



Hard Corner High Traffic Ground Lease Opportunity 2430-2436 Valley View Ln, Farmers Branch (Dallas), TX

- 218,000 +/- VPD on I-35, first traffic light on the Valley View offramp.
- Strong demand from national and regional credit tenants seeking quality space in Farmers Branch (DFW MSA)
- Zoning for Viable QSR/Drive-Thru Concepts
- Road expansion nearly complete, allowing more traffic and visibility to the site
- Newly constructed Chipotle and Starbucks across the street
- 460,000 Residents within 5 Mi

1.8 Acre Site
(Divisible)

**CALL FOR
PRICING**



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FARMERS BRANCH



Recently Built Across Street



SITE

218,000+/- VPD

Dense Residential Housing



Dense Residential Housing



165,000+/- VPD



Ranked the #2 best small city in Texas to start a business by WalletHub, Farmers Branch is home to more than 4,000 companies and 250 corporate headquarters, including major operations for IBM, AT&T, and Tenet Healthcare, creating one of the densest daytime employment corridors in DFW. With well over 200,000 vehicles per day on I-35E, a signalized hard corner, and DART light rail adjacency, the site offers exceptional visibility and access to a massive captive workforce that currently has no freestanding drive-thru QSR food option on the “going-home” side of this interchange.

Nearby Retailers



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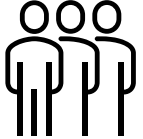
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DEMOGRAPHICS/AERIAL



***Not to scale**

	1 Mile	3 Mile	5 Mile
 POPULATION	14,400	130,700	460,000

	1 Mile	3 Mile	5 Mile
 AVERAGE HOUSEHOLD INCOME	\$74,300	\$82,900	\$92,619

Located within the Dallas-Fort Worth Metroplex, the third fastest-growing major metro area in the United States, the site sits in a trade area projected to surpass 9 million residents by 2030, adding approximately one million new consumers to the region over the next four years.

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LOCATION OVERVIEW



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NET LEASE

SITE AERIAL & CURRENT ROAD EXPANSION

The property sits along an active I-35E improvement corridor, where ongoing lane widening and frontage road reconstruction are expected to reduce congestion at the Valley View interchange and improve long-term access for customers and tenants throughout the Dallas metro.



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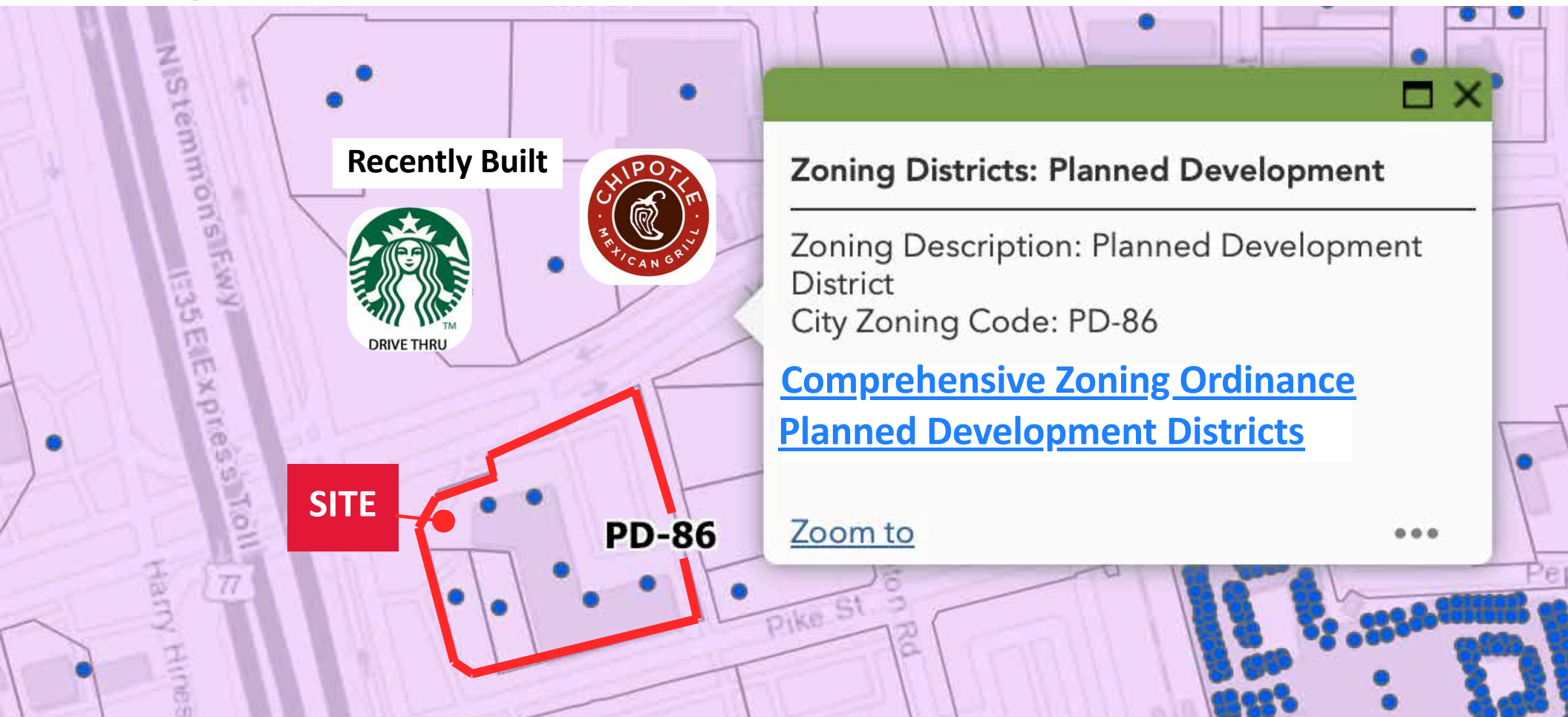
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NET LEASE

Zoning Information - (PD-86)



Downtown Farmers Branch's PD-86 supports ground-floor restaurant and retail uses along Valley View Lane, including QSRs, and drive-thrus can be approved through a Specific Use Permit. Along the I-35E corridor, relaxed standards and surface parking make freestanding restaurant pads viable, with existing operators like Chipotle and Starbucks showing the concept works here.

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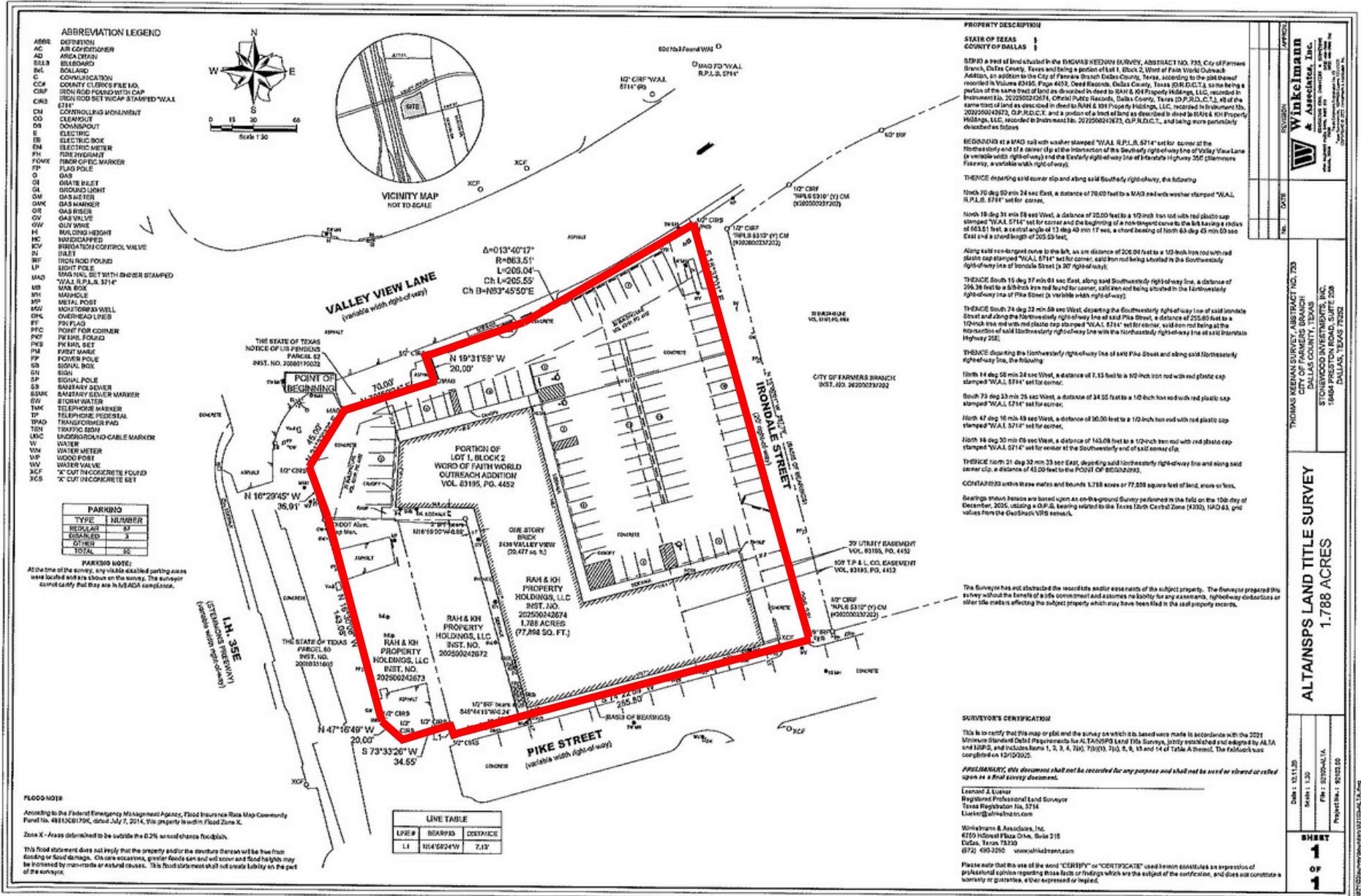
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Site Survey



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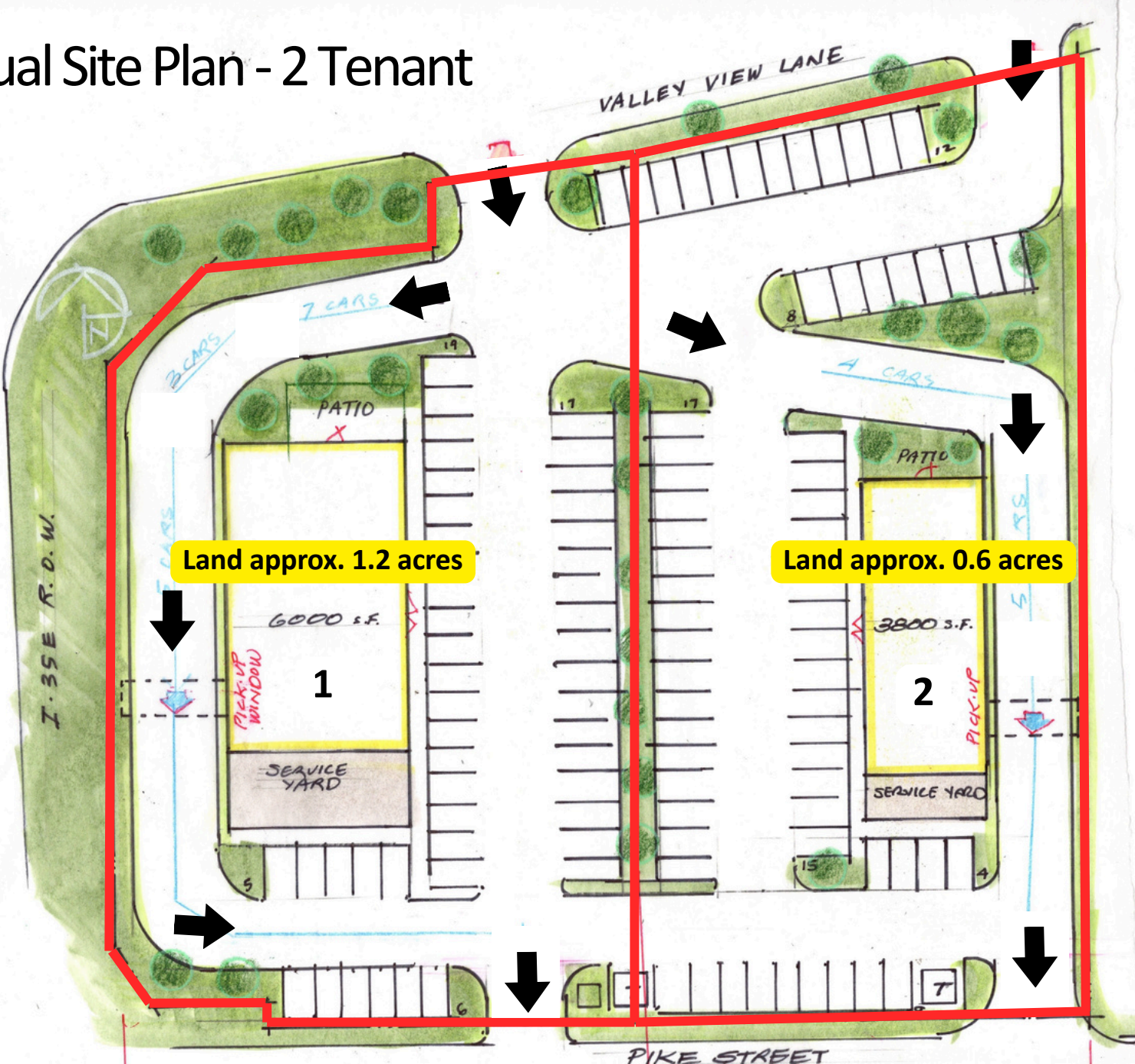
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Conceptual Site Plan - 2 Tenant



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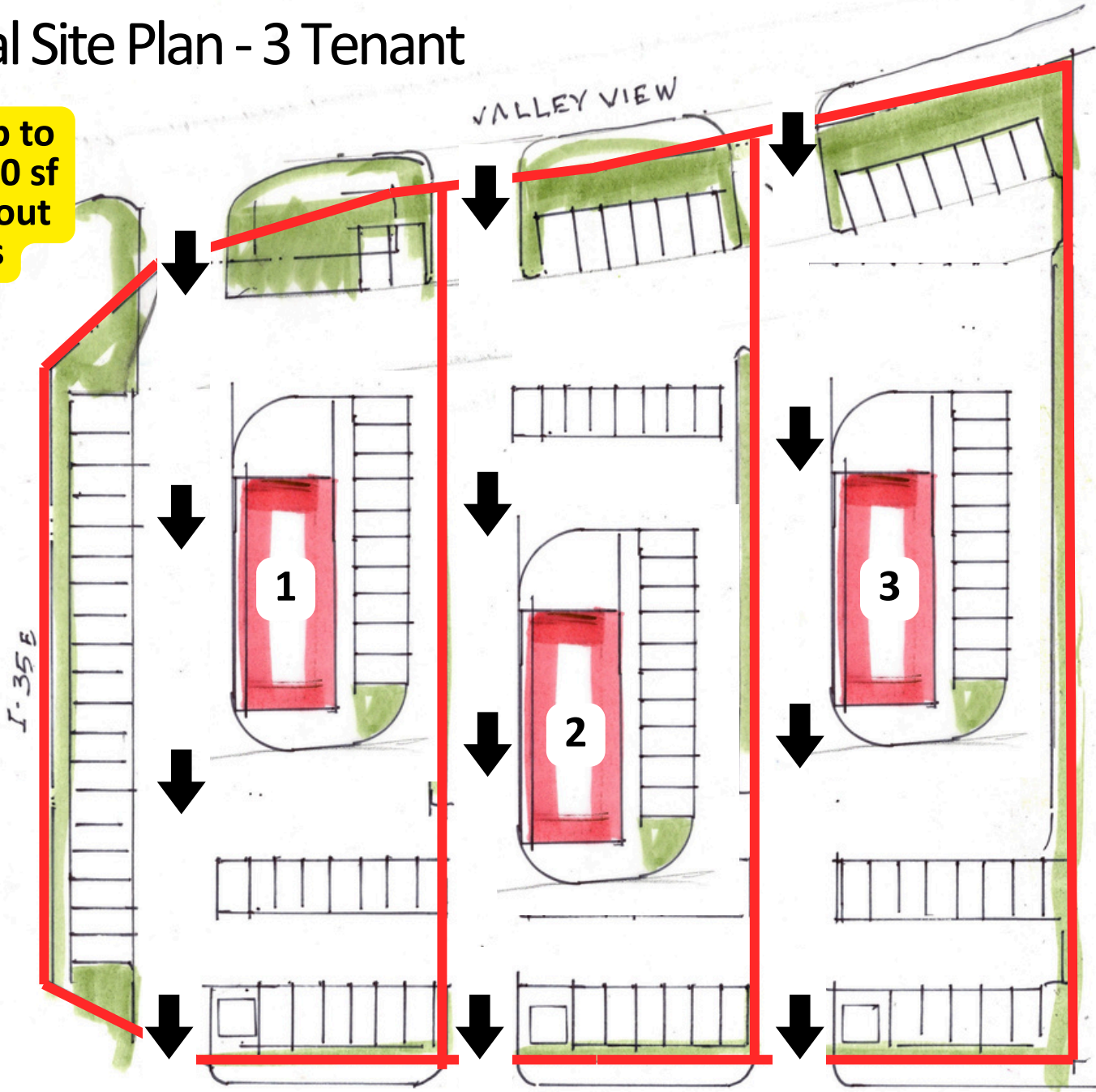
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NET LEASE

Conceptual Site Plan - 3 Tenant

Buildings up to approx. 3800 sf each lot about 0.6 acres



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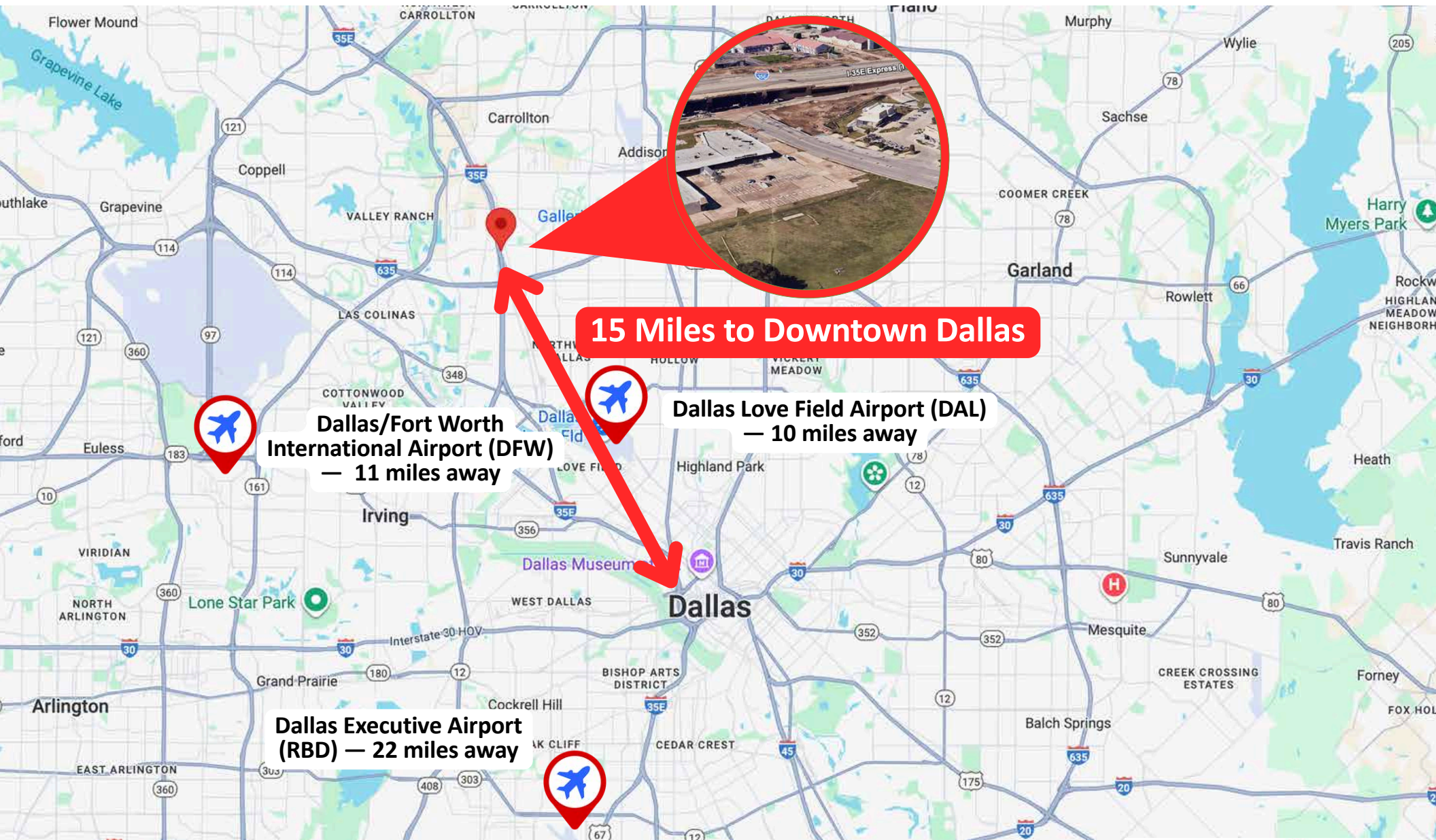
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NET LEASE

LOCATION OVERVIEW



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Market Overview - Dallas-Fort Worth MSA

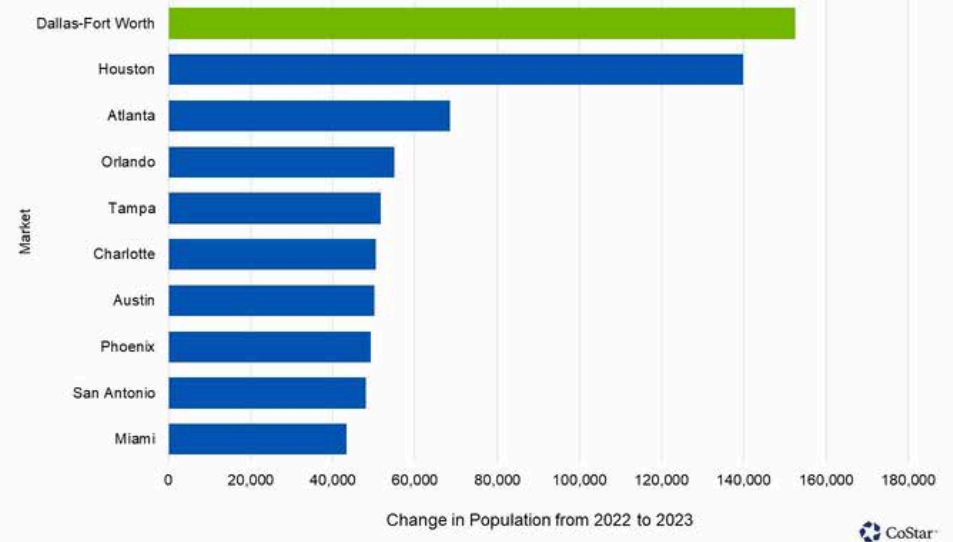
The Dallas-Fort Worth Metroplex is the third fastest-growing major metro in the United States, adding over 150,000 residents in a single year and projected to surpass 9.1 million people by 2030. That growth means more rooftops, more commuters, and more daily traffic on high-volume corridors like I-35E, exactly the demand engine that drives QSR volume.

What makes this site exceptional is its position on the northbound side of I-35E coming from downtown Dalls on the “going-home” side. With over 200,000 vehicles per day passing the interchange and Farmers Branch's 4,000-plus companies generating a 73% daytime population surge, the evening commute past Valley View is a concentrated, recurring stream of time-pressed, hungry commuters looking for a convenient pull-off before reaching home. Hard corner. Signalized intersection. Direct freeway visibility. Multiple curb cuts. This site is purpose-built to capture that traffic.

On the supply side, DFW retail vacancy sits at just 5% with annual rent growth above 4%, and new pad opportunities in established infill corridors are essentially gone. The area surrounding this interchange is fully built out — making Valley View one of the last available ground-up QSR pad sites on this corridor, with no competing drive-thru QSR food concept in place to dilute demand. For a brand looking to plant a flag on one of North Dallas's premier commuter interchanges, the opportunity is here and it won't last.



Dallas-Fort Worth Adds Most Residents Among Major Markets



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