



SALE PRICE
CONTACT BROKER

The subject property has recently been rezoned to allow for the development of residential townhomes on 6.6 acres at the Desoto Springs Mixed-Use corner near the southwest corner of W Belt Line Rd and Elerson Rd in Desoto, Texas. The entire mixed-use site encompasses approximately 11 acres, with both commercial and residential land available.

This site offers builders flexible options, as it can be developed for Build For Rent Townhomes or For Sale Townhomes. The residential portion has received zoning approval for medium-density residential townhomes with SF-A zoning.

HIGHLIGHTS

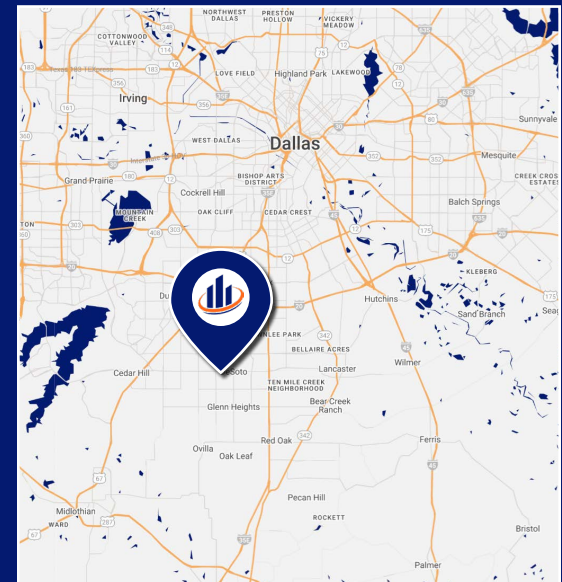
- » The site is within PD-197 and is entitled for Single-Family Attached (SF-A) uses, allowing for residential townhome development without rezoning.
- » Elerson Rd Frontage: 333 ft



RESIDENTIAL LAND OPPORTUNITY

SW Corner of West Belt
Line Rd & Elerson Rd
Desoto, TX 75115

AVAILABLE:
6.6 AC



RESIDENTIAL LAND OPPORTUNITY

SW Corner of West Belt Line Rd & Elerson Rd | Desoto, TX 75115

The plan addresses the city's desire for more retail while recognizing the need for housing the city has identified in the draft Comprehensive Plan. Townhomes provide an important transition of land use from Belt Line Road for the residential properties to the south and east.

SF-A Townhome lots to allow for a portion of the property to be reserved for GR Retail.

SF-A Townhomes

- Provides useable backyards which is a top priority for homeowners, particularly those with young families
- Lot size: 2,375 SF (25' x 95')
- Parking: on-site and off-site parking provided (2 enclosed spaces/unit plus 30 visitor spaces)
- Voluntary architectural features
- Open space "tot lot" playground with open space buffers
- No alleys
- The project meets the 50' ROW standards

GR Retail

- Some more intensive uses are restricted in the PD to make the retail more compatible with the existing and proposed residential



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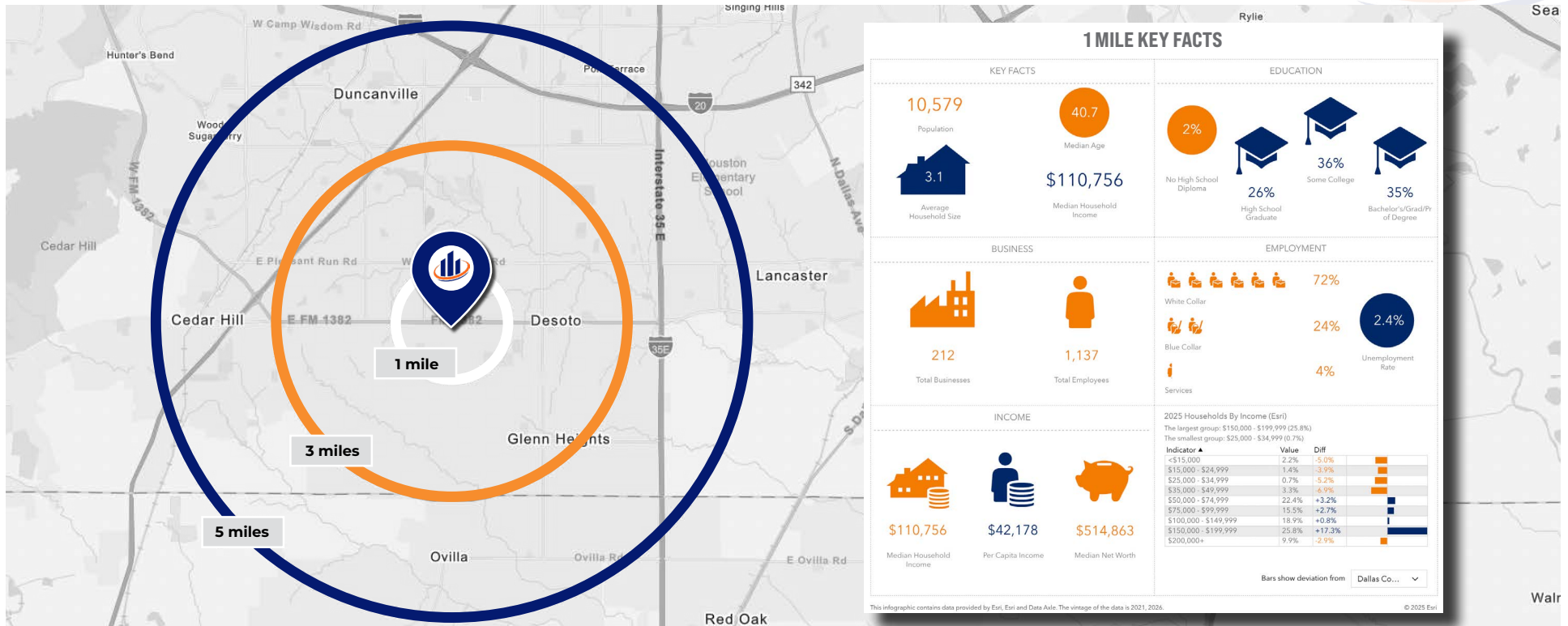
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Located near the southwest corner of West Belt Line Road and Elerson Road, this site sits in the heart of DeSoto, a thriving community within the Dallas-Fort Worth metroplex. With convenient access to I-35E and major thoroughfares, the property benefits from strong regional connectivity while serving a well-established suburban market.

RESIDENTIAL LAND OPPORTUNITY

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2025 Summary

2030 Summary

	1 Mile	3 Miles	5 Miles	1 Mile	3 Miles	5 Miles
Population	10,579	76,951	190,010	10,585	77,679	191,056
Households	3,430	27,195	67,068	3,455	27,602	67,865
Families	2,779	19,939	48,056	2,798	20,260	48,656
Average Household Size	3.08	2.82	2.82	3.06	2.80	2.80
Owner Occupied Housing Units	2,920	19,257	42,118	2,950	19,997	43,975
Renter Occupied Housing Units	510	7,938	24,950	505	7,605	23,890
Median Age	40.7	39.1	37.3	40.0	39.4	38.0
Median Household Income	\$110,756	\$93,939	\$80,385	\$127,026	\$105,386	\$91,150
Average Household Income	\$129,582	\$114,158	\$103,296	\$142,134	\$127,733	\$115,184



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov