



N Stemmons Fwy (I-35E)
213,000+ VPD

Valley View Ln
24,000+ VPD

Subject Property



2430-2436 Valley View Lane, Farmers Branch, TX 75234

Freeway Off-Ramp High Traffic Corner Development Opportunity - Below Replacement Cost

- Excellent freeway off-ramp corner location at N Stemmons Freeway (I-35E) and Valley View Lane. Road expansion in process.
- Exceptional visibility and traffic counts.
- Value add development with significant lease-up potential.
- Potential to achieve market rents of \$40-45/SF with updated finishes and repositioning.
- Strong demand from national and regional credit tenants seeking quality space in the Farmers Branch submarket.

Farmers Branch
(Dallas), TX

\$3,999,888

**\$195/sf (below replacement cost)
off I-35E Exit 441
over 200,000 VPD**



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FIREHOUSE
THEATRE

BANKHEAD BREWING CO

POC Farms Market

STARWOOD CAFE
Breakfast - Lunch

mustang station
urban living

FARMERS
BRANCH

City Hall

256 Units
Apartments stage 2 - 185 Units

STARCENTER
DALLAS STARS COMMUNITY ICE

Dallas Stars-affiliated two-
rink ice arena offering
hockey, skating, lessons,
and events

DISCOUNT
TIRE

At Fault

CHIPOTLE
IS MY LIFE

Starbucks

Subject Property

RYSE ENERGY
STARCENTER
MULTISPORT

81,000 Sq Ft Recently
Constructed Youth Sports
Complex built by NHL
Dallas Stars Hockey Team

VALLEY CAREER
& TECHNICAL CENTER
WHERE PREPARATION MEETS OPPORTUNITY

motel
6

213,718 VPD - I35-E Express

20,655 VPD - Valley View Ln
Road expansion here

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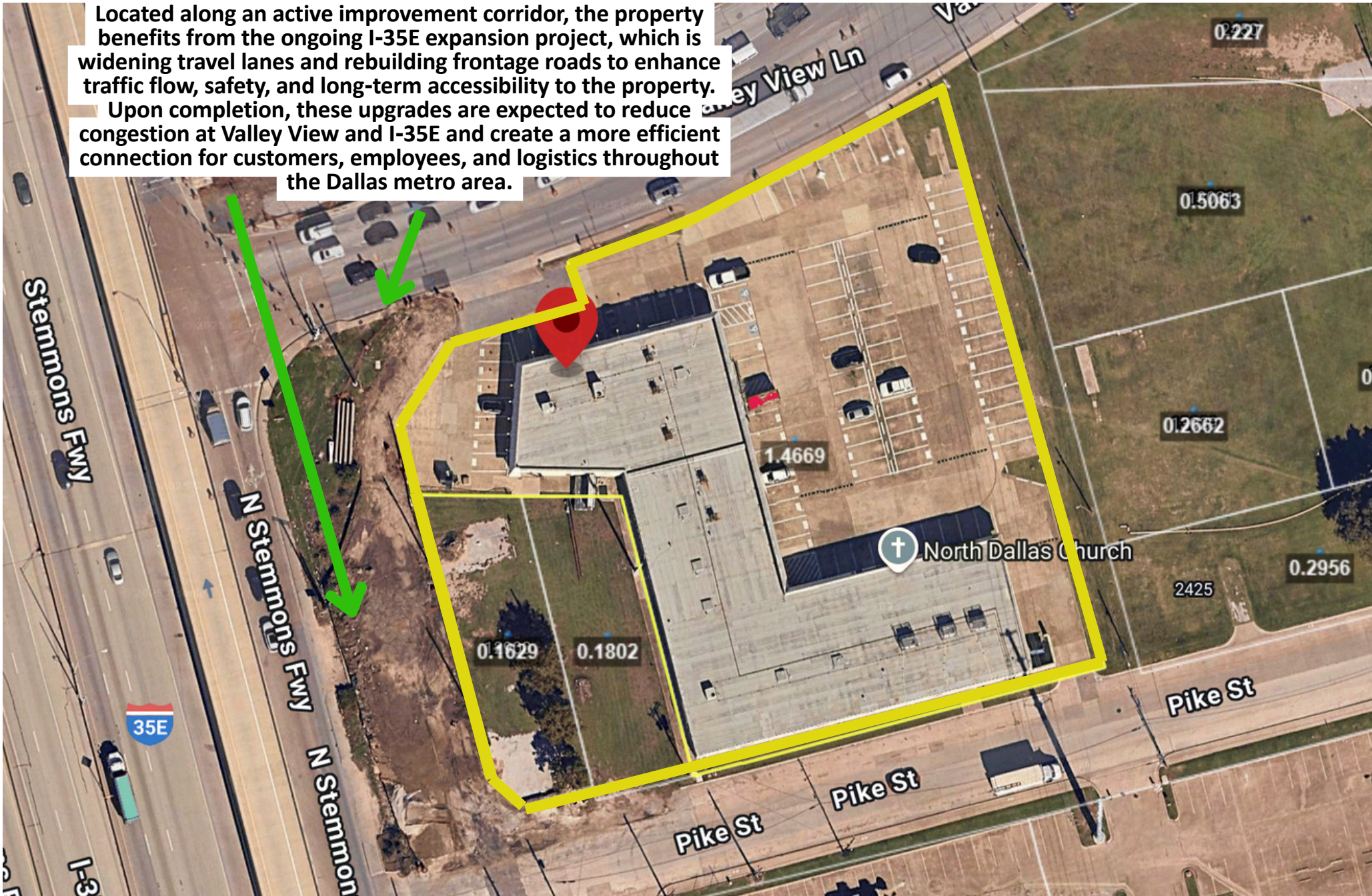
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CURRENT ROAD EXPANSION

Located along an active improvement corridor, the property benefits from the ongoing I-35E expansion project, which is widening travel lanes and rebuilding frontage roads to enhance traffic flow, safety, and long-term accessibility to the property.

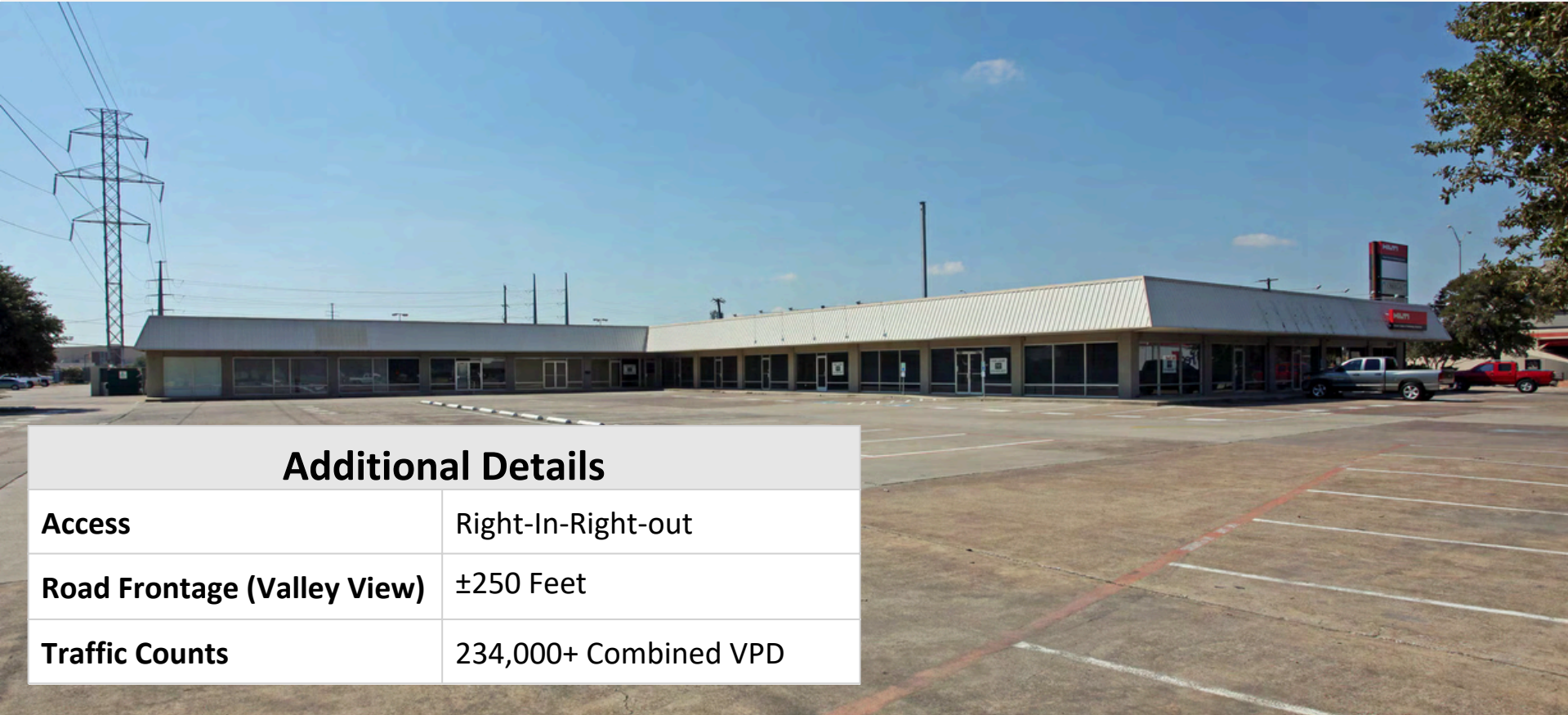
Upon completion, these upgrades are expected to reduce congestion at Valley View and I-35E and create a more efficient connection for customers, employees, and logistics throughout the Dallas metro area.



INVESTMENT SUMMARY

<div>\$3,999,888</div> <div>PRICE</div>	<div>20,515</div> <div>SQUARE FEET</div>	<div>\$195/sf</div> <div>+ Tenant Improvements</div>	<div>\$300-\$450/sf</div> <div>REPLACEMENT COST</div>
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This is an **exceptional value-add commercial property** positioned on a high-traffic corner at N Stemmons Freeway and Valley View Lane, offering outstanding visibility and immediate, direct access as the **first property off Exit 441 from Stemmons Freeway (I-35E)**. **Priced below replacement cost**, this asset presents a unique opportunity to capitalize on significant market demand from national credit tenants seeking premier locations. With targeted tenant improvements, the **property holds the potential to achieve \$40+/sf rents**, maximizing investor returns in a densely populated and affluent area.



Additional Details

Access	Right-In-Right-out
Road Frontage (Valley View)	±250 Feet
Traffic Counts	234,000+ Combined VPD

PROPERTY OVERVIEW



PROPERTY DETAILS

Address: 2430 Valley View Ln, Farmers Branch, TX

Year Built: 1968

Building Size: 20,515 Square Feet

Lot Size: 1.8 Acres

Occupancy: 23.98%



LEASE SUMMARY

Tenant: Van Marcke Plumbing Supply

Lease Type: NNN

Landlord Responsibilities: None

Rent: \$7592/mo

Rent Term to: 9/30/2026 (tenant interested in extending term).



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Sample of Potential Tenants for the Subject Property

Daily-needs and Service Retail

DOLLAR GENERAL®

T Mobile

verizon✓



AT&T

ULTA
BEAUTY

FedEx



Food, Beverage, and QSR/Coffee



Chick-fil-A



CAVA



SHAKE SHACK



Medical, Wellness, and Specialty Showroom,

AspenDental

CareNow
Urgent Care



Orangetheory
FITNESS

corepower
YOGA

SHERWIN WILLIAMS

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LOCATION OVERVIEW



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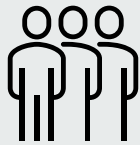
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DEMOGRAPHICS



POPULATION

1 Mile	3 Mile	5 Mile
14,400	130,700	462,400



AVERAGE HOUSEHOLD INCOME

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

First
Property
Off I-35E
Exit

N Stemmons Fwy (I-35E)
213,000+ VPD

Subject Property

Valley View Lane
21,000+ VPD

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Tenant Profile



Van Marcke Plumbing Supply is a wholesale-only plumbing distributor serving professional plumbers, contractors, and facilities managers in key Sun Belt and Southwest markets. The company offers a broad range of pipe, valves, fittings, fixtures, water heaters, pumps, and water treatment products, positioning its branches as one-stop trade counters rather than consumer-focused retail stores. Locations typically combine a functional showroom and counter area with warehouse space designed for efficient material handling and contractor access.

The company maintains multiple locations with a strong presence in Arizona, Nevada, and Texas, strategically placed near transportation corridors and contractor hubs. This regional network is supported by larger distribution facilities that deepen inventory and enable quick fulfillment, which in turn helps drive repeat business from plumbing and HVAC professionals who rely on dependable stock and rapid turnaround.

*Note: Tenant has expressed interest in extending lease.

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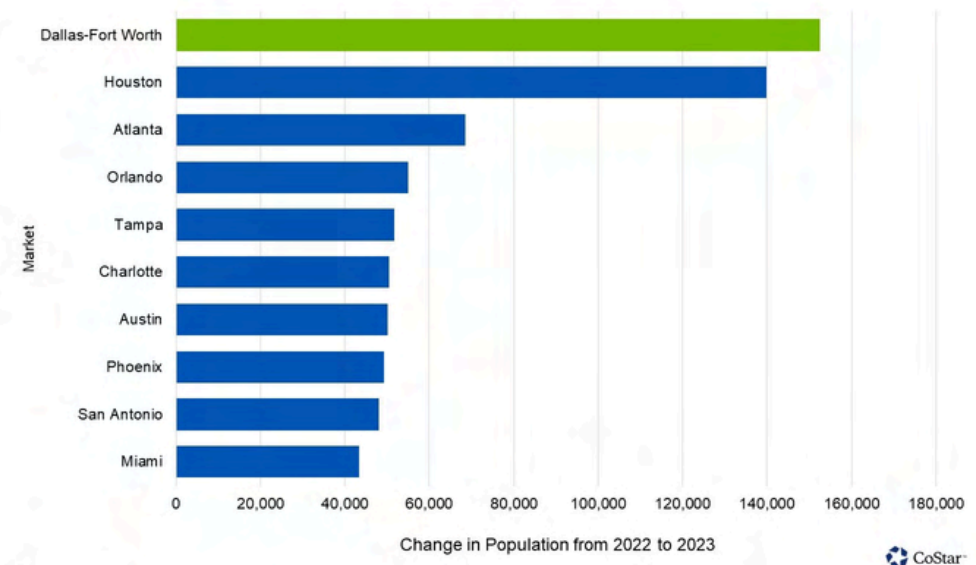
Market Overview - DFW Metroplex

The Dallas–Fort Worth metroplex is one of the fastest-growing major regions in the U.S., adding more than half a million residents since 2020 and continuing to post solid job gains across trade, transportation, construction, and services. This population and employment growth underpins healthy demand for everyday goods and services, benefiting essential-service and trade-oriented users such as plumbing supply houses, building-material distributors, and service retailers that rely on a broad, stable customer base.



From a real estate perspective, DFW remains a national leader in industrial and retail fundamentals, even as vacancy has ticked up from record lows. Industrial vacancy is hovering around 9–9.5% after several years of heavy deliveries, yet the market still records millions of square feet of positive net absorption each quarter, driven by logistics, manufacturing, and construction-related users. Retail vacancy is much tighter at roughly 5%, with annual rent growth above 4% and limited new supply, particularly in high-growth northern suburbs where service and trade tenants compete for well-located space

Dallas-Fort Worth Adds Most Residents Among Major Markets



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TO MAKE AN OFFER CLICK HERE



Road expansion in process

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