

OFFERING MEMORANDUM

300 W WINTERGREEN

300 W WINTERGREEN ROAD, DESOTO TX 75115

300 W Wintergreen

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W Wintergreen Rd

Shadybrook Dr

Marble Canyon Dr

Thunderbrook Dr

Greenbrook Dr

01

Executive Summary

Investment Summary

N Hampton Rd

300 W WINTERGREEN

Blit Ave

OFFERING SUMMARY

ADDRESS	300 W Wintergreen Road Desoto TX 75115
COUNTY	Dallas
OFFERING PRICE	\$850,000
PRICE PSF	\$2.25
LAND SF	377,927 SF
LAND ACRES	8.939
ZONING TYPE	SF10

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	8,881	78,813	214,697
2026 Median HH Income	\$64,093	\$70,955	\$71,841
2026 Average HH Income	\$92,213	\$93,152	\$93,733





02

Location

- Location Summary
- Local Map
- Regional Map
- Aerial Map
- Major Employers Map

N Hampton Rd

300 W WINTERGREEN

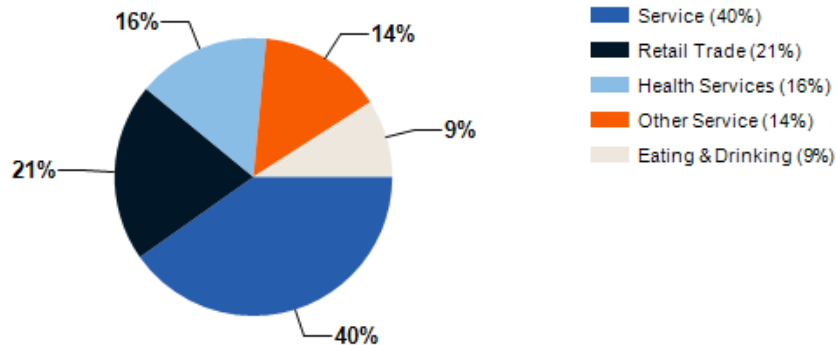
blt Ave

- Exceptional 8.93± acre residential development opportunity located on W. Wintergreen Road in DeSoto, Texas. The property is currently zoned SF-10 and features substantial pre-development progress, including a conceptual subdivision design, utility coordination, and site planning. Utilities are available on-site, providing developers with the opportunity to accelerate the development process and reduce entitlement timelines.

Ideally positioned within an established residential corridor, the site offers convenient access to Interstate 35E, Interstate 20, and U.S. Highway 67, connecting residents to major employment centers throughout the Dallas-Fort Worth Metroplex. Surrounded by quality neighborhoods, schools, parks, retail, and community amenities, the property is well-suited for a single-family residential subdivision, gated community, or other residential development concepts subject to city approvals.

This is a rare opportunity to acquire a development-ready site

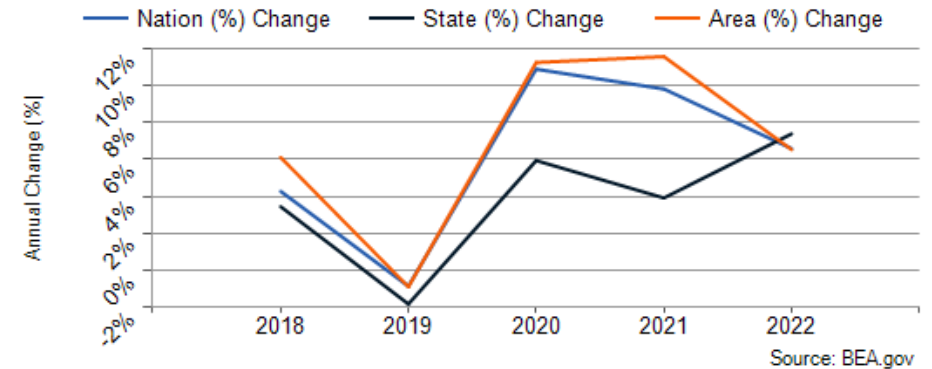
Major Industries by Employee Count

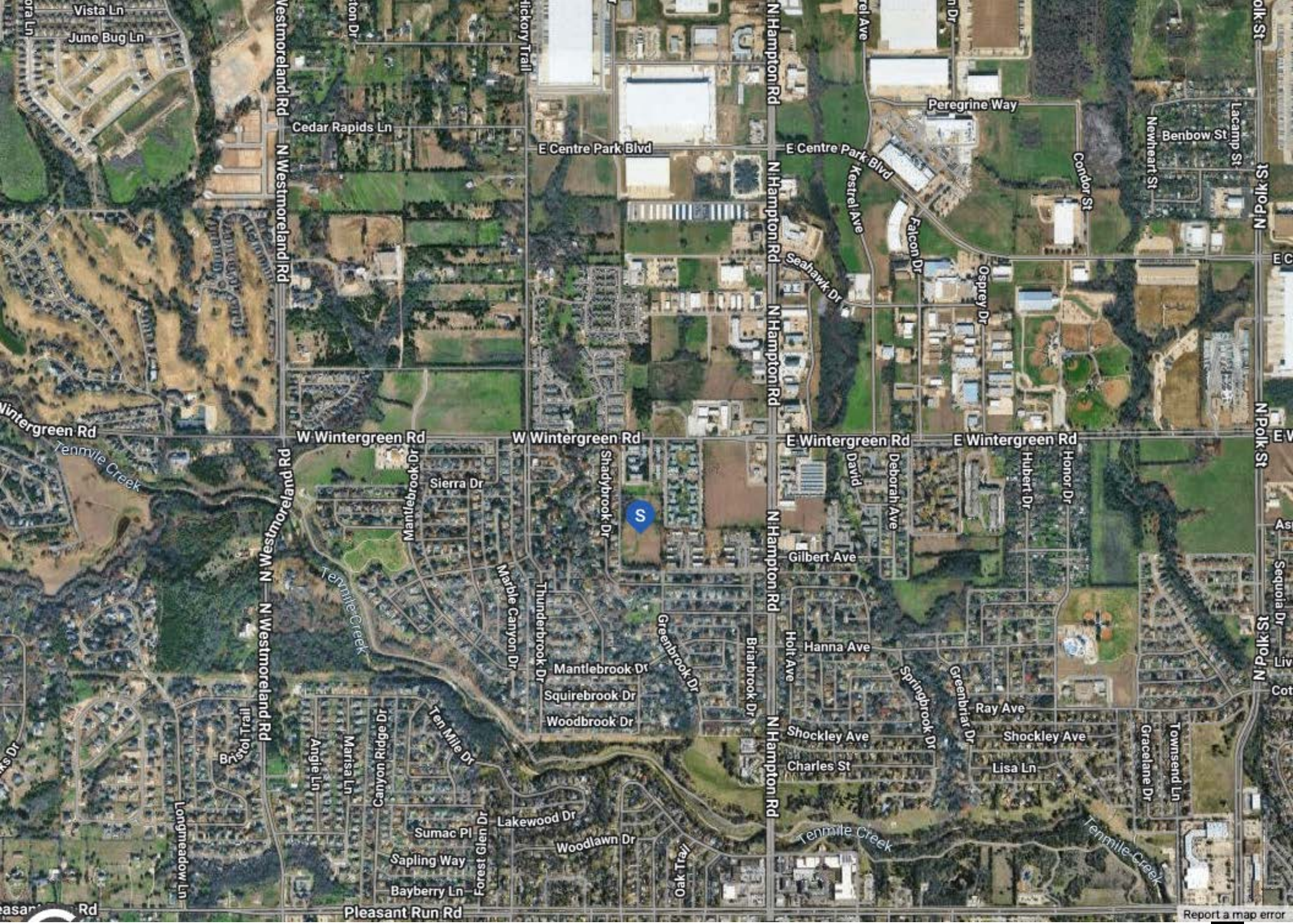


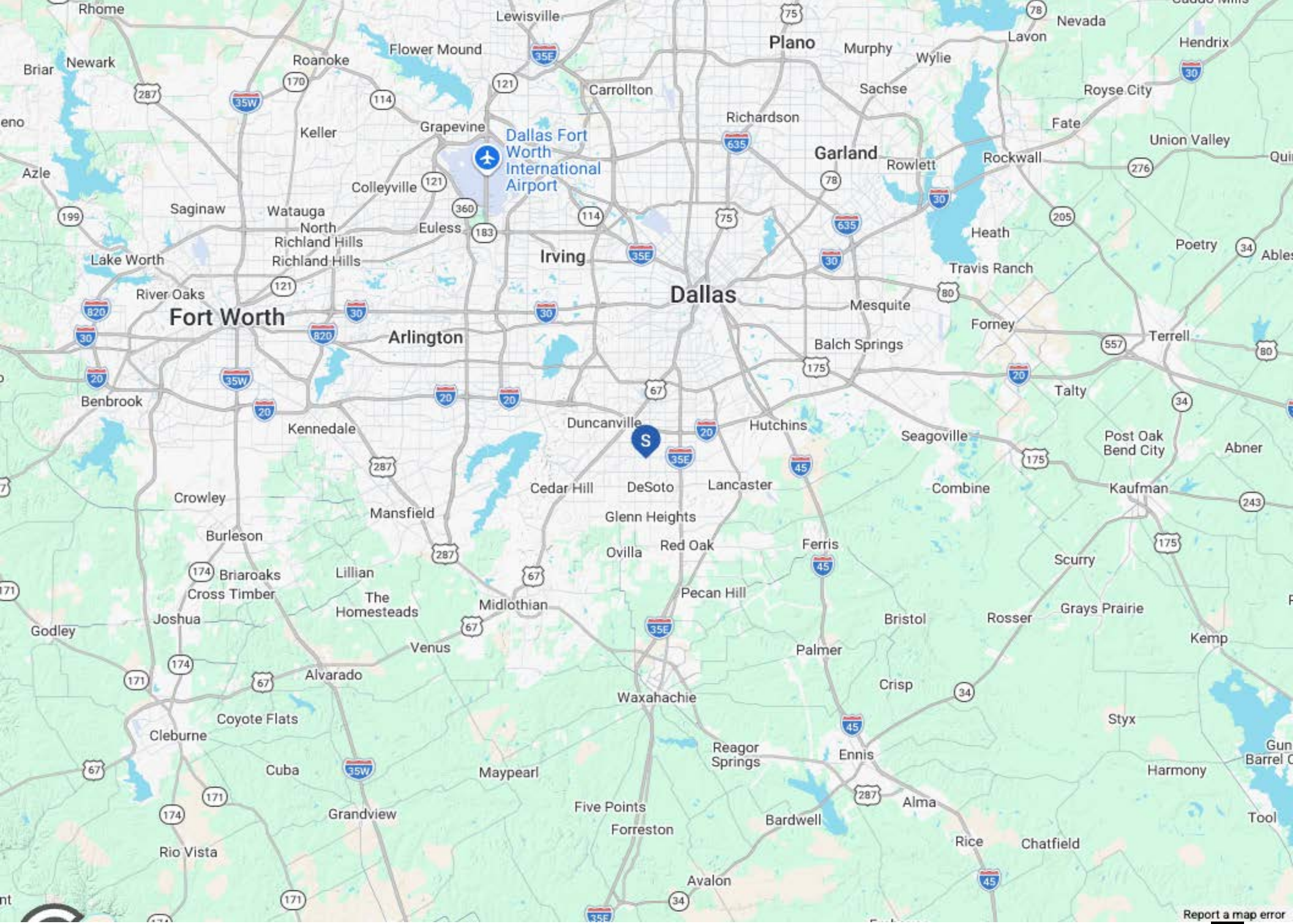
Largest Employers

Acumen Enterprises	20
Elstonaire, Inc.	19
MRG Meridian Apartments Ltd	6
Communicaide Co	5
Wildwood Development Company I Ltd	4
Brass & Gas Inc	4
Rozier Blythe Co	3
Silver Fox Logistics LLC	1

Dallas County GDP Trend







Report a map error



Adam Pl

Shadybrook Dr

Shadybrook Dr

Adam Pl

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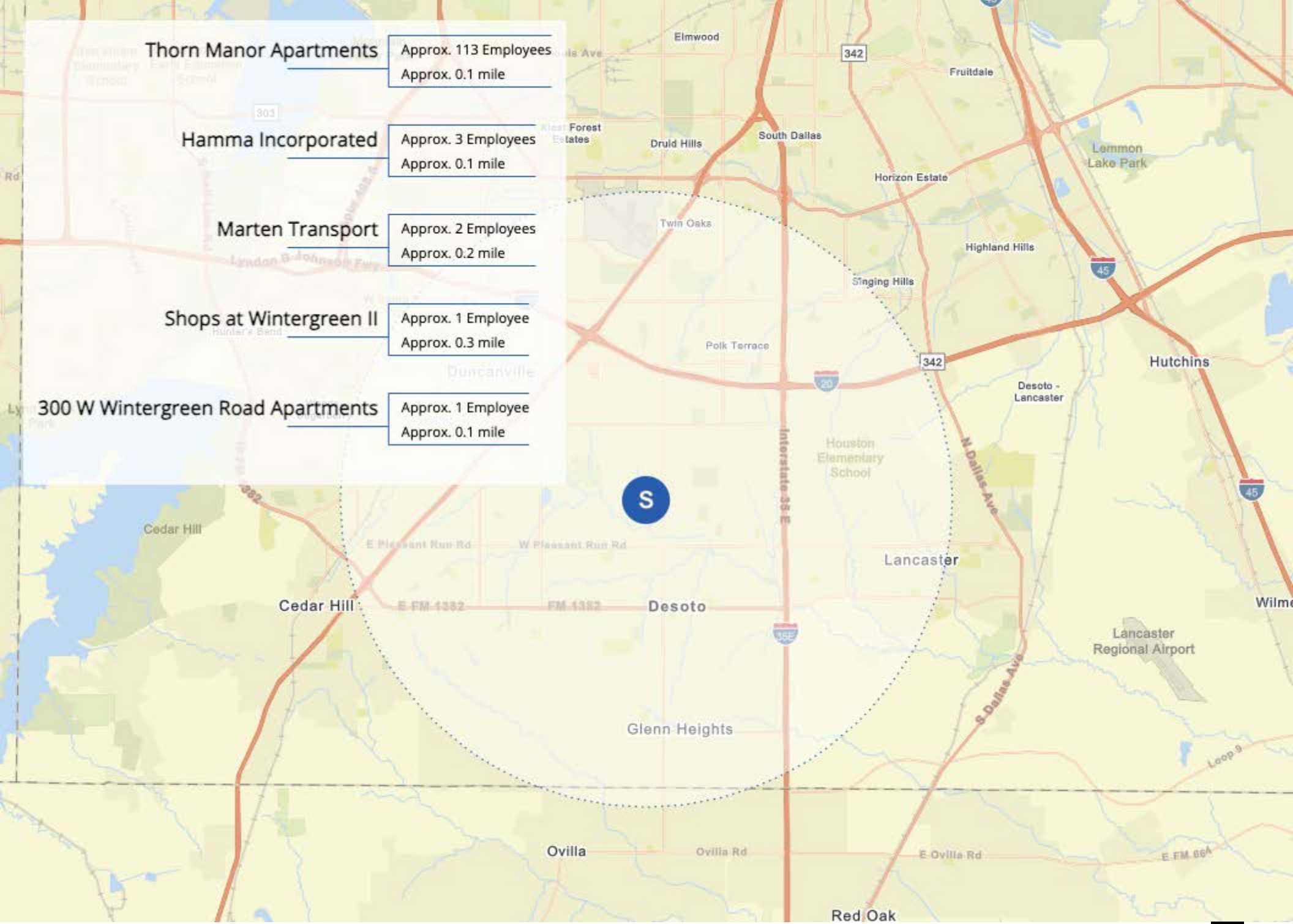
Greenbrook Dr Greenbrook Dr

Shadybrook Dr

Meriweather F

S

Report a map error





03

Property Description

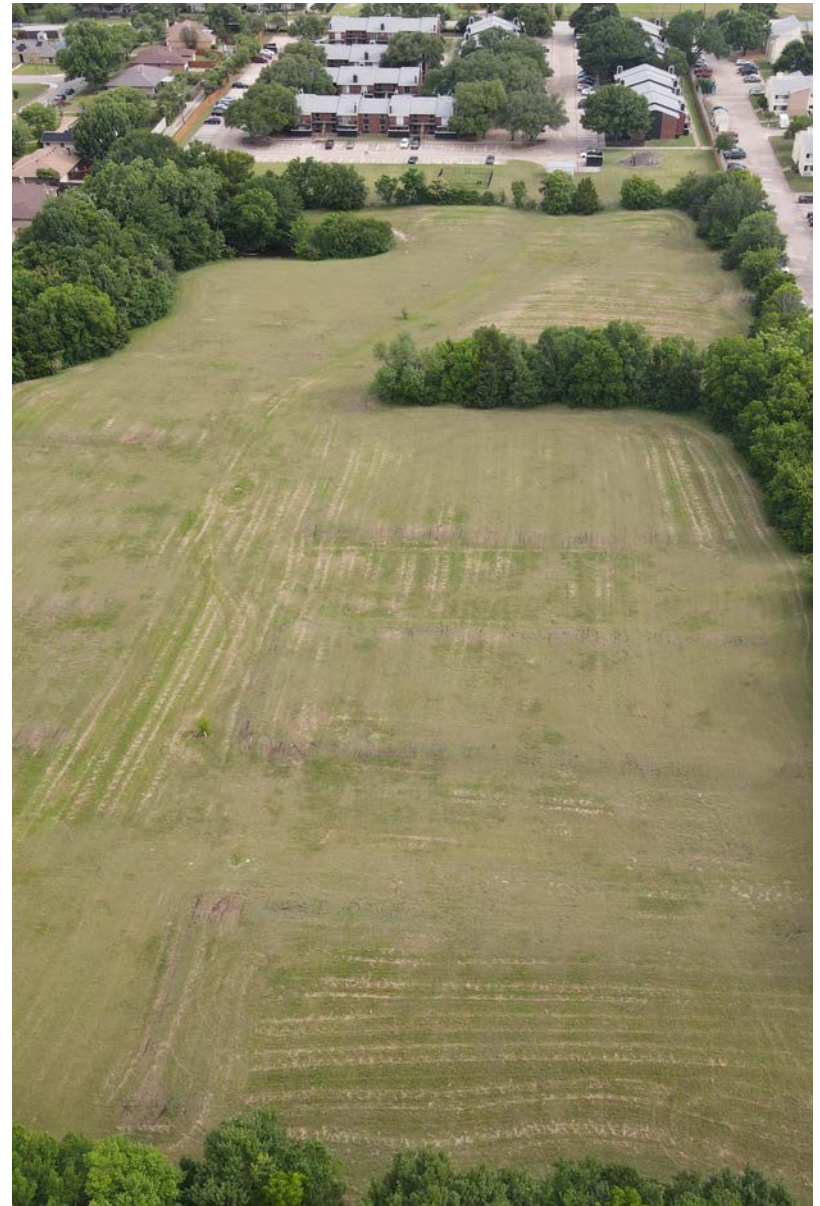
Property Features

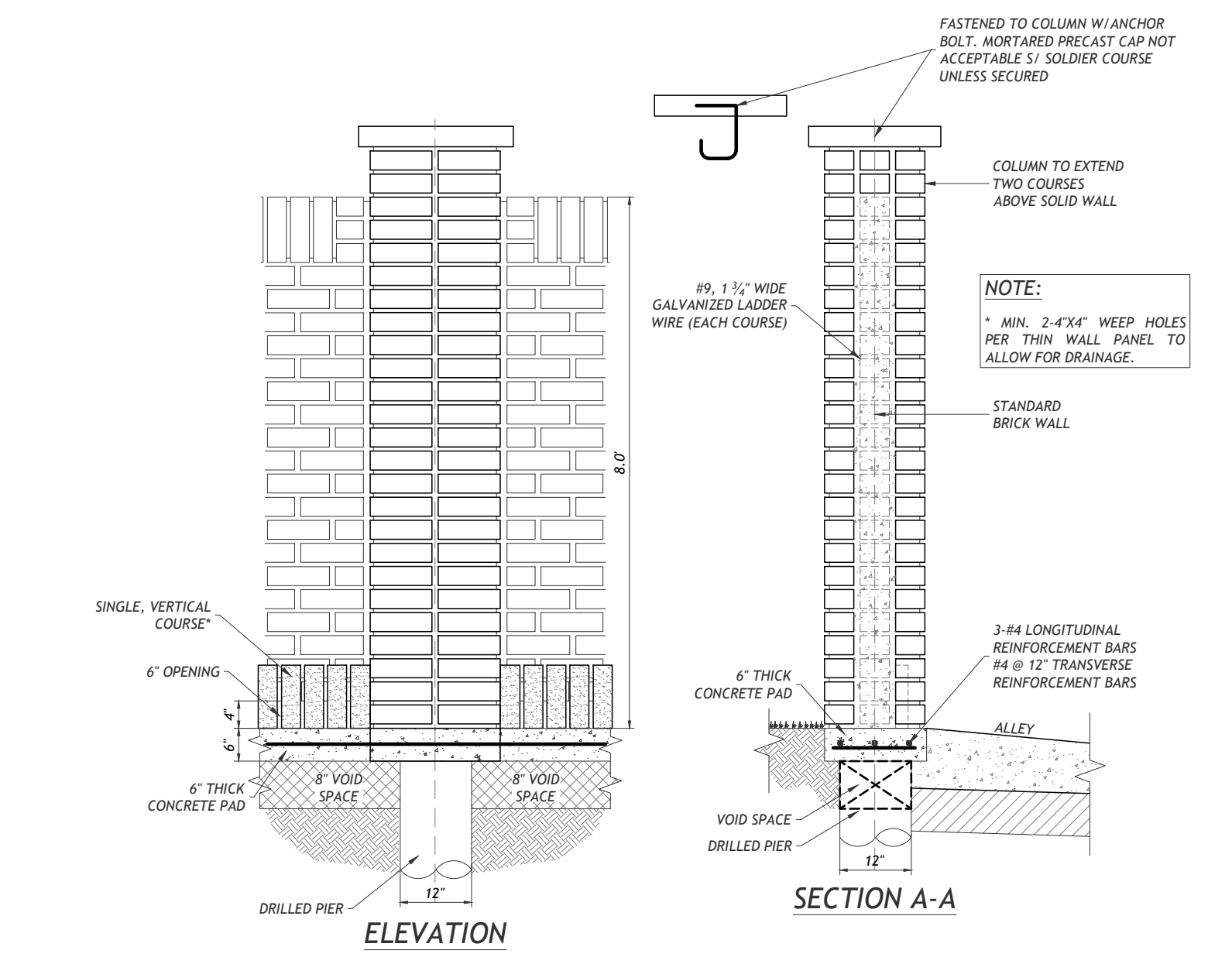
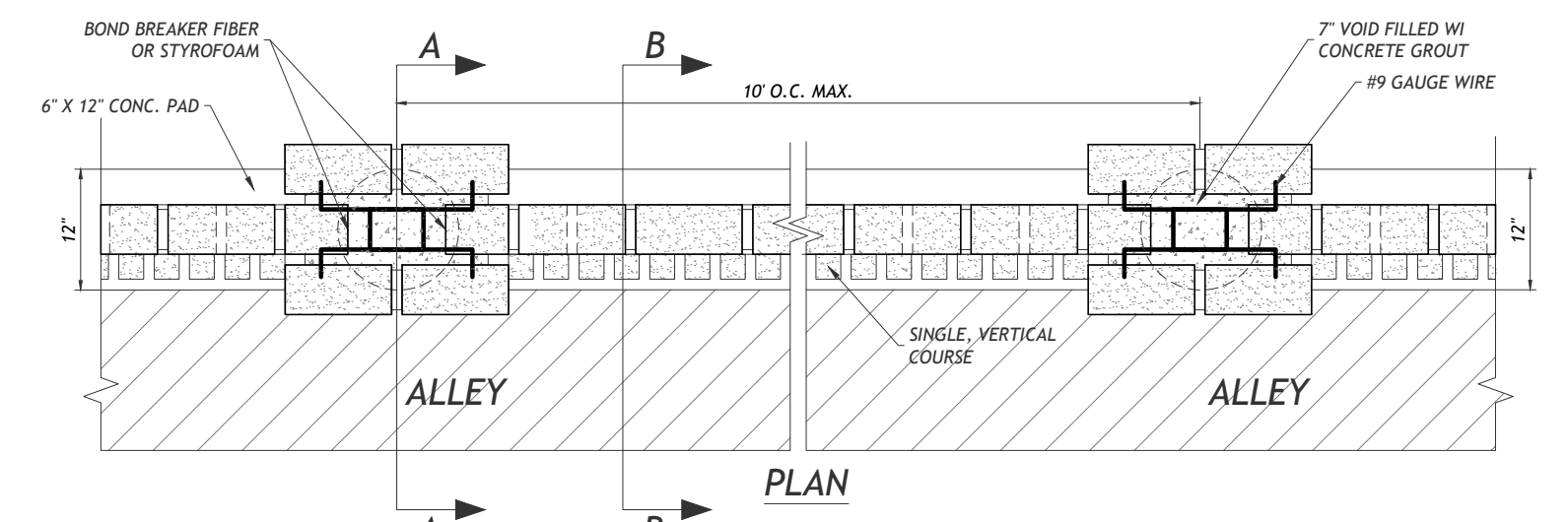
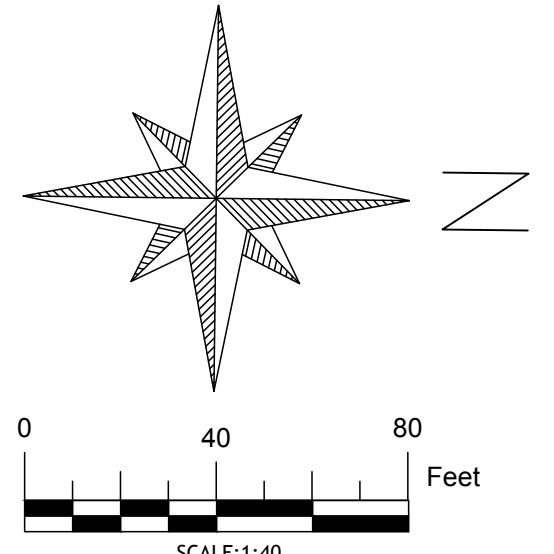
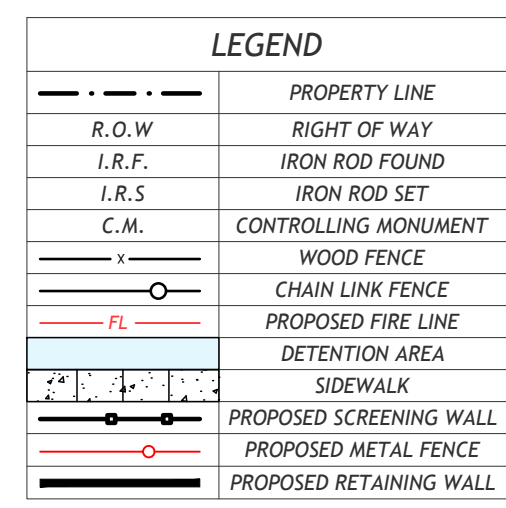
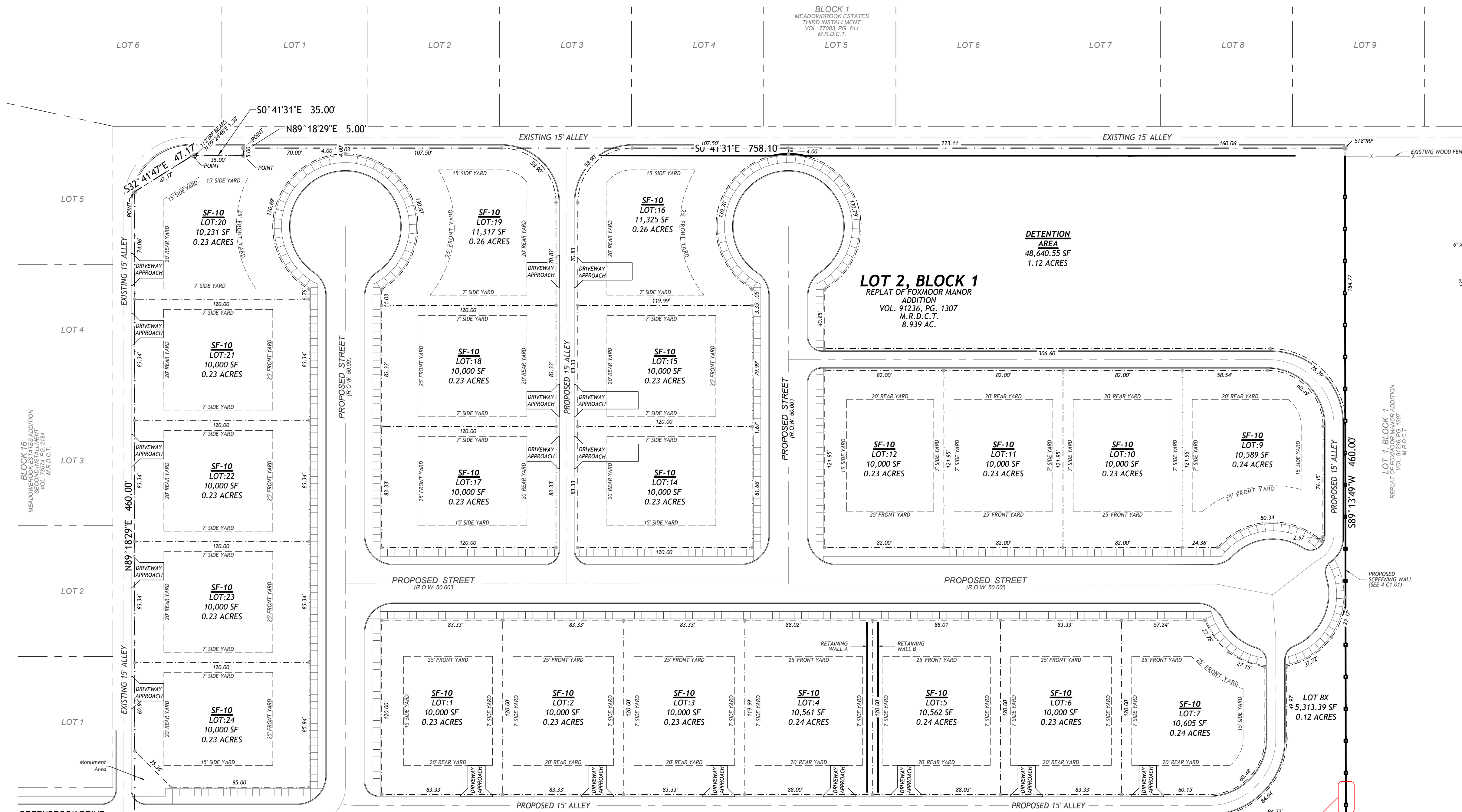
Property Images

300 W WINTERGREEN

PROPERTY FEATURES

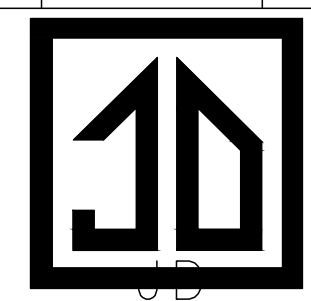
LAND SF	377,927
LAND ACRES	8.939
ZONING TYPE	SF10





4 C1.01 SCREENING WALL DETAILS SCALE: NTS

REVISIONS			
REV. NO.	REV. DATE	DESCRIPTION	APPROVED



JD RIVERO
DALLAS 1 LLC
We enrich your life
Architecture &
Engineering

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TEL: (214) 462-0683 www.jdrivero.com

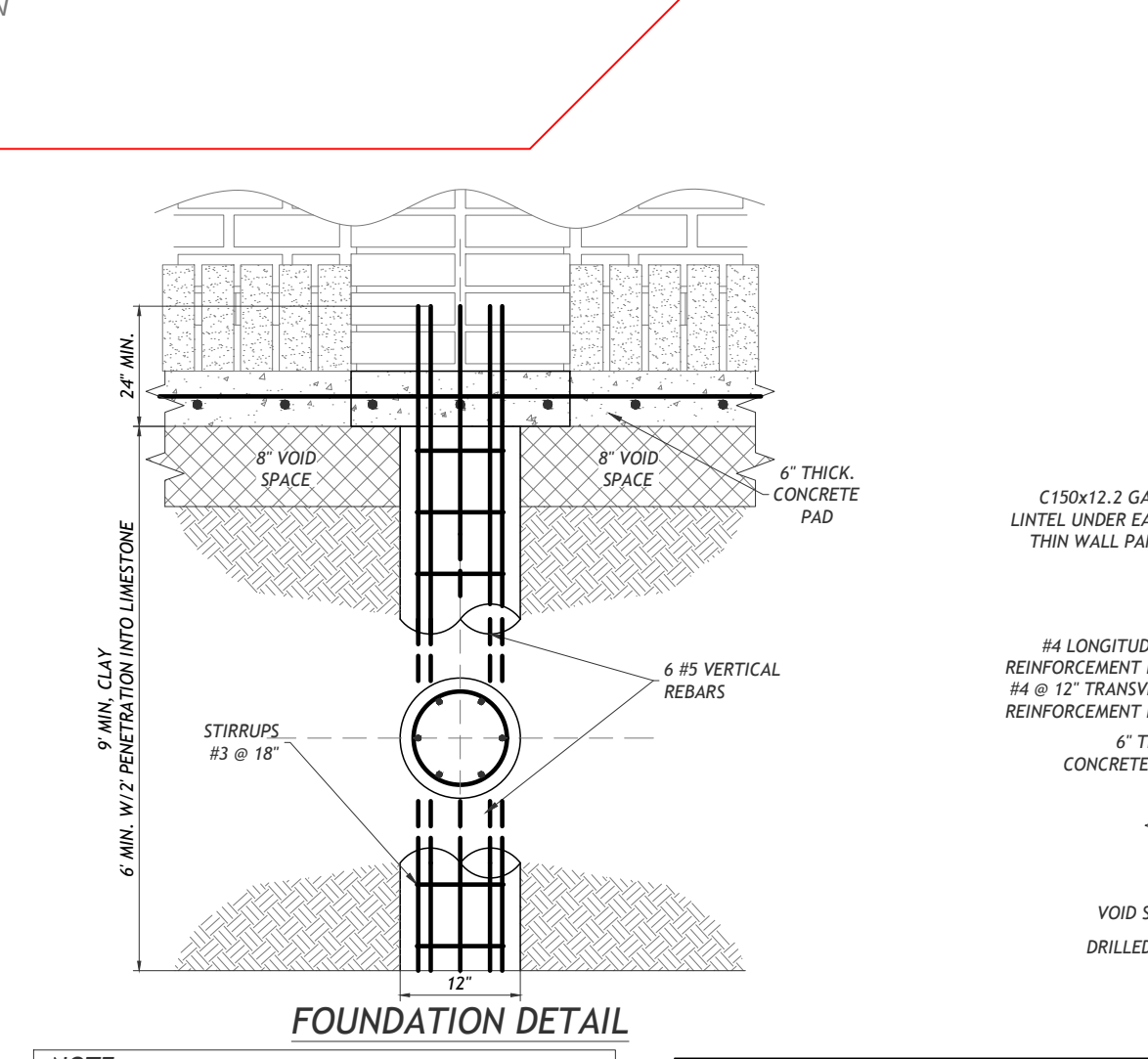
JD RIVERO ENGINEERING LLC F-22854

PLAT NO.	BLDG PERMIT NO.	SDC ENGINEERING TRACKING NOS.

PROPOSED SITE PLAN
SITE DEVELOPMENT ON 300 W WINTERGREEN
300 W WINTERGREEN RD DESOTO TX 75115
SUSTAINABLE DEVELOPMENT & CONSTRUCTION
DALLAS, DESOTO TX 75115

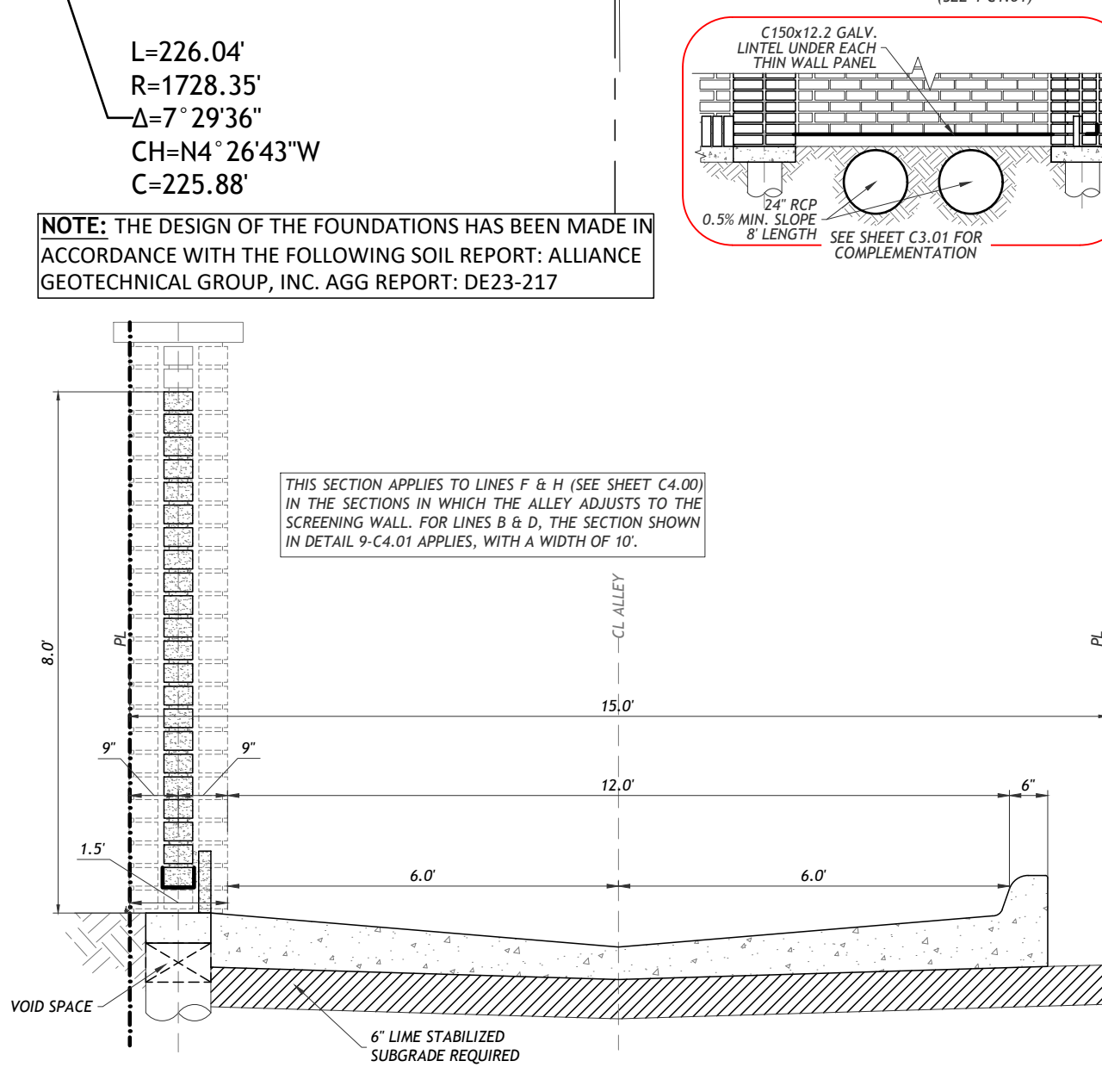
REVIEW BY:	DRAWN BY:	DATE	FILE	NUMBER	SHEET
L.D.J.	J.D.R. DALLAS	07/12/2021	---	8.80	C1.01

OWNER:
300 WINTERGREEN LLC
OWNER ADDRESS:
5900 BALCONES DR. STE 100, AUSTIN, TEXAS 78731

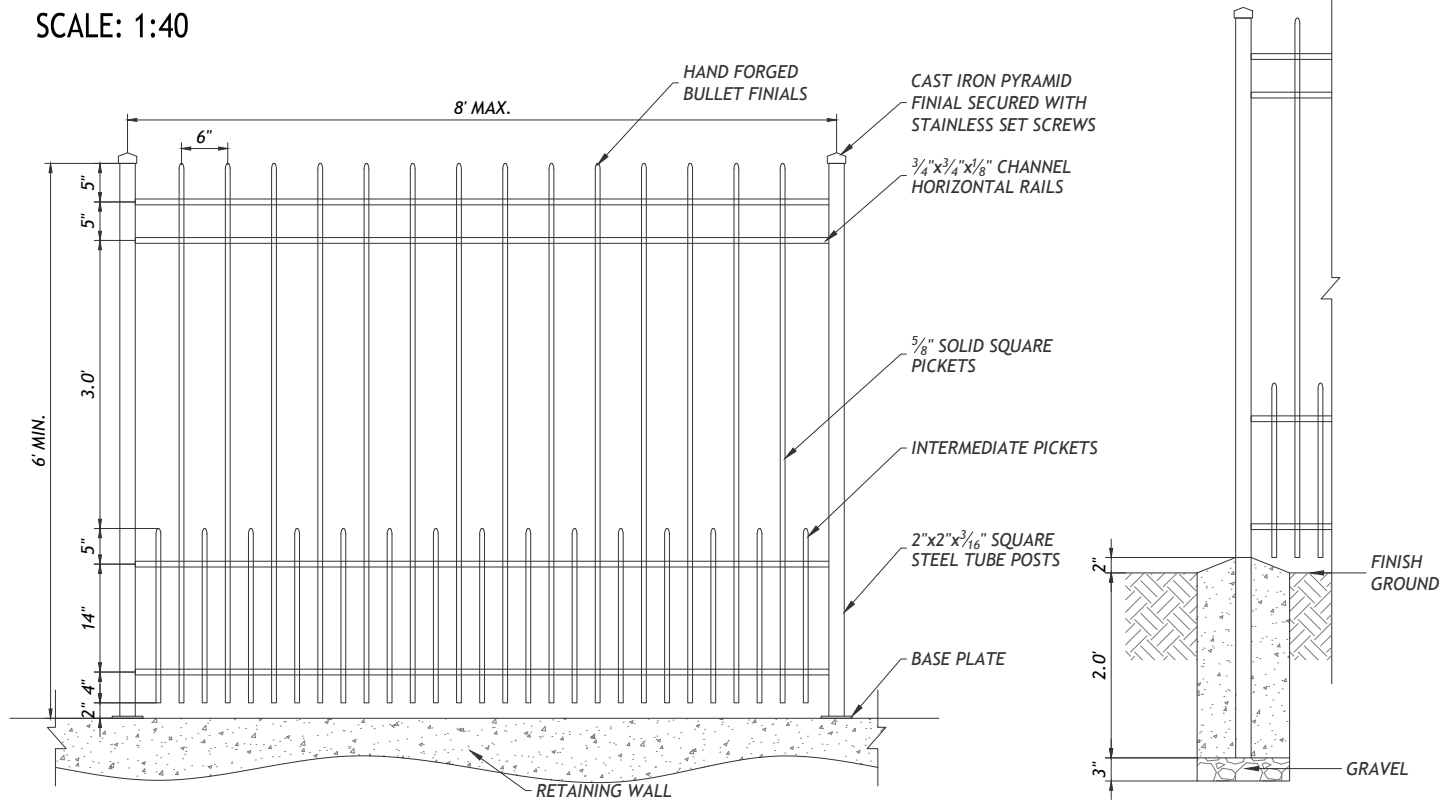


- NOTE:**
1. CONCRETE COMP. STRENGTH - 4000 P.S.I. (MIN.)
 2. REINFORCEMENT STEEL - ASTM A615 - GR 60
 3. CLEAN BOTTOM OF HOLE PRIOR TO PLACEMENT OF CONCRETE.
 4. CONCRETE SHALL BE PLACED WITHIN 8 HOURS OF DRILLING.
 5. MINIMUM DESIGN WIND PRESSURE - 23.0 LB/SF.
 6. MAX. PLASTER SPACING - 10'-0".
 7. MINIMUM HEIGHT OF WALL - 8'-0".

3 C1.01 ALLEY SECTION & SCREENING WALL SCALE: NTS



2 C1.01 METAL FENCE DETAIL SCALE: NTS

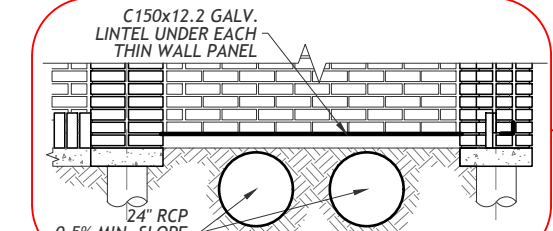


1 C1.01 PROPOSED SITE PLAN SCALE: 1:40

NOTE: THE DESIGN OF THE FOUNDATIONS HAS BEEN MADE IN ACCORDANCE WITH THE FOLLOWING SOIL REPORT: ALLIANCE GEOTECHNICAL GROUP, INC. AGG REPORT: DE23-217

L=232.79'
R=1778.35'
Δ=7° 30'01"
CH=N4° 26'31"W
C=232.62'

L=226.04'
R=1728.35'
Δ=7° 29'36"
CH=N4° 26'43"W
C=225.88'



THIS SECTION APPLIES TO LINES F & H (SEE SHEET C4.00) IN THE SECTIONS IN WHICH THE ALLEY ADJUSTS TO THE SCREENING WALL. FOR LINES B & D, THE SECTION SHOWN IN DETAIL 9-C1.01 APPLIES, WITH A WIDTH OF 10'.

LOT 10, BLOCK 1
MANTLEBROOK FARMS
ADDITION
VOL. 72103, PG. 1954
M.R.D.C.T.

LOT 1, BLOCK 1
LAS CASITAS ADDITION
THIRD INSTALLMENT
VOL. 71083, PG. 1908
M.R.D.C.T.

GREENBROOK DRIVE
ASPHALT PAVEMENT
W/CONC. CURB & GUTTER
(R.O.W. 50.00')

MONUMENT
AHEAD

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

LOT 1

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04

Demographics

- General Demographics
- Race Demographics

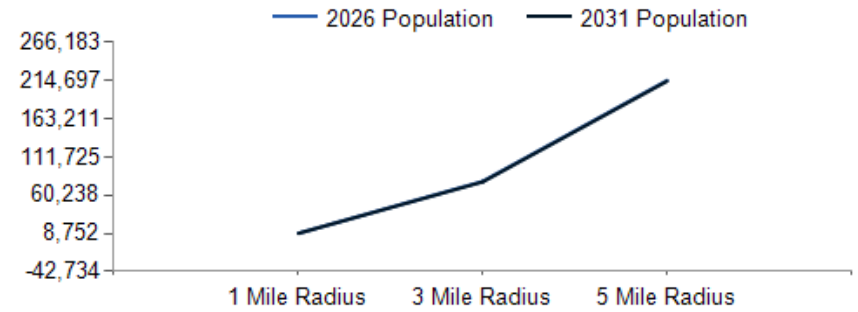
N Hampton Rd

300 W WINTERGREEN

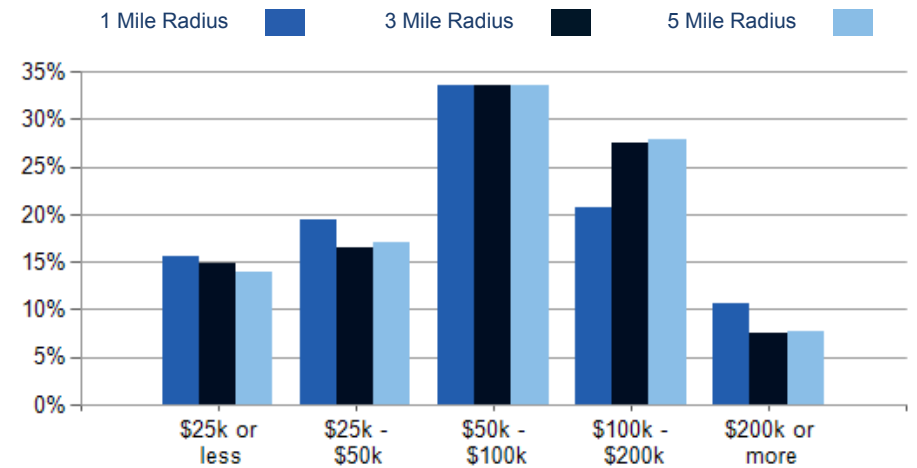
olt Ave

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	7,752	57,227	151,238
2010 Population	8,391	70,906	192,956
2026 Population	8,881	78,813	214,697
2031 Population	8,752	78,104	213,812
2026 African American	5,825	52,350	128,059
2026 American Indian	92	667	2,162
2026 Asian	79	690	1,897
2026 Hispanic	1,801	17,853	61,135
2026 Other Race	700	8,082	27,996
2026 White	1,342	9,492	30,253
2026 Multiracial	839	7,509	24,223
2026-2031: Population: Growth Rate	-1.45%	-0.90%	-0.40%

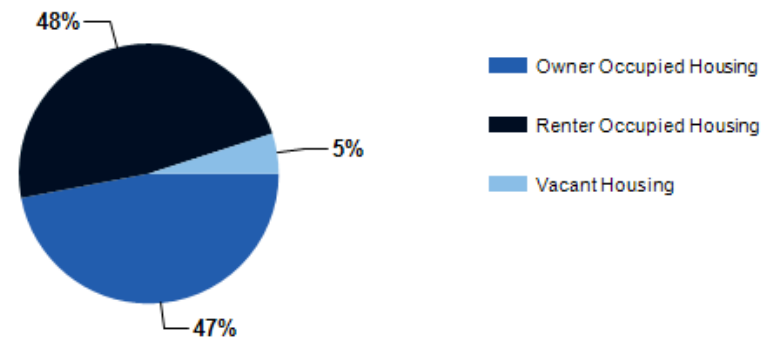
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	307	2,503	6,157
\$15,000-\$24,999	275	1,842	4,470
\$25,000-\$34,999	307	1,664	4,343
\$35,000-\$49,999	414	3,129	8,558
\$50,000-\$74,999	890	6,280	16,036
\$75,000-\$99,999	359	3,503	9,426
\$100,000-\$149,999	606	5,298	14,467
\$150,000-\$199,999	162	2,721	6,680
\$200,000 or greater	398	2,198	5,813
Median HH Income	\$64,093	\$70,955	\$71,841
Average HH Income	\$92,213	\$93,152	\$93,733



2026 Household Income



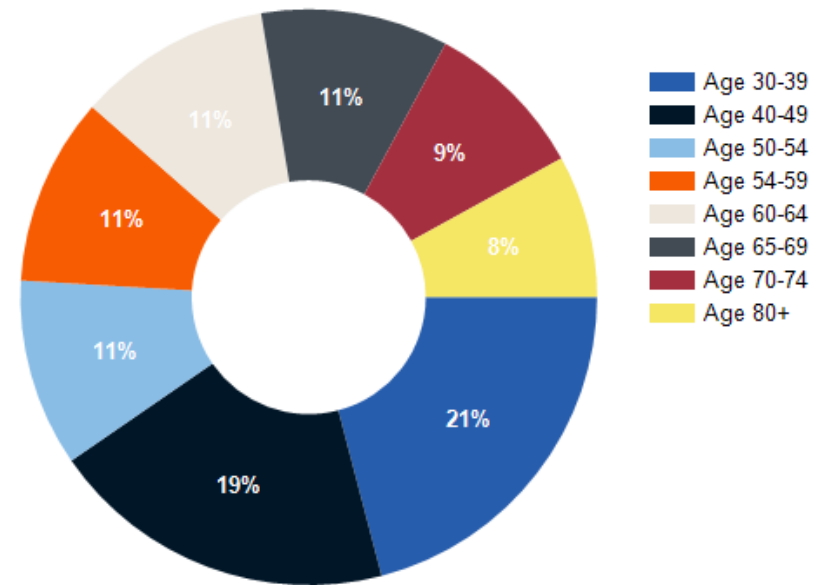
2026 Own vs. Rent - 1 Mile Radius



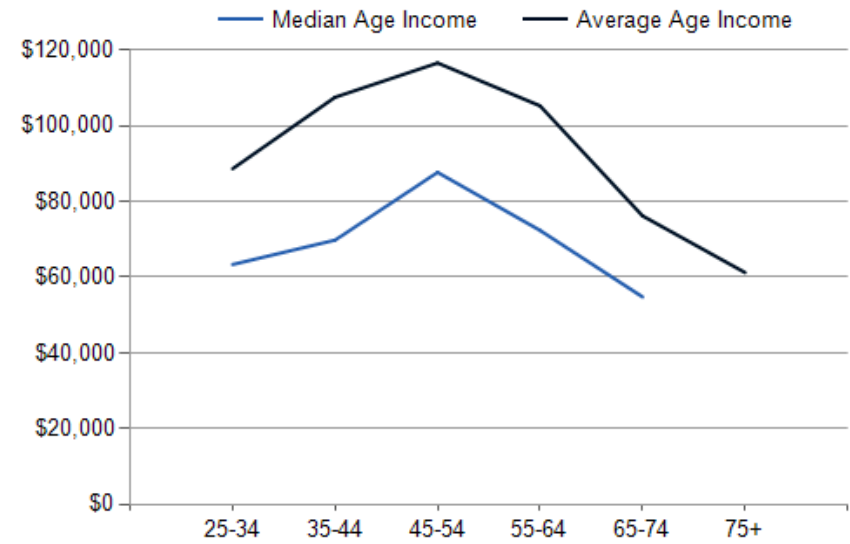
Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	575	5,193	14,154
2026 Population Age 35-39	542	4,775	13,679
2026 Population Age 40-44	532	4,832	13,855
2026 Population Age 45-49	506	4,640	13,296
2026 Population Age 50-54	562	5,056	13,897
2026 Population Age 55-59	563	4,854	12,636
2026 Population Age 60-64	580	4,861	12,485
2026 Population Age 65-69	561	4,569	11,220
2026 Population Age 70-74	487	3,747	9,033
2026 Population Age 75-79	427	2,915	6,641
2026 Population Age 80-84	269	1,570	3,744
2026 Population Age 85+	163	1,047	2,456
2026 Population Age 18+	7,063	61,051	164,431
2026 Median Age	42	39	37
2031 Median Age	43	39	38

Population By Age

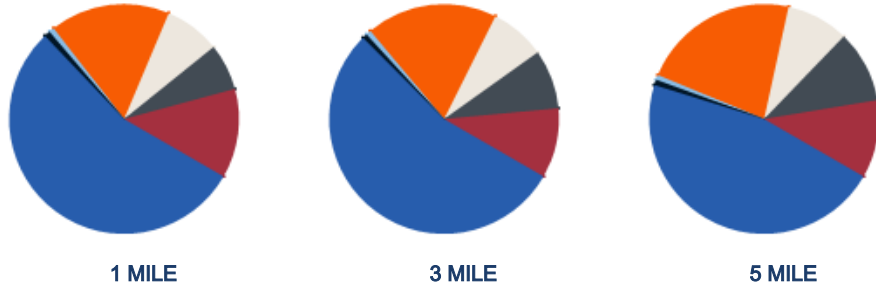


2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$63,343	\$64,728	\$69,712
Average Household Income 25-34	\$88,650	\$84,795	\$88,552
Median Household Income 35-44	\$69,784	\$75,642	\$82,124
Average Household Income 35-44	\$107,560	\$99,991	\$104,633
Median Household Income 45-54	\$87,700	\$89,610	\$88,603
Average Household Income 45-54	\$116,614	\$111,314	\$108,598
Median Household Income 55-64	\$72,365	\$83,448	\$79,342
Average Household Income 55-64	\$105,288	\$104,204	\$100,770
Median Household Income 65-74	\$54,772	\$63,512	\$61,132
Average Household Income 65-74	\$76,207	\$84,782	\$83,406
Average Household Income 75+	\$61,212	\$66,656	\$65,036



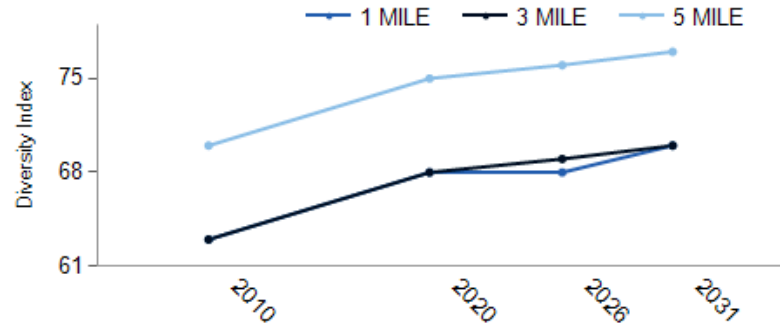
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	70	71	77
Diversity Index (current year)	68	69	76
Diversity Index (2020)	68	69	75
Diversity Index (2010)	63	63	70

POPULATION BY RACE



2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	55%	54%	46%
American Indian	1%	1%	1%
Asian	1%	1%	1%
Hispanic	17%	18%	22%
Multiracial	8%	8%	9%
Other Race	7%	8%	10%
White	13%	10%	11%

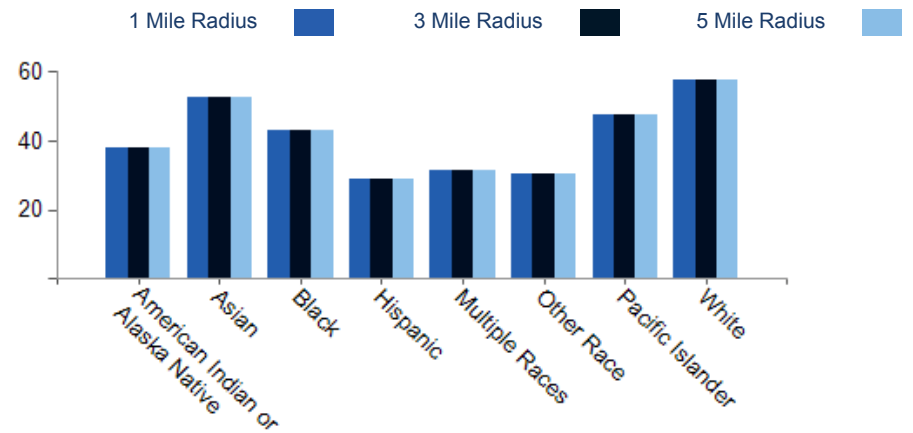
POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	38	32	32
Median Asian Age	53	47	46
Median Black Age	43	40	39
Median Hispanic Age	29	29	29
Median Multiple Races Age	31	30	30
Median Other Race Age	30	29	29
Median Pacific Islander Age	48	51	40
Median White Age	58	54	47

2026 MEDIAN AGE BY RACE



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The information contained herein is not a substitute for a thorough due diligence investigation. Franchise Real Estate Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Franchise Real Estate Group has not verified, and will not verify, any of the information contained herein, nor has Franchise Real Estate Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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