



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 off-ramp
- Across the street from newly built Starcenter Multisport Facility serving 50,000 youth athletes per year (Click here for details)
- 450,000+ Residents within 5 Mi
- Road expansion nearly complete with median on Valley View under construction, allowing more traffic and accessibility to the site (Click here for details)
- Newly constructed Chipotle and Starbucks across the street
- Perfect for QSR's, banks, and other family-oriented businesses

**1.8 Acre Site
(Divisible)**

**CALL FOR
PRICING**



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FARMERS BRANCH



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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DEMOGRAPHICS/AERIAL



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

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

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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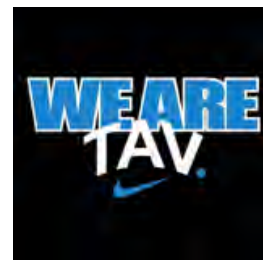
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StarCenter Multisport - Farmers Branch



The Valley View site sits directly across from the RYSE Energy StarCenter MultiSport Farmers Branch, an 81,780 SF athletic facility operated by the Dallas Stars NHL team that opened in January 2025. Configurable for up to 8 basketball courts, 16 volleyball courts, 16 pickleball courts, or 6 throwball courts, the complex draws an estimated 900,000 visitors per year, serving over 50,000 unique youth athletes and is home to Texas Advantage Volleyball (TAV), one of the top club programs in the country. Combined with the adjacent Children's Health StarCenter ice facility, the corridor generates a constant flow of families and spectators seeking quick-service dining options before, between, and after events. Backed by a 25-year Dallas Stars lease and a \$20M+ joint investment with the City of Farmers Branch, the campus represents durable, institutional commitment to this location.



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BRANCH

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SITE AERIAL & CURRENT ROAD EXPANSION



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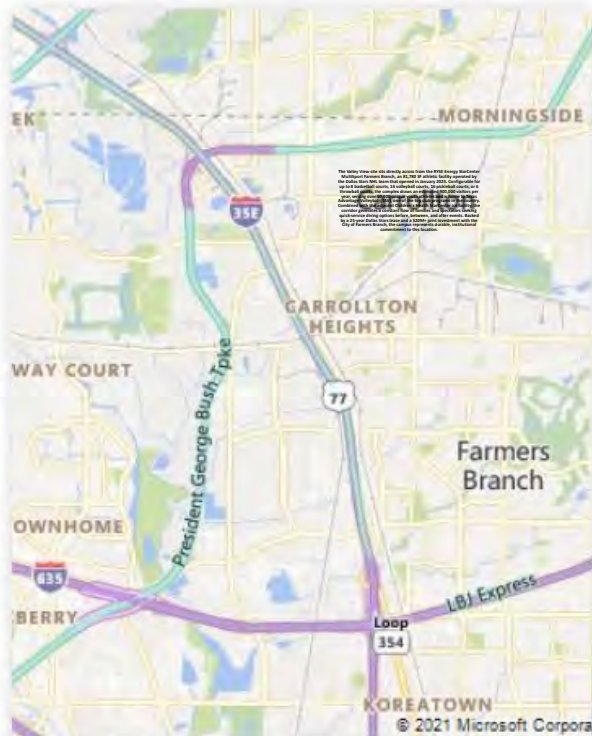
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Road Expansion



Project name:

I-35 East: I-635 to Denton County

Line

Timeline:

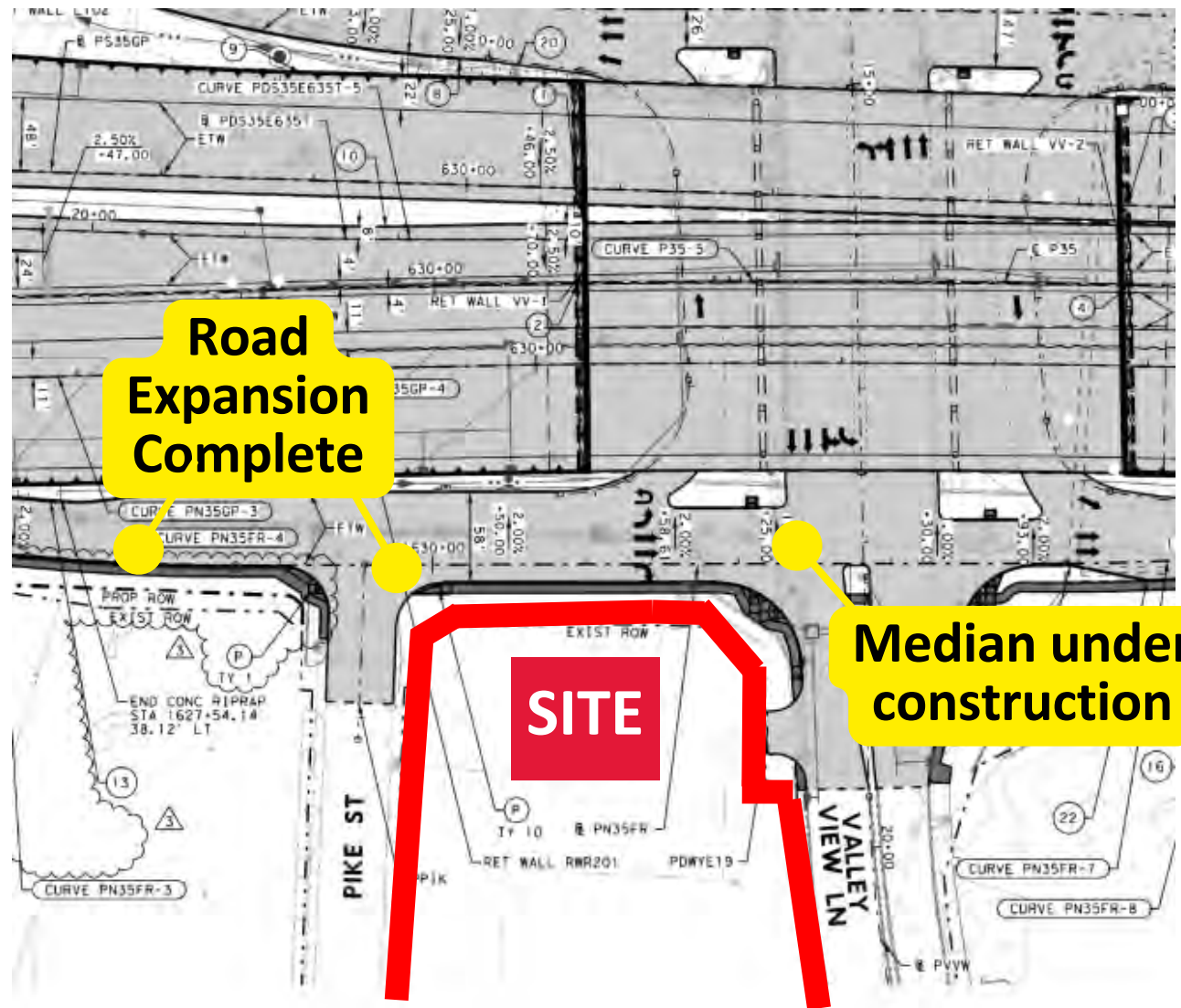
2022-2027

Cost:

\$709,000,000

Public benefits:

[Driver benefits*](#)



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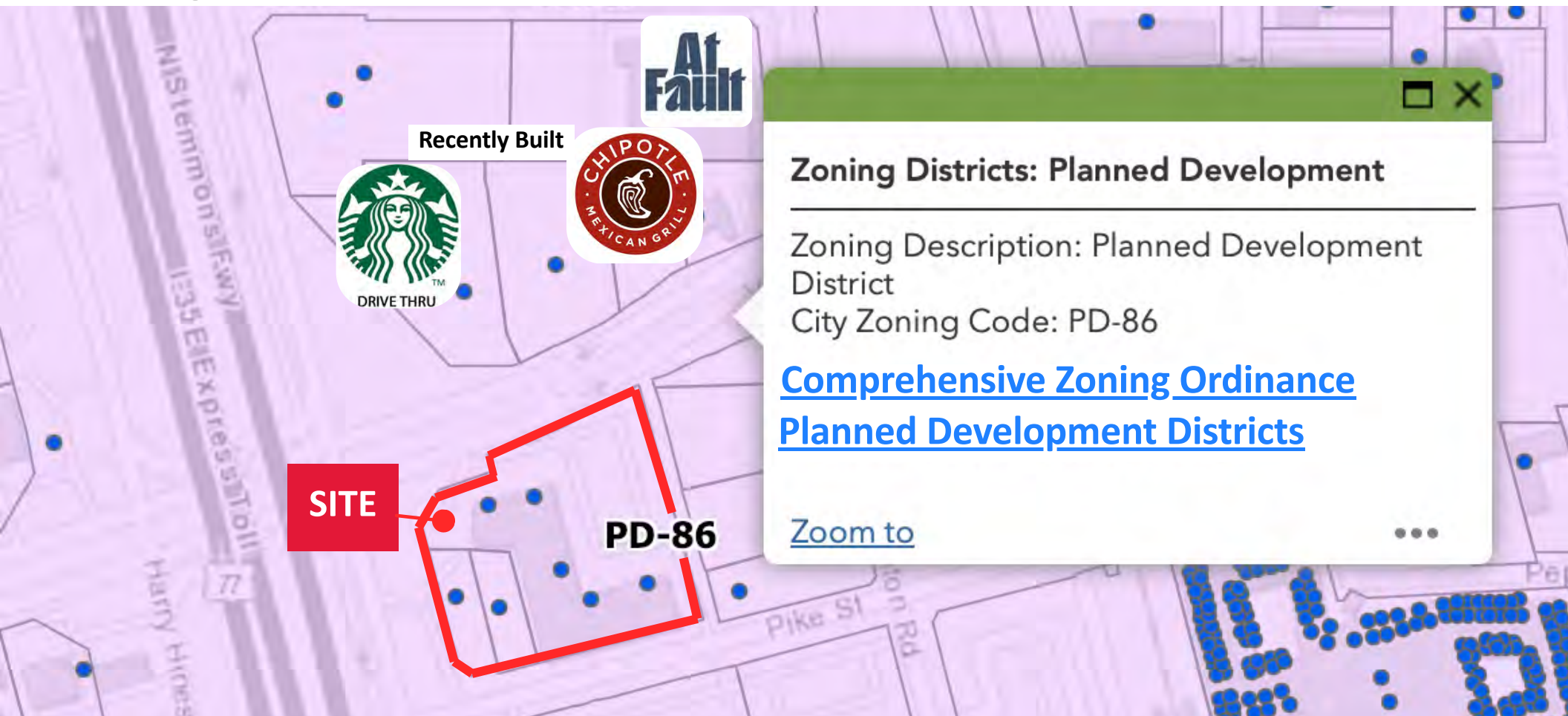
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Zoning Information - (PD-86)



Zoning Districts: Planned Development

Zoning Description: Planned Development District

City Zoning Code: PD-86

[Comprehensive Zoning Ordinance](#)
[Planned Development Districts](#)

[Zoom to](#)

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

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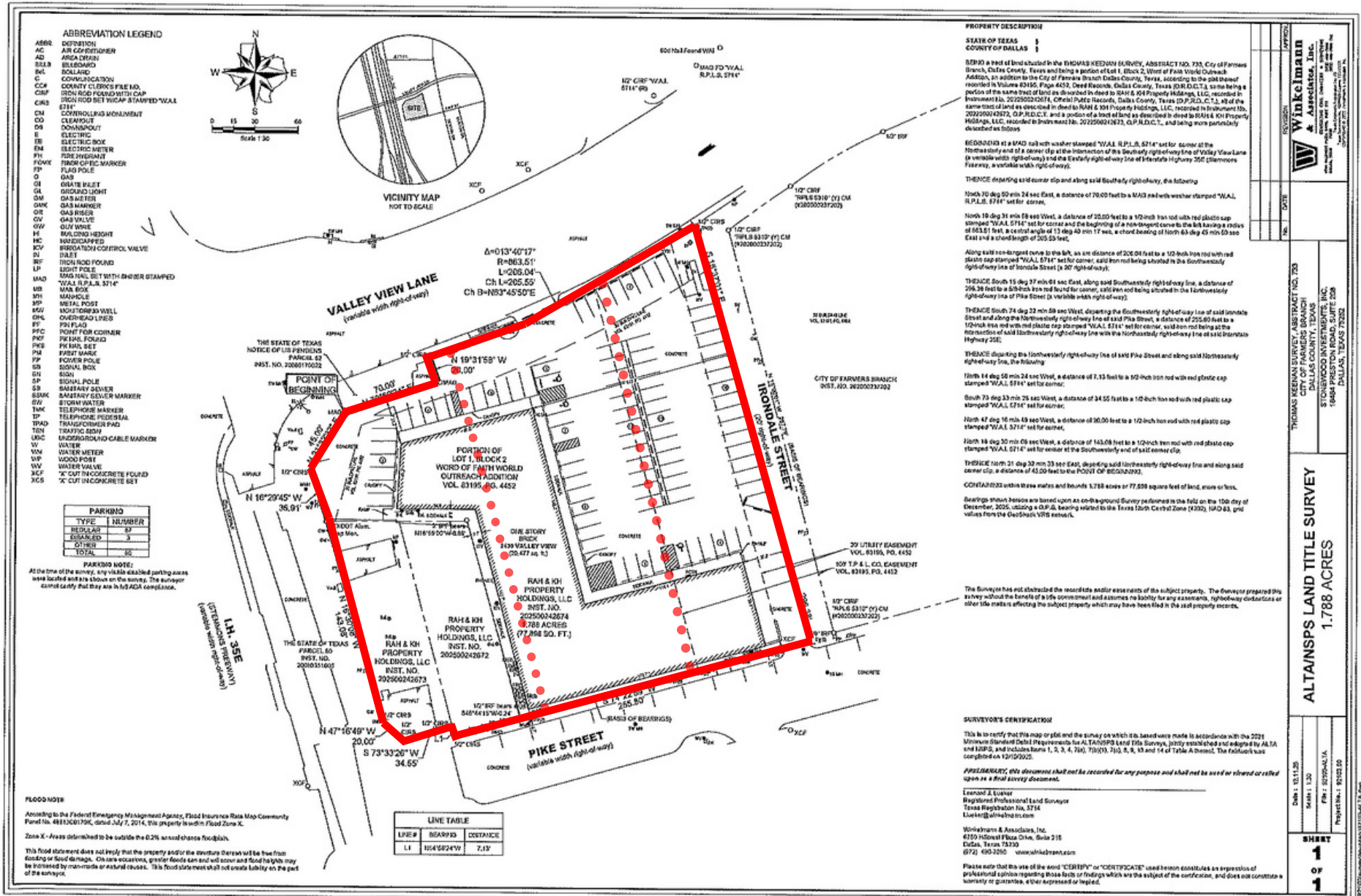
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Conceptual Site Plan - 2 Tenant



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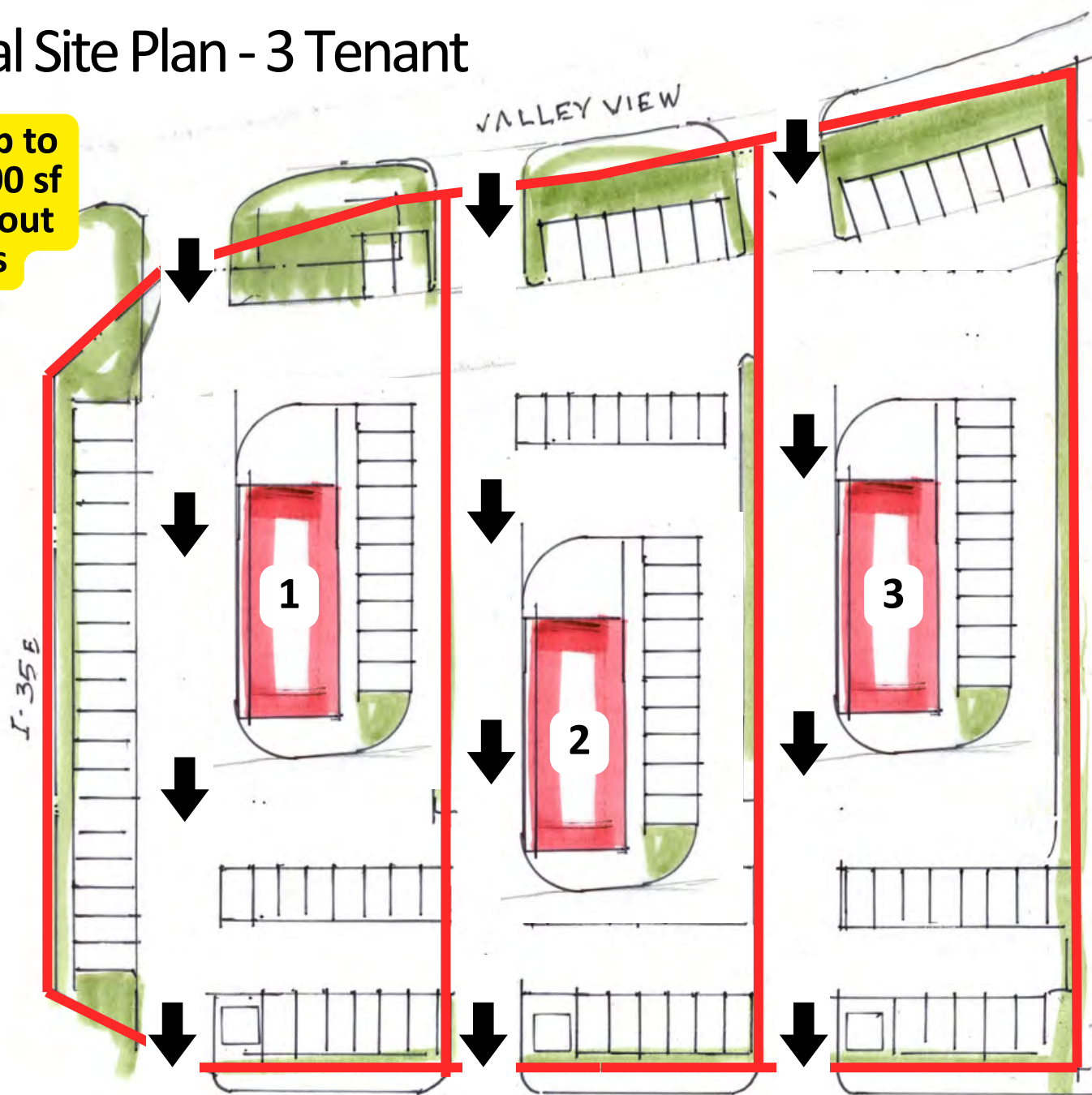
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LemRx
NET LEASE

Conceptual Site Plan - 3 Tenant

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



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NET LEASE

Market Overview - Dallas-Fort Worth MSA

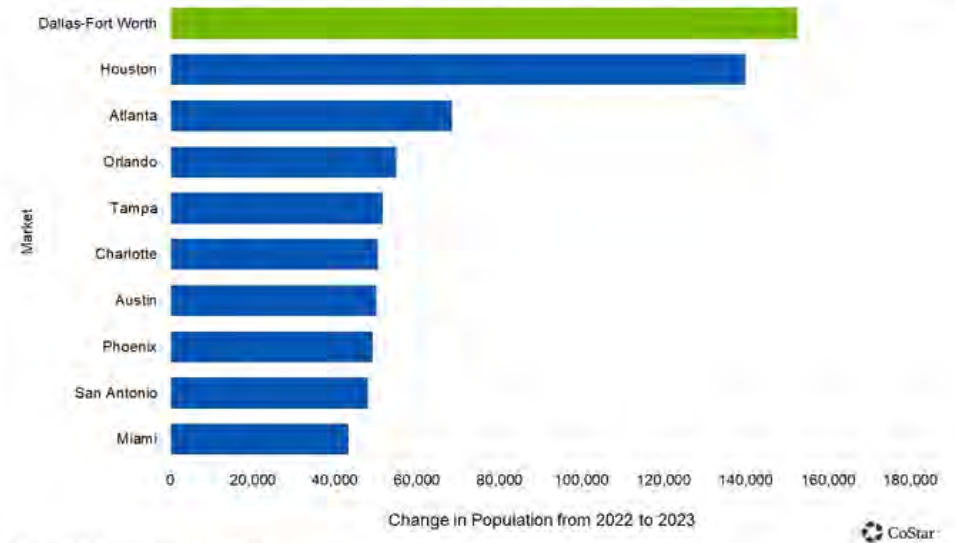
The Dallas-Fort Worth Metroplex is the third fastest-growing major metro in the United States, adding over 150,000 residents in a single year and projected to surpass 9.1 million people by 2030. That growth means more rooftops, more commuters, and more daily traffic on high-volume corridors like I-35E,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