

# Beltline Square

3811-3819 S Belt Line Rd, Balch Springs, TX 75181

Retail & Pad Sites Available

Leasing Brochure



## MATTHEWS™



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**±1,200-14,010 SF**

Available For Lease  
(end cap drive-thru available)

**Pad 1: ±0.96 AC**

**Pad 2: ±1.31 AC**

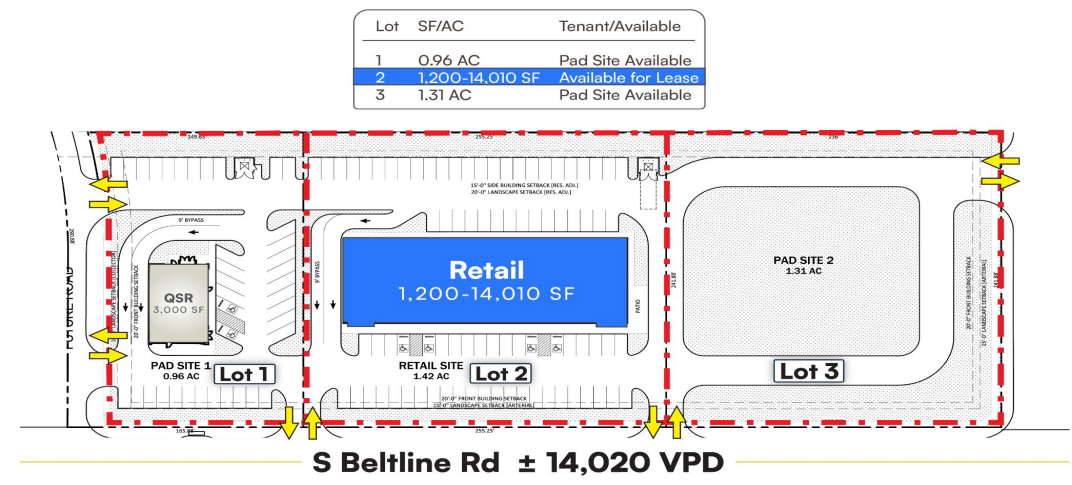
Pad Sites for Lease/Sale  
(delivered pad ready)

**±14,020 VPD**

S Beltline Rd

## Project Scope

- New Construction Retail for Lease & Pad sites Available for Lease / Sale
- Located within the Arcadia Trails Master Plan (Planned uses include: Residential, BTR, Senior Living, Multifamily, and Commercial/Retail)
- Close Proximity to: Vanguard High School (1,600 students), Horn High School (3,000 students), Solterra Master Planned Community (3,900 lots), Ridge Ranch (900 lots), and 250 AC Industrial Park
- Less than 1 mile away from I-20 (insert VPD)
- Strategically positioned on the Northwest Corner of S Beltline Rd & Mercury Rd and considered the main entry & exit point of Arcadia Trails
- Delivery: Est. Q1 2027
- Zoning: LR – Local Retail: [Permitted Use Chart](#)
- I-20: ±55,265 VPD, I-635: ±142,371 VPD

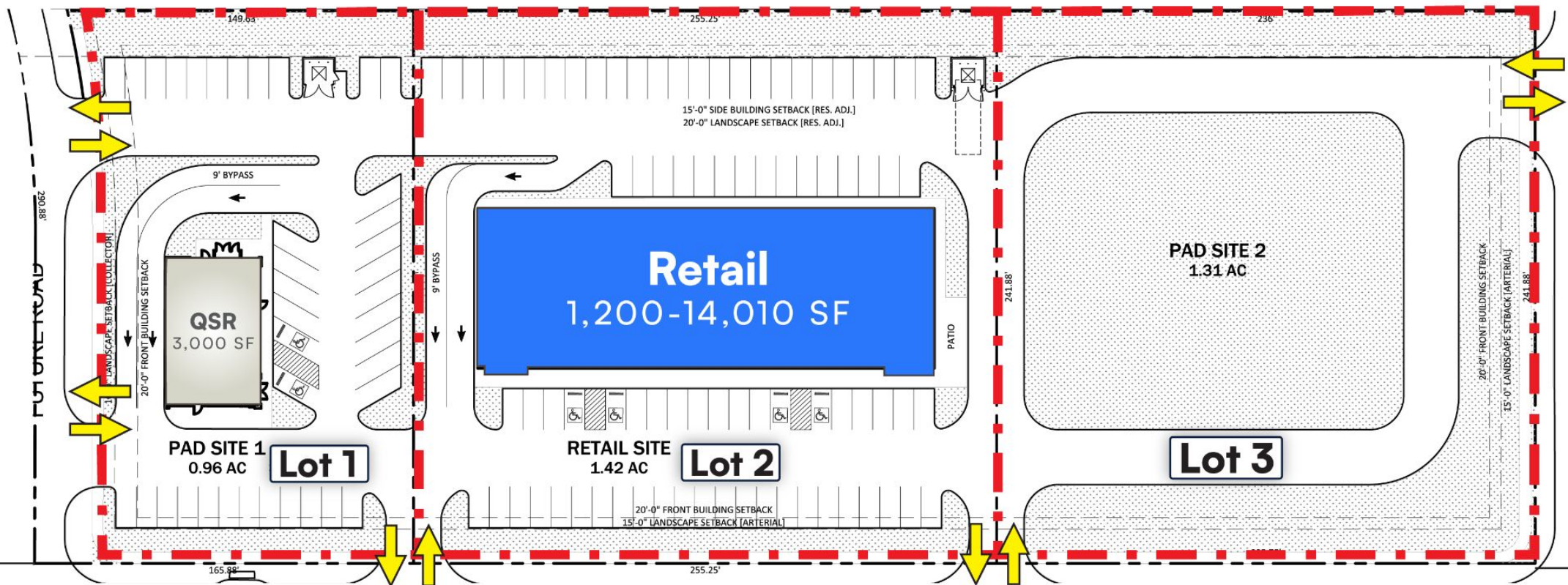


## Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	11,243	87,184	217,483
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	3,284	26,334	65,446
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$93,600	\$81,900	\$76,800

# CONCEPTUAL SITE PLAN

Lot	SF/AC	Tenant/Available
1	0.96 AC	Pad Site Available
2	1,200-14,010 SF	Available for Lease
3	1.31 AC	Pad Site Available



**S Beltline Rd ± 14,020 VPD**

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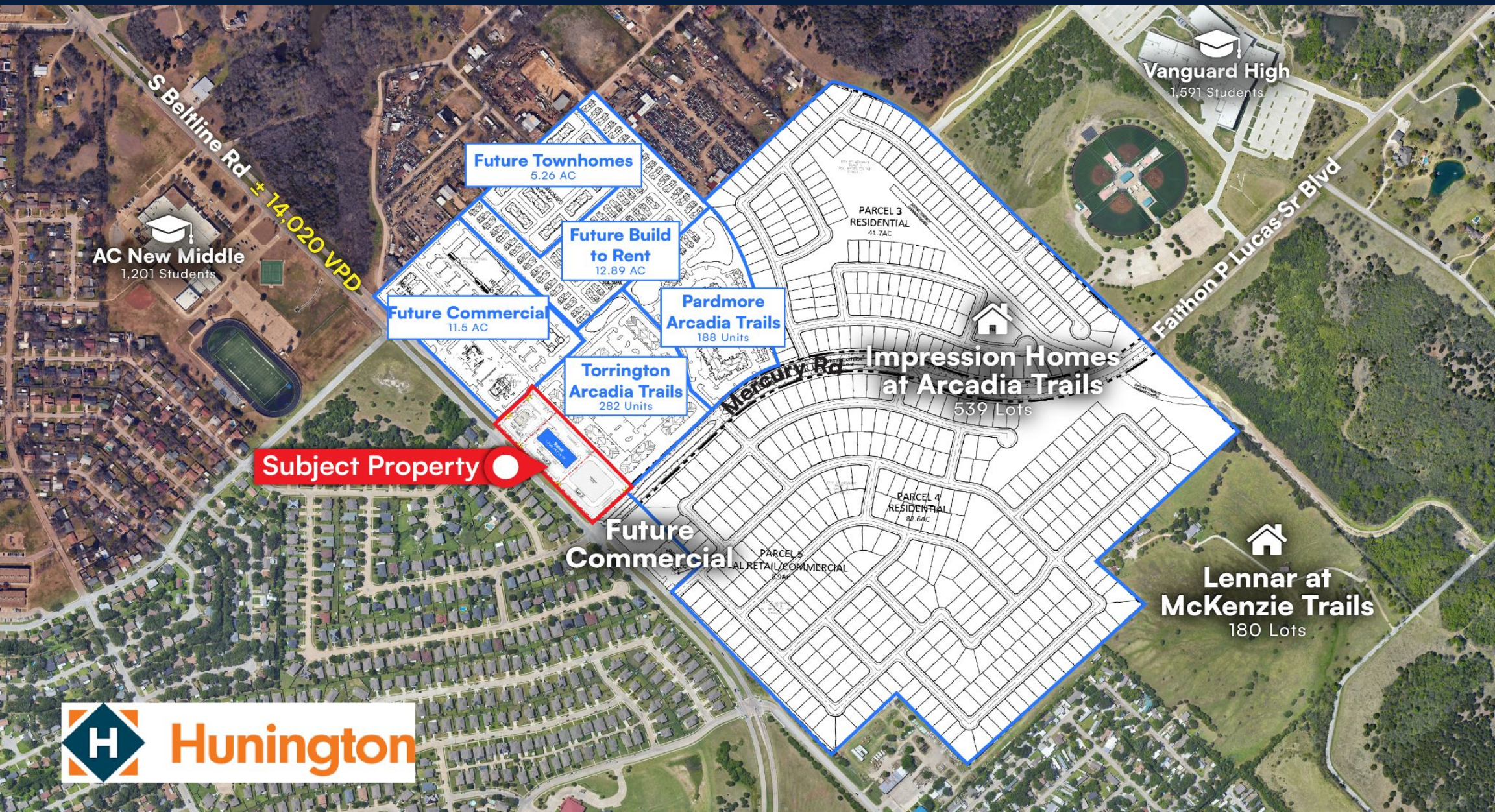


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**Impression Homes at Arcadia Trails**  
±539 Lots



**Vanguard High**  
±1,591 Students



**Torrington Arcadia Trails**  
±282 Units

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2	1,200-14,010 SF	Available for Lease
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## Local Market Overview

Balch Springs, located in southeastern Dallas County, offers a strong base for neighborhood-oriented retail with its established residential community and proximity to major regional corridors. The housing market here is characterized by steady demand, with a mix of single-family homes and rental properties attracting families, first-time buyers, and long-term residents. Compared to many surrounding Dallas-area communities, Balch Springs provides attainable housing options while maintaining convenient access to Interstates 20 and 635, as well as nearby employment centers throughout the Dallas–Fort Worth metroplex.

Retail in Balch Springs is closely tied to serving daily community needs. Local shopping centers, service providers, and small businesses play a central role in providing groceries, dining, automotive, and personal services. Larger-scale retail and entertainment options are readily accessible in nearby Mesquite, Dallas, and Garland, giving residents access to a full range of regional amenities. This combination of local demand and surrounding regional traffic creates opportunities for neighborhood-serving retail, dining, and service-based businesses positioned to capture both steady residential demand and pass-through traffic along major transportation routes.





### 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.

11-2-2015



#### 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.

**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.

**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.

Matthews Real Estate Investment Services, Inc.	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Designated Broker of Firm	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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](http://www.trec.texas.gov)

IABS 1-0

## Confidentiality & Disclaimer Statement

This Leasing Package contains select information pertaining to the business and affairs of **3811-3819 S Belt Line Rd, Balch Springs, TX 75181** ("Property"). It has been prepared by Matthews Real Estate Investment Services.™ This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

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Broker of Record

Patrick Graham

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