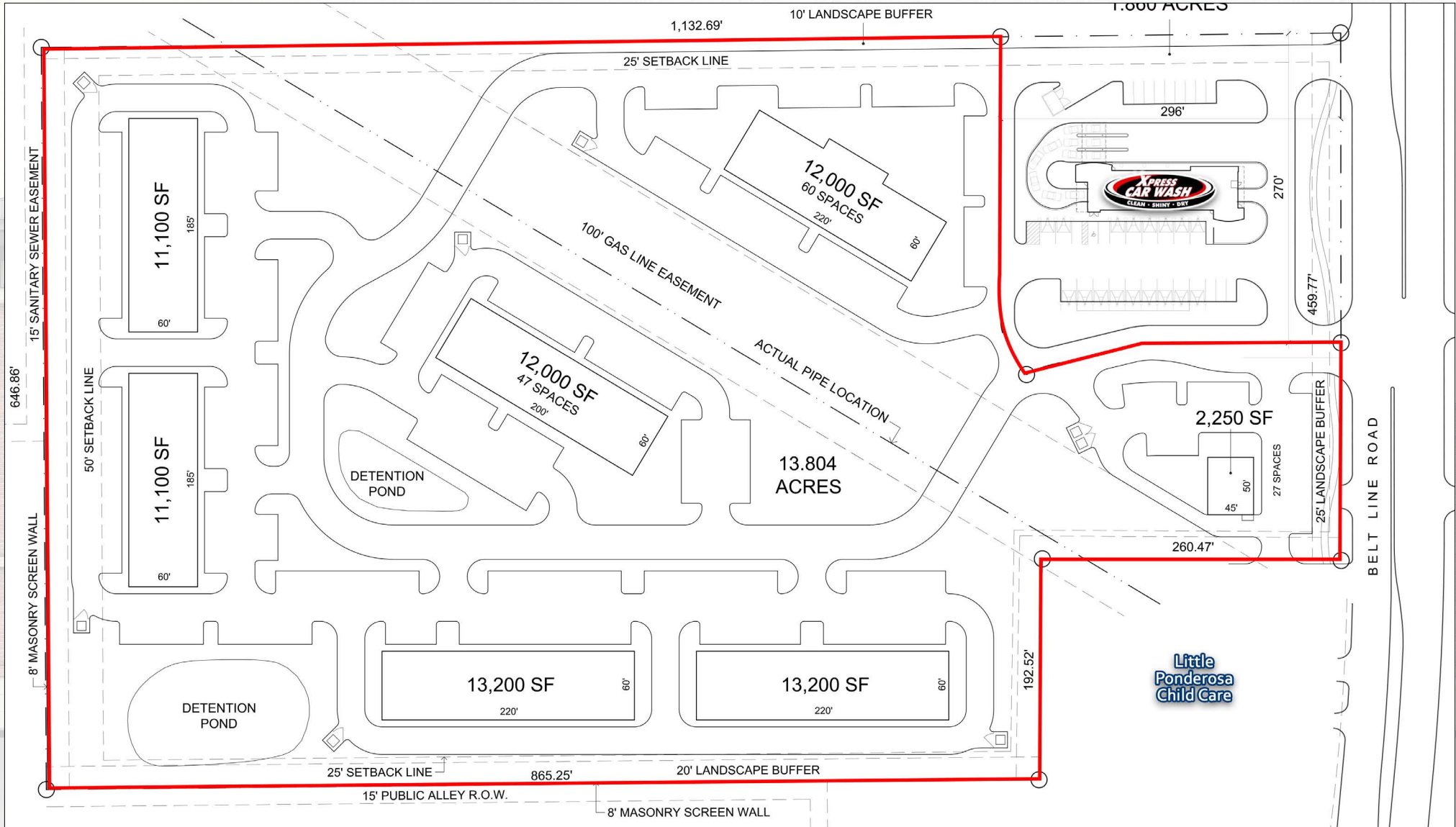
214 354 5706 | Matthew@Valhallarealestate.com

Pam Lucia

214.725.5200 | Pam@Valhallarealestate.com

The information contained herein has been obtained from sources deemed reliable and accurate. However, no guaranteed or warranties are made as to the accuracy or completeness. Pricing and availability is subject to change, withdrawal or prior leasing without notice.

### CONCEPTUAL SITE PLAN



for additional information:

Matthew Huckin

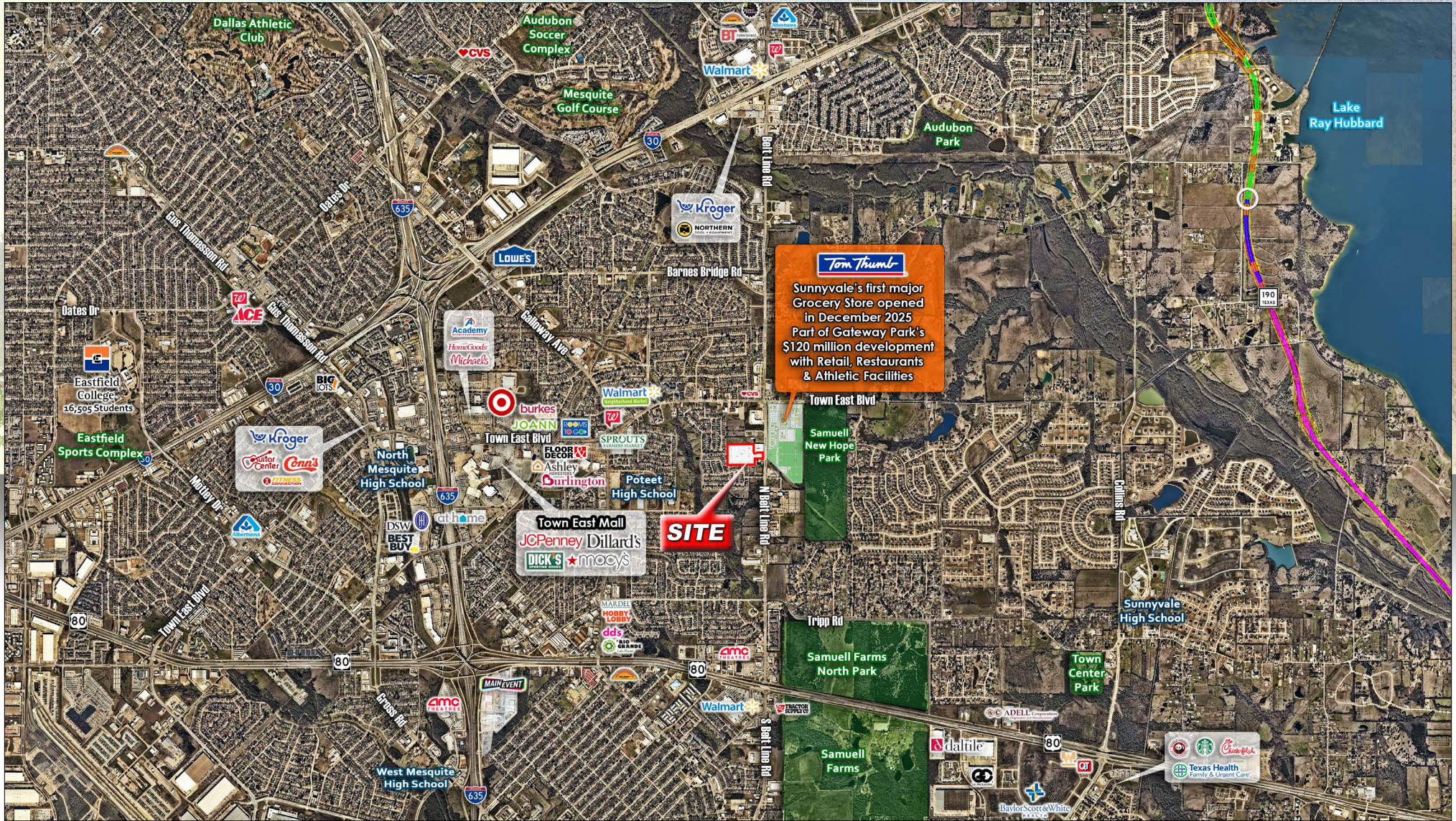
214 354 5706 | Matthew@Valhallarealestate.com

Pam Lucia

214.725.5200 | Pam@Valhallarealestate.com

The information contained herein has been obtained from sources deemed reliable and accurate. However, no guaranteed or warranties are made as to the accuracy or completeness. Pricing and availability is subject to change, withdrawal or prior leasing without notice.

RETAIL AERIAL



for additional information:

Matthew Huckin

214 354 5706 | Matthew@Valhallarealestate.com

Pam Lucia

214.725.5200 | Pam@Valhallarealestate.com

The information contained herein has been obtained from sources deemed reliable and accurate. However, no guaranteed or warranties are made as to the accuracy or completeness. Pricing and availability is subject to change, withdrawal or prior leasing without notice.

© 2022, Kenneth R. Lillian, AIA - All Rights Reserved

