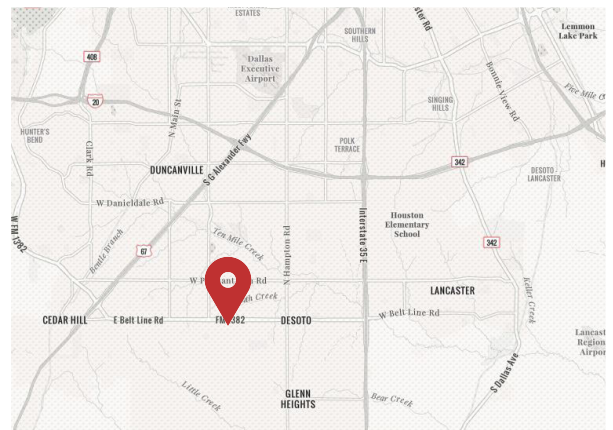


High-Traffic Retail Development

100 S Elerson Rd, DeSoto, TX 75115

Property Features

- This 4.77 AC site can accommodate various retail uses: ideal for QSR, small food & beverage, or auto-related concepts, with options for ground lease or build-to-suit freestanding buildings, or a multi-tenant retail center.
- Situated on Belt Line Rd, a high-traffic corridor in DeSoto with 24,269 vehicles per day & directly across from Super Walmart that draws over 2 million visits annually (Placer.ai).
- Located in a high-growth area of DeSoto, offering excellent visibility, strong demographics, and potential for long-term value in a thriving suburban Dallas submarket.



Area Retailers & Businesses:



RETAIL AVAILABLE	1,418 SF - 7,200 SF
TOTAL LOT SIZE	4.77 AC
SERVICE TYPE	Lease, Ground Lease, or Build to Suit
RATE:	Contact Broker

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AVAILABLE
LEASE OR BUILD-TO-SUIT

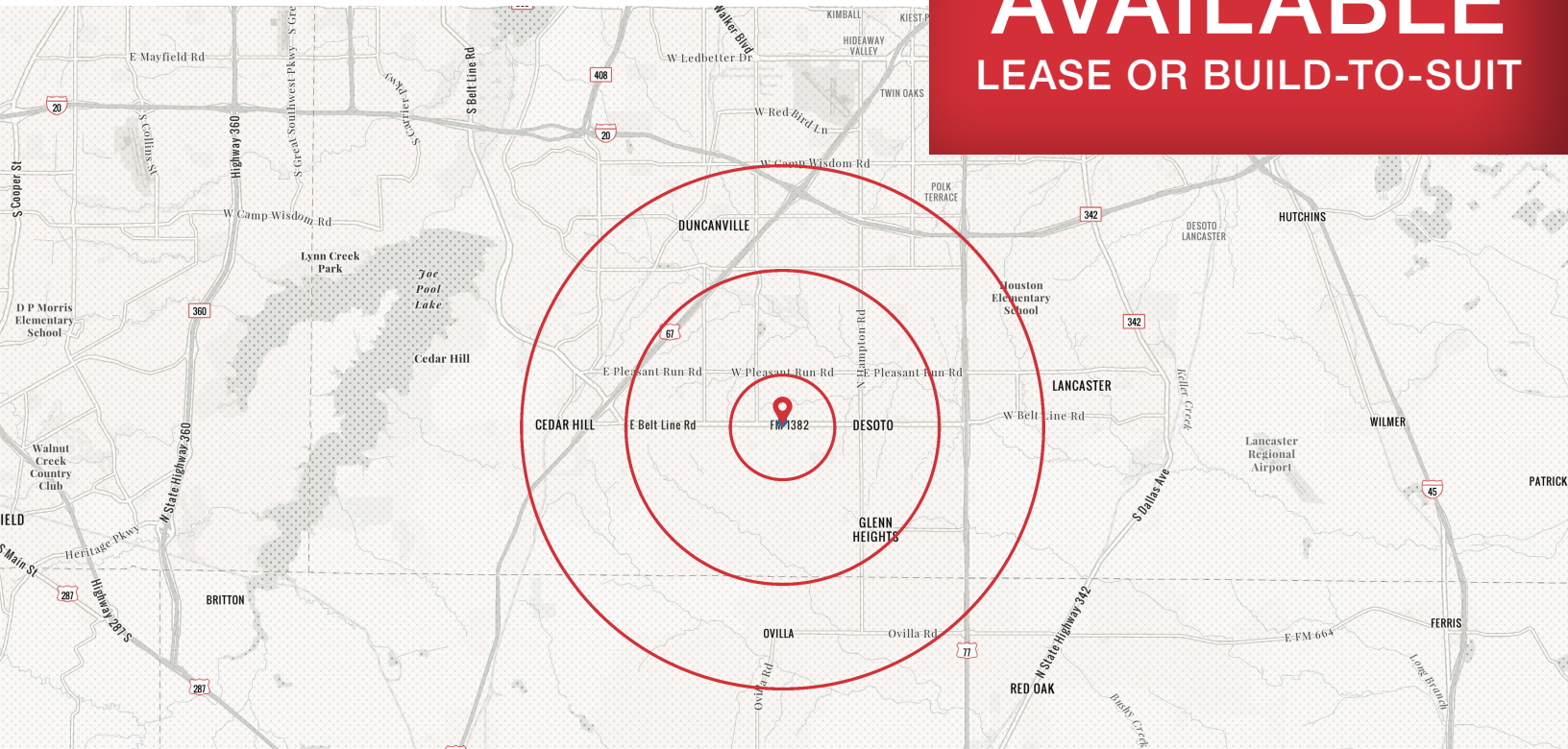
THE AREA



POSSIBLE SITE PLAN



AVAILABLE LEASE OR BUILD-TO-SUIT



Demographic Summary:

	1 MILE	3 MILES	5 MILES
POPULATION	10,601	76,118	188,448
AVG HH INCOME	\$129,150	\$114,186	\$103,684
HOUSEHOLDS	3,442	26,911	66,600
MEDIAN AGE	40.6	39.1	37.4

Location Advantages

- Located on the lighted hard corner of Belt Line Road & Elerson Road, two major arterial roads in DeSoto
- Located directly across from Super Walmart that draws over 2 million visits annually (source: placer.ai)
- DeSoto is part of the dynamic Dallas-Fort Worth Metroplex, offering quick access to major highways, a strong labor pool, and continued residential and commercial growth