

4051 South Beltline Rd Balch Springs, TX, 75181



TABULATIONS												
SITE AREA			BUILDING AREA	PARKING REQUIRED				TOTAL REQ'D	TOTAL PROV.	PARKING RATIO		
LOT	SF	ACRES		Retail	Restaurant	Recreation						
			1 PER 1,000 SF	200 SF PER 1,000 SF	1 PER 1,000 SF	300 SF PER 1,000 SF						
1	45,844	1.052	4,621	5F	4,621	47		47	51	11.037/1000 SF		
2	44,399	1.019	9,050	46				46	59	6.519/1000 SF		
3	118,887	2.729	19,222	97				97	108	5.619/1000 SF		
4	82,940	1.904	18,000	5F		0	18,000	90	96	5.333/1000 SF		
5	25,522	0.586	900	5F	900	9		9	11	12.222/1000 SF		
6	not used											
7	30,317	0.696	800	5F	800	8		8	13	16.250/1000 SF		
8	286,819	6.584	5F					324	356	10.000 SF		
TOTAL	634,728	7.29	52,593	9,050	143	6321	56	18,000	90	621	694	13.196/1000 SF

MULTIFAMILY (LOT 8)			
	# of units	min	max
1 bd unit 650 SF	120	1 per unit	120
2 bd unit 1,050 SF	80	1.5 per unit	120
3+ bd unit 1,420 SF	20	2 per unit	40
1 space per 5 units			2.25 per unit
1 space per 4 units			44
guest TOTAL	220	5 units	44
			324
			440

01 SITE PLAN

1" = 15'-0" (2')



6.00 Acres with Mixed-Use Availability



I-20 & S BELTLINE RD.

BALCH SPRINGS, TEXAS
VALIANT

PRELIMINARY PLAN
NOT FOR CONSTRUCTION

SP09

JOB NO: 25-007
ISSUE DATE: 06/03/2025
SCALE: S NOTED

Property Features & Specifications:

This exciting new development in South Dallas features water & sewage on-site. Additionally, the Zoning and Entitlements are already approved by the city of Balch Springs. Once the Final Plat Approval has been received from Dallas County, all property lines will be finalized for use.

Sale Type	Investment
Number of Lot(s)	One
Property Type	Land / Mixed-Use
Property Sub-Type	Commercial
Zoning	Multi-Family & Commercial

The information contained herein was obtained from sources deemed reliable; however, Valiant Real Estate Services LLC makes no guarantees, warranties or representations as to the completeness or accuracy thereof, the presentation of this real estate information is subject to errors: omissions; change of price; subject to prior sale or lease; or withdrawal without notice.

For More Information, Please Contact:

Chuck Branch
C: (469) 569-1044 / www.Valiant-Services.com
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4051 S Beltline Road – Investment Highlights

Prime Location

Positioned along South Beltline Road, this high-visibility site anchors a steadily expanding residential and commercial corridor. Surrounded by established neighborhoods and supported by consistent traffic flow, the location is ideal for retail, restaurant, and service-based businesses.

Population Counts:

1-Mile Radius:

- 10,250 – 11,000 people

3-Mile Radius:

- 92,500 – 95,000 people

5-Mile Radius:

- 250,000 – 260,000 people

High Traffic Counts:

I-20: ~193,115 VPD

S Beltline Rd: ~22,695 VPD

Economic Profile

Median Household Income: \$70.5K

Median Age: 33.8

Home Values: \$250K – \$450K

At a Glance – Quick Facts

Average Household Size: 3.5

Population Density: 3,269 people per sq. mile

Location Advantages: Family-Oriented Population, High Visibility, Consistent Traffic, Next to Daily-Use Amenities, 5-7 Minutes from Multiple Elementary, Middle, and High Schools.

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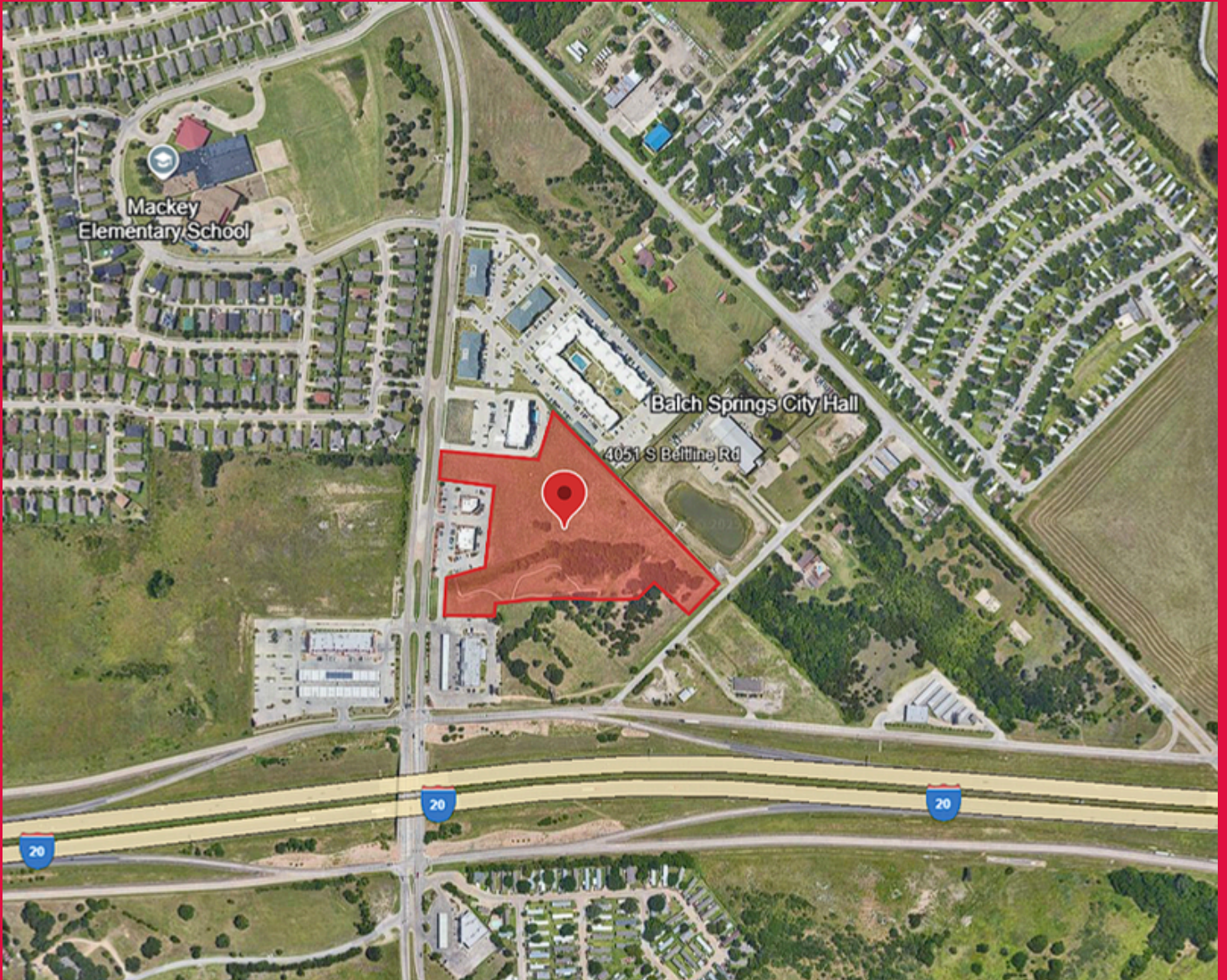
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Map Location



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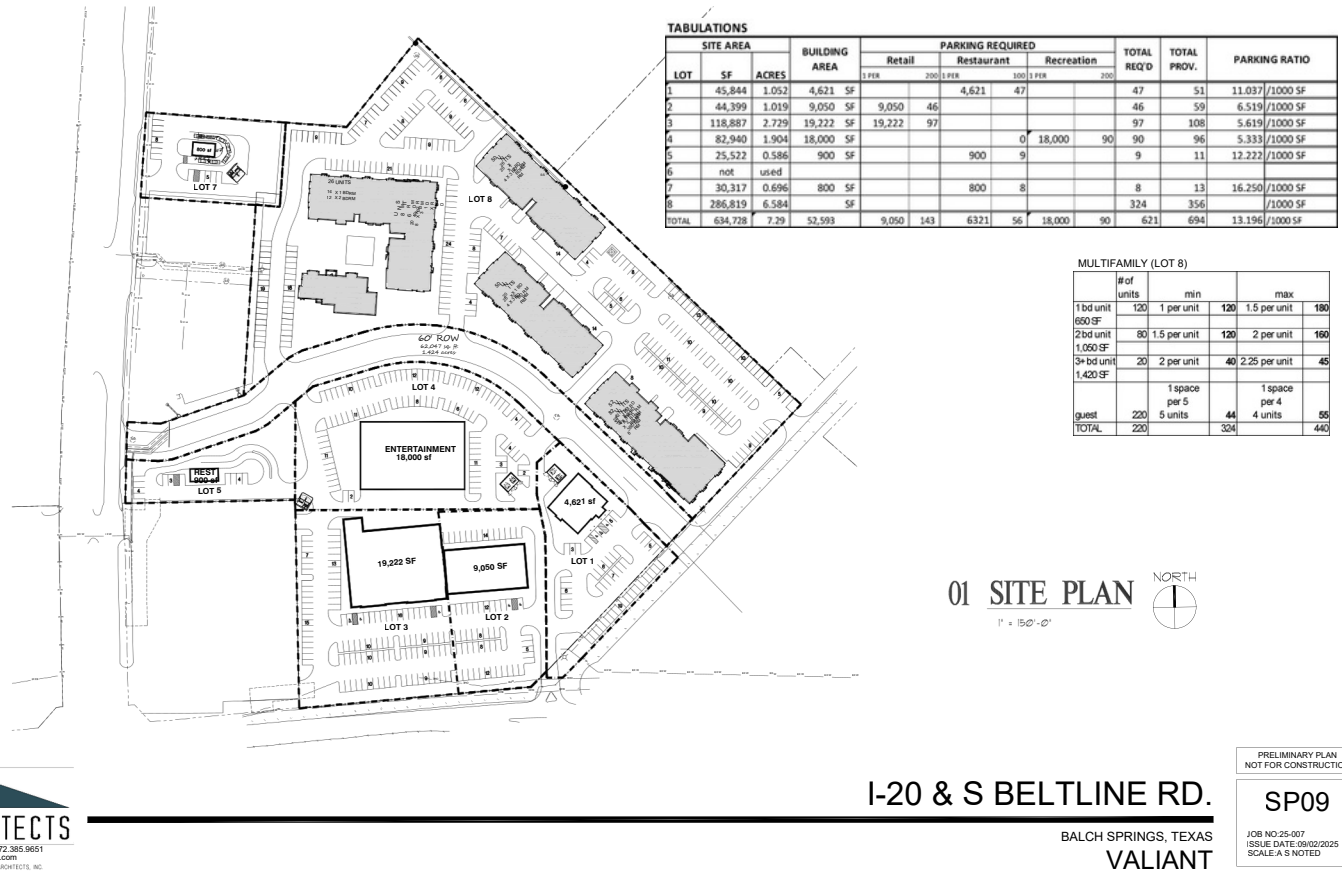
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Development Plan Information



The Alexander Village Arch Plan introduces a signature entrance feature designed to establish a clear sense of place for the community. The design incorporates a steel archway supported by stone or brick masonry columns, reflecting the surrounding architectural character while prominently displaying the “Alexander Village” name. Positioned at the main entry point, the arch functions as both a welcoming gateway and a recognizable community landmark.

In addition to its visual presence, the feature is designed with practical enhancements to ensure long-term value. Integrated lighting provides visibility at all hours, while landscaped surroundings enhance its overall presentation. Together, these elements create a cohesive and functional gateway that supports the broader development plan for Alexander Village.

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Information About Brokerage Services

Texas law requires all real estate licensees 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.

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any coincidental 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.

Valiant Real Estate Services, LLC.	9011335	cbranch@valiant-services.com	(469) 569-1044
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Charles Branch	0715547	cbranch@valiant-services.com	(469) 569-1044
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Charles Branch	0715547	cbranch@valiant-services.com	(469) 569-1044
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

IABS 1-0 Date