

3660 Belt Line Rd 3660 Belt Line Rd, Farmers Branch, TX 75234



For Lease | *Call for Pricing*

PROPERTY HIGHLIGHT

Located in the heart of Farmers Branch, 3660 Belt Line Rd offers a prime second-generation restaurant opportunity along a high-traffic retail corridor. This former Wing Dash space features an existing build-out and patio area, providing an ideal setup for food and beverage users seeking indoor-outdoor dining potential. Surrounded by dense residential communities and strong retail synergy, the property benefits from consistent consumer traffic and a growing North Dallas market.

PROPERTY TYPE	Fast Food
PROPERTY RATES	Call for Pricing
PROPERTY ZONING	Z123
PROPERTY SIZE	Land SF: 36,155 SF
LEASABLE AREA	1,543 SF
YEAR BUILT	2005

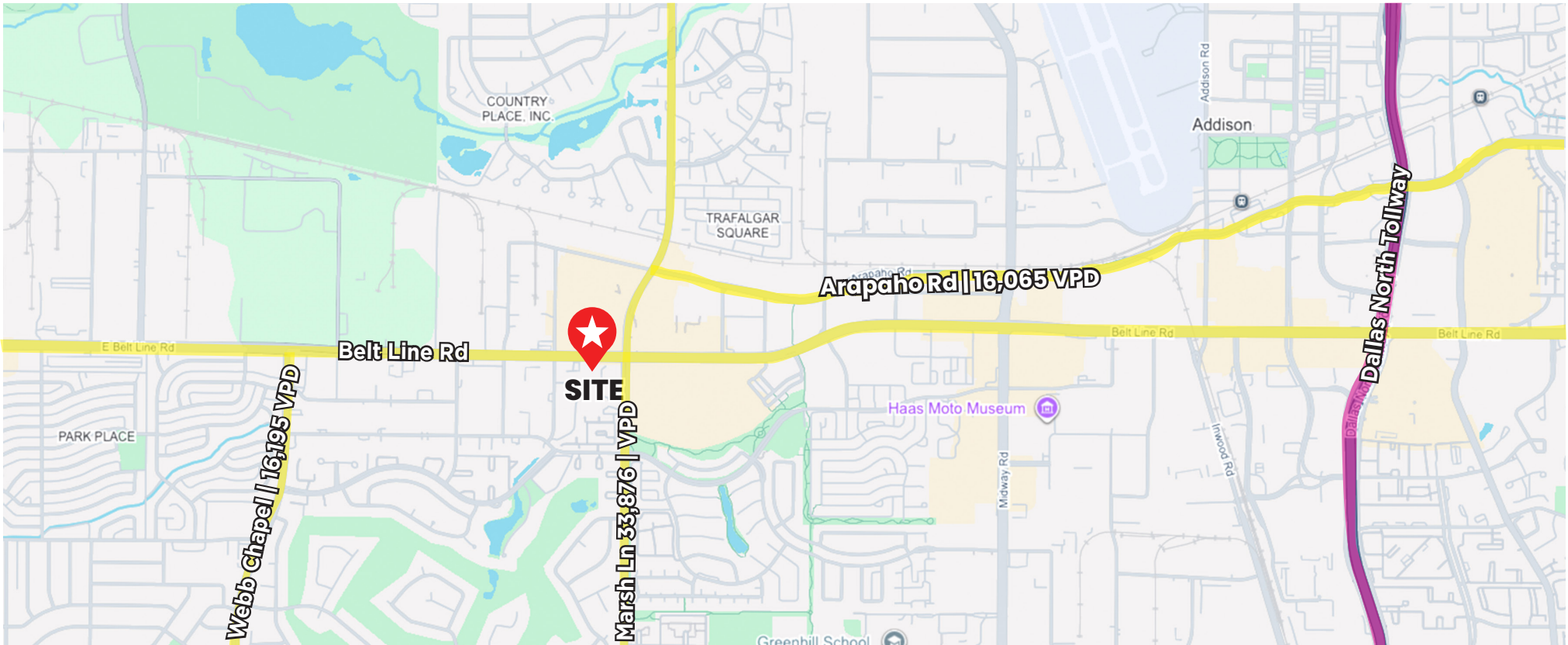
AREA RETAILER



OFFERING SUMMARY

<p>Established Fast Food Building</p> <p>Former quick-service restaurant building offering a move-in ready opportunity with existing infrastructure suited for food and beverage or retail conversion.</p>	<p>High-Visibility Arterial Frontage</p> <p>Positioned along Belt Line Rd with strong daily traffic counts, providing maximum exposure for customer-facing businesses seeking consistent drive-by volume.</p>
<p>Superior Freeway Accessibility</p> <p>Convenient access to I-635 (LBJ Freeway) and Dallas North Tollway enables efficient connectivity throughout the greater Dallas-Fort Worth metropolitan area.</p>	<p>Prime DFW Airport Proximity</p> <p>Strategically located near Dallas/Fort Worth International Airport, supporting travel-related businesses and benefiting from the region’s robust air traffic ecosystem.</p>
<p>Thriving Retail Corridor</p> <p>Situated within an established retail corridor surrounded by national tenants and a dense residential population, ensuring strong consumer demand and consistent area activity.</p>	

DEMOGRAPHICS	TRAFFIC COUNTS				
	1 Miles	5 Miles	10 Miles		
2025 Population (Pop.)	11,826	146,707	337,029	Belt Line Rd	31,438 VPD
2025 Households (HH)	5,721	66,167	146,508	Marsh Ln	33,876 VPD
2025 Avg. HH Income	\$115,062	\$102,784	\$116,003	Arapaho Rd	16,065 VPD
5-Yr. Pop. Growth (Total %)	2.67%	3.85%	5.84%	Webb Chapel	16,195 VPD













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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Buyer/Tenant/Seller/Landlord Initials

Date