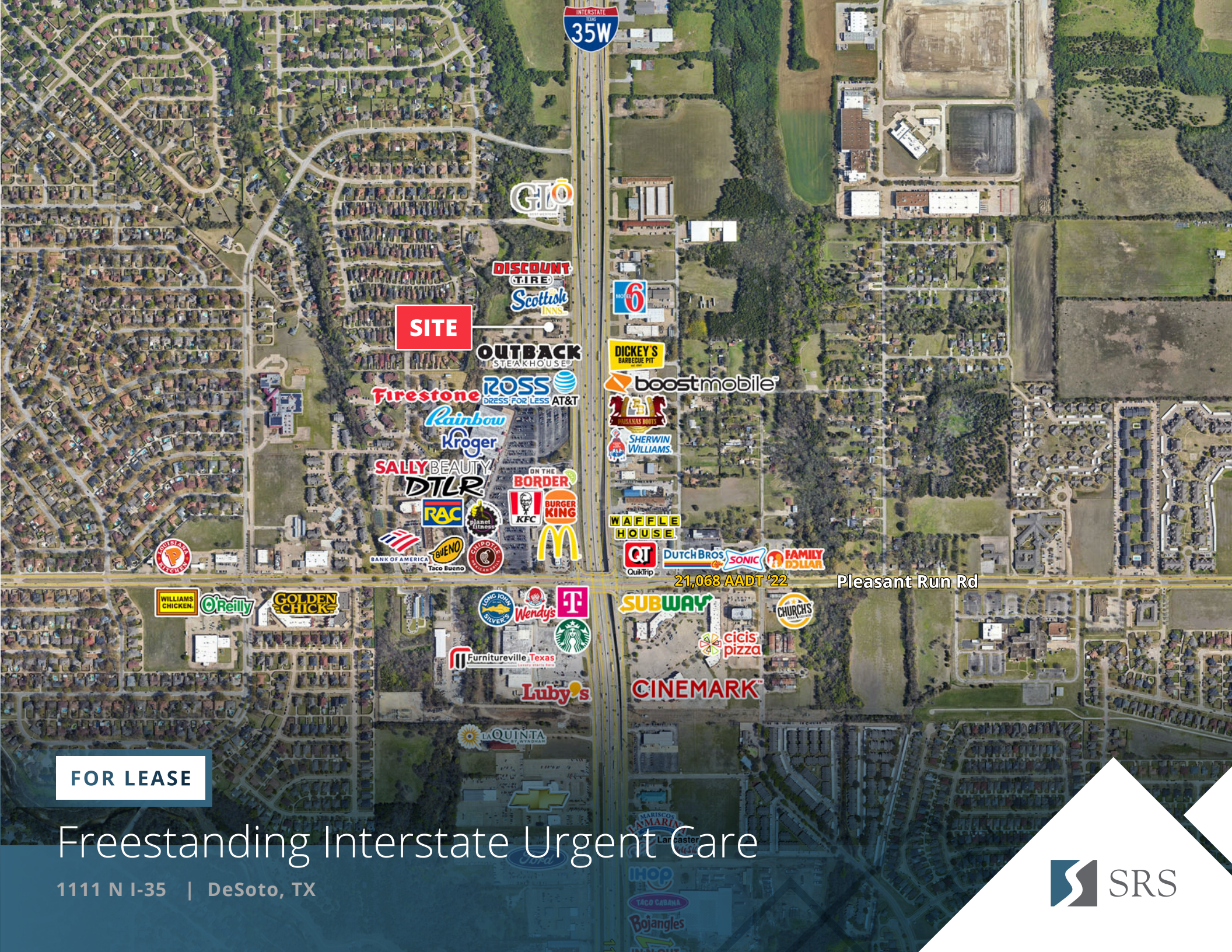




SITE

FOR LEASE

Freestanding Interstate Urgent Care

1111 N I-35 | DeSoto, TX



Freestanding Interstate Urgent Care

1111 N I-35 | DeSoto, TX



5,981± SF

Building Size

1.6± AC

Total Pad

Contact
Broker

Rate

ABOUT THE PROPERTY

- Former freestanding urgent care building for lease with tremendous visibility to Interstate 35.
- This building comes with a large dedicated parking field with easy ingress & egress to the I-35 frontage road.
- A large pylon sign is included on the property with strong exposure to the 140,000+ vehicles per day on I-35.
- Located just off Pleasant Run Rd, this opportunity is located at one of the busiest intersections along I-35 with other traffic generators including Kroger, Ross, Cinemark and Planet Fitness.
- Perfect opportunity for a medical user or a freestanding restaurant

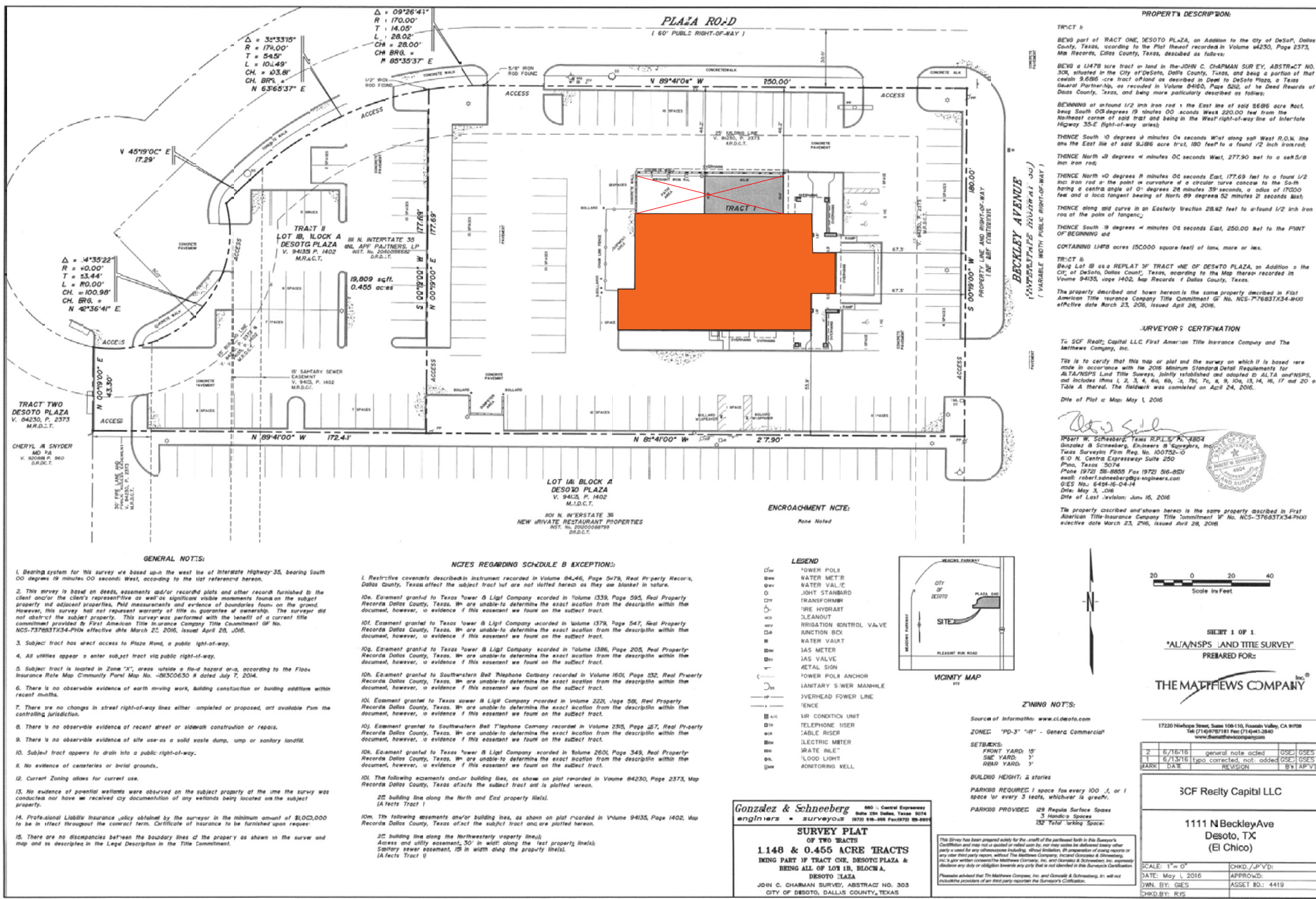
JOIN THESE RETAILERS

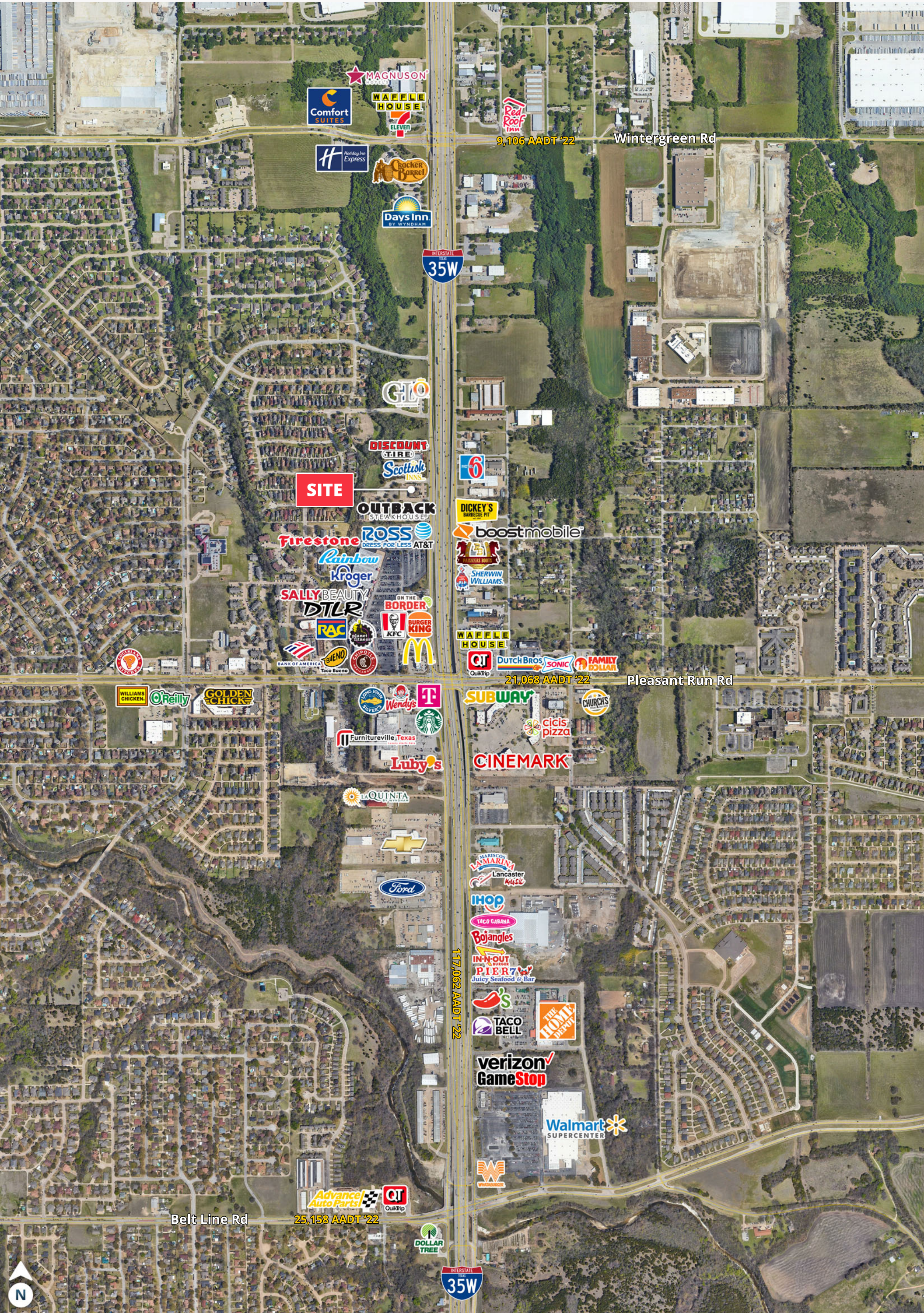


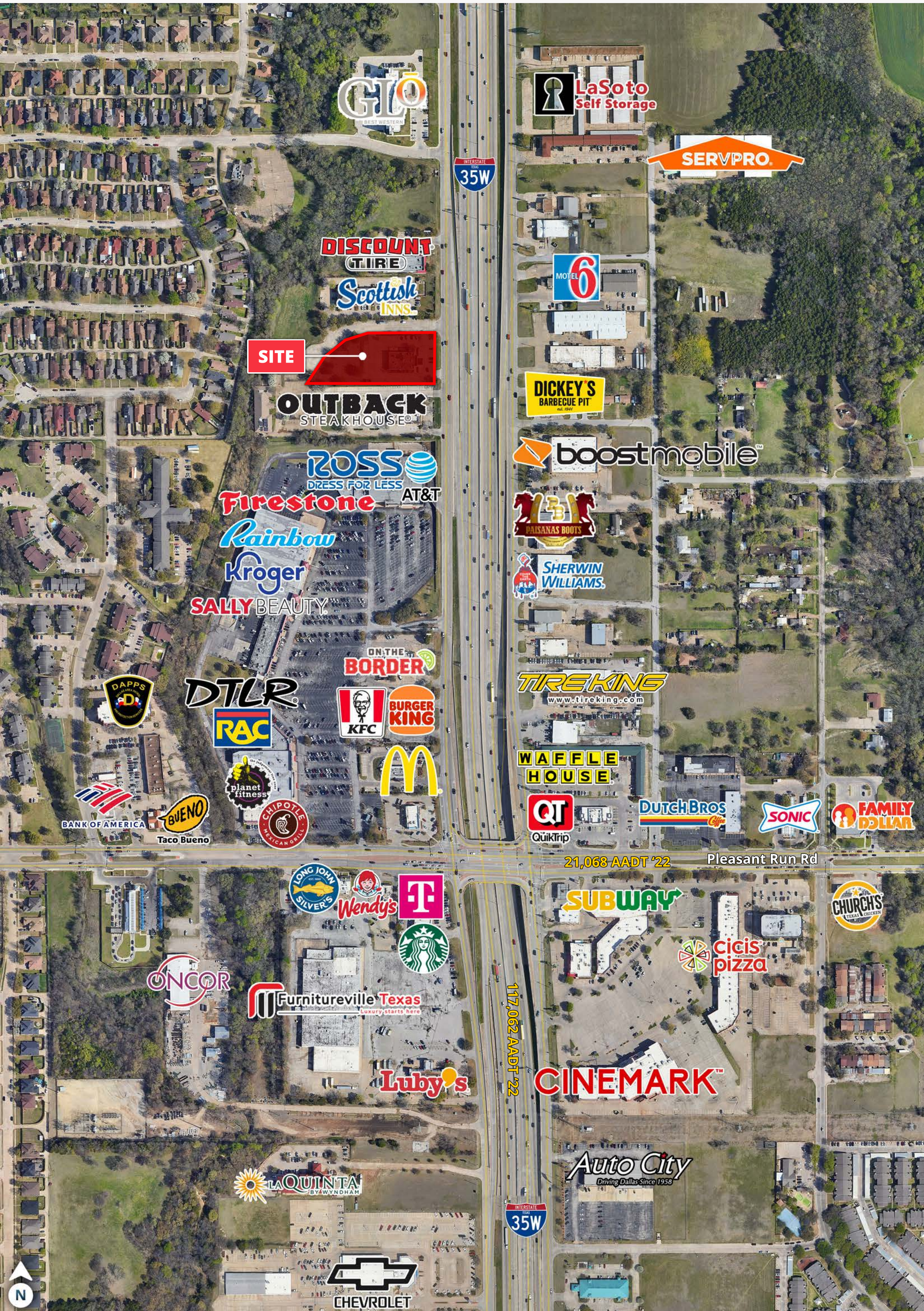
TRAFFIC COUNTS

Pleasant Run Rd	21,068 AADT '22
I-35W	117,062 AADT '22
Belt Line	25,158 AADT '22
Wintergreen Rd	9,106 AADT '22
Source: TxDOT	

1111 N I-35 | DeSoto, TX







DEMOGRAPHIC HIGHLIGHTS

Population

	1 mile	3 miles	5 miles
2023 Estimated Population	9,625	70,435	176,046
2028 Projected Population	9,435	70,293	177,612
Projected Annual Growth Rate 2023 to 2028	-0.40%	-0.04%	0.18%

Daytime Population

2023 Daytime Population	8,959	57,666	145,051
Workers	4,288	23,010	54,437
Residents	4,671	34,656	90,614

Income

2023 Est. Average Household Income	\$73,648	\$82,893	\$80,928
2023 Est. Median Household Income	\$50,572	\$63,440	\$59,110

Households & Growth

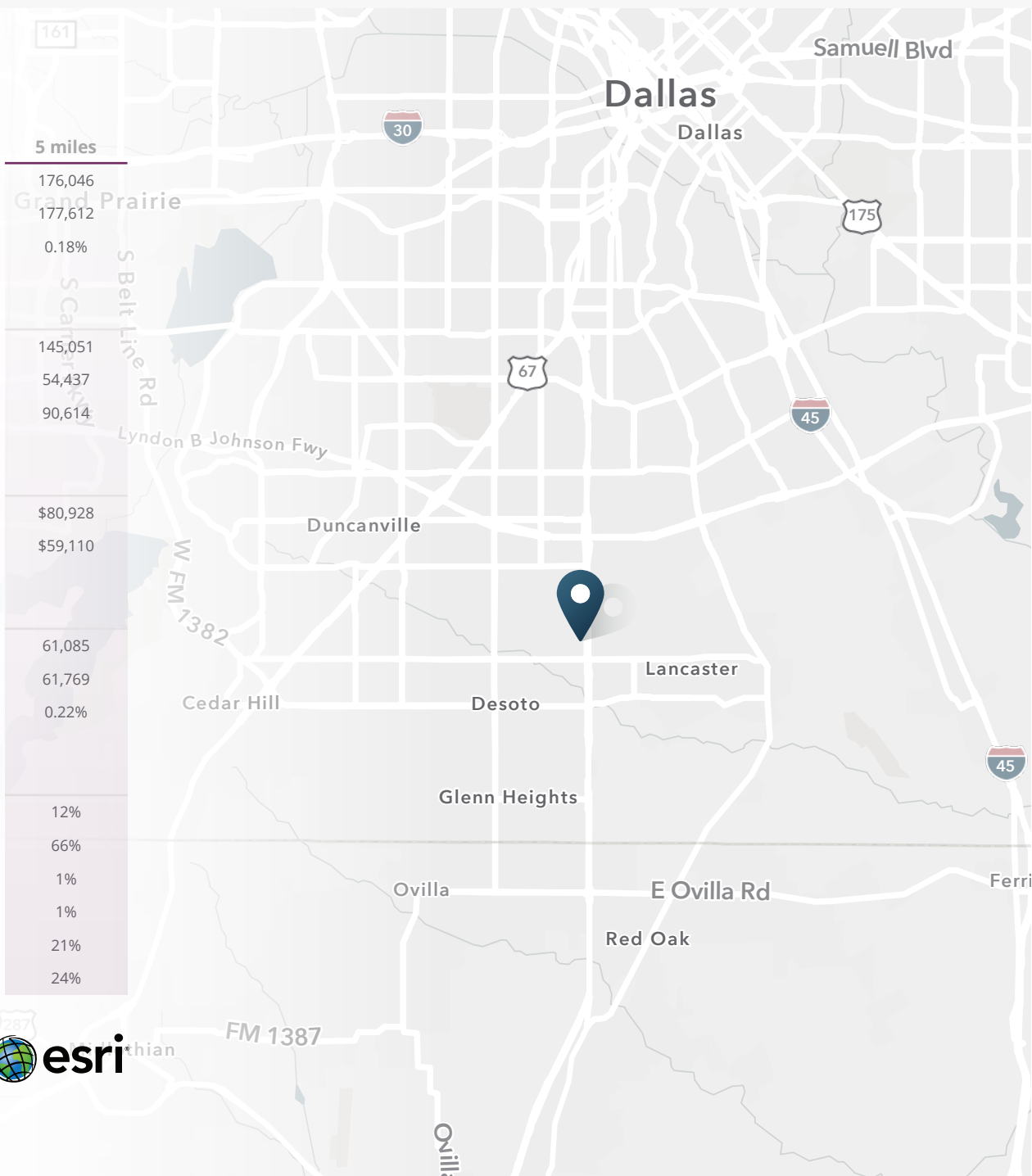
2023 Estimated Households	3,778	24,736	61,085
2028 Estimated Households	3,709	24,692	61,769
Projected Annual Growth Rate 2023 to 2028	-0.37%	-0.04%	0.22%

Race & Ethnicity

2023 Est. White	8%	11%	12%
2023 Est. Black or African American	77%	69%	66%
2023 Est. Asian or Pacific Islander	1%	1%	1%
2023 Est. American Indian or Native Alaskan	1%	1%	1%
2023 Est. Other Races	14%	19%	21%
2023 Est. Hispanic (Any Race)	15%	22%	24%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE



Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



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.

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.

SRS Real Estate Partners-Southwest, LLC	600324	ryan.johnson@srsre.com	214.560.3200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ryan Andrews Johnson	525292	ryan.johnson@srsre.com	214.560.3285
Designated Broker of Firm	License No.	Email	Phone

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 or 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 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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