

# SF Development Lots

1407 S Uhl Road, Desoto TX 75115

OFFERING MEMORANDUM



Prepared By:

**Michael Jones, CCIM**  
Franchise Real Estate Group  
President, Broker  
michael@franchisereg.com



# SF Development Lots

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Exclusively Marketed by:



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Franchise Real Estate Group

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(800)883-2571

michael@franchisereg.com

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01

Executive Summary

Investment Summary

# SF DEVELOPMENT LOTS

## OFFERING SUMMARY

ADDRESS	1407 S Uhl Road Desoto TX 75115
COUNTY	Dallas
OFFERING PRICE	\$1,250,000
PRICE PSF	\$3.59
LAND SF	347,710 SF
LAND ACRES	7.98
ZONING TYPE	SF-10
# OF PARCELS	2

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	11,309	65,818	147,028
2025 Median HH Income	\$80,181	\$93,450	\$88,586
2025 Average HH Income	\$108,405	\$111,268	\$109,321

## Investment Summary

- Prime 2-lot package located on a major thoroughfare at the southern tip of DeSoto in Dallas County. Zoned SF-10, the property is ideal for a subdivision, townhouse, or duplex community. Features strong visibility with approx. 4,064 VPD and proximity minutes away from the proposed DeSoto Natatorium major development project, boosting long-term growth potential. Median household income in DeSoto is \$83,256, supporting quality residential demand. New subdivision being constructed adjacent to the property.



## Investment Highlights

- >Sales Price: \$1,250,000
- >Lot Description: 7.99 acres
- >Zoning: SF-10
- >Utilities: Available on site
- >Prime location for development
- >Traffic Count: 4,064 VPD





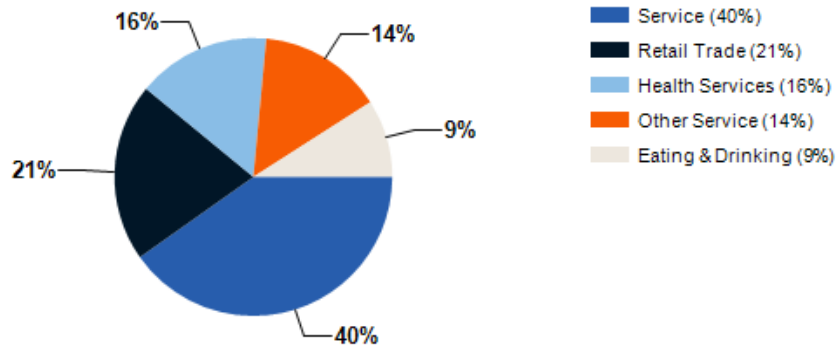
02

**Location**

- Location Summary
- Locator Map
- Regional Map
- Aerial View Map
- Traffic Counts
- Drive Times (Heat Map)

SF DEVELOPMENT LOTS

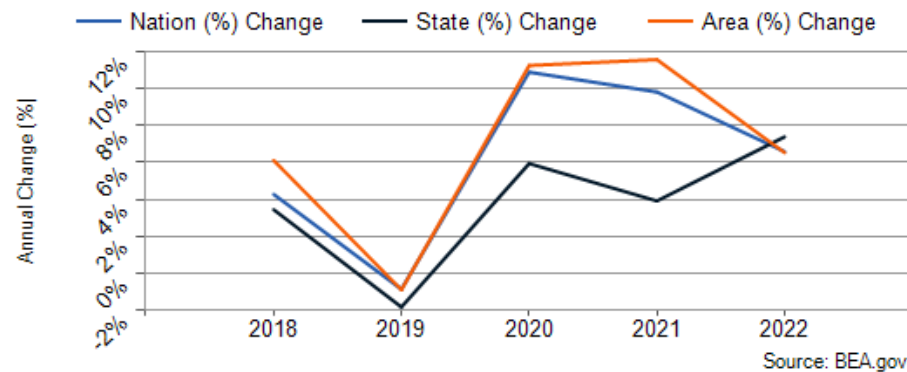
## Major Industries by Employee Count

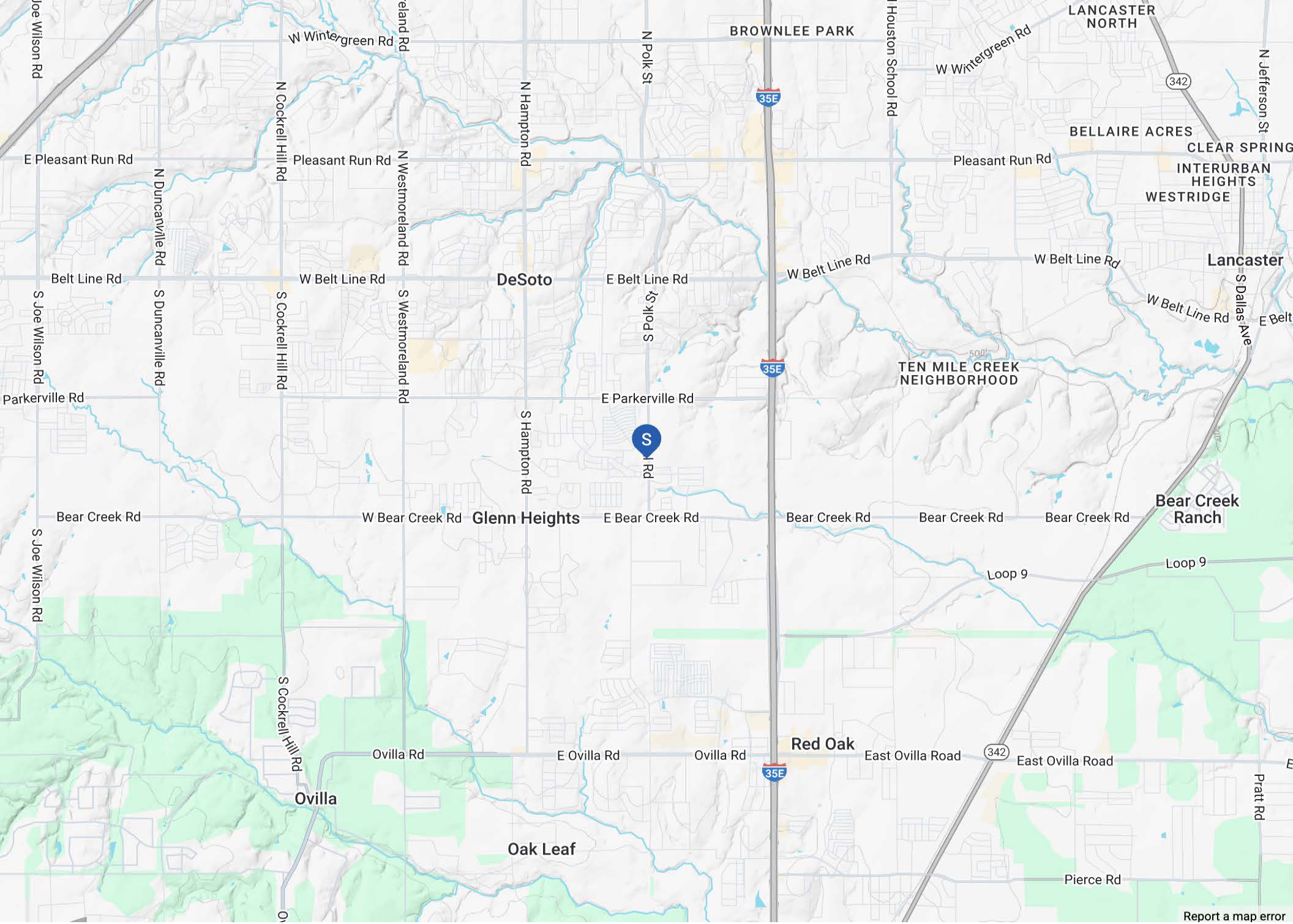


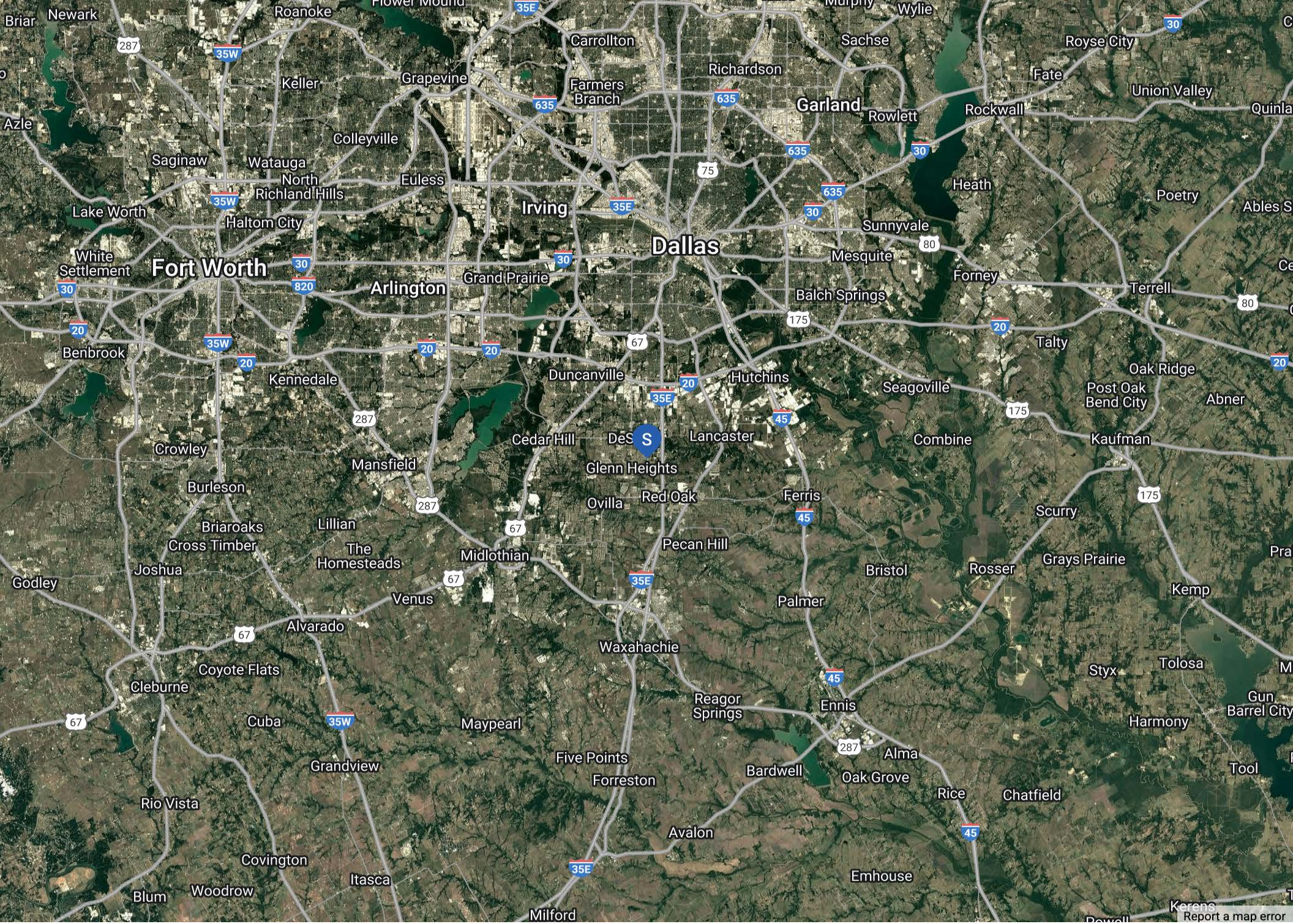
## Largest Employers

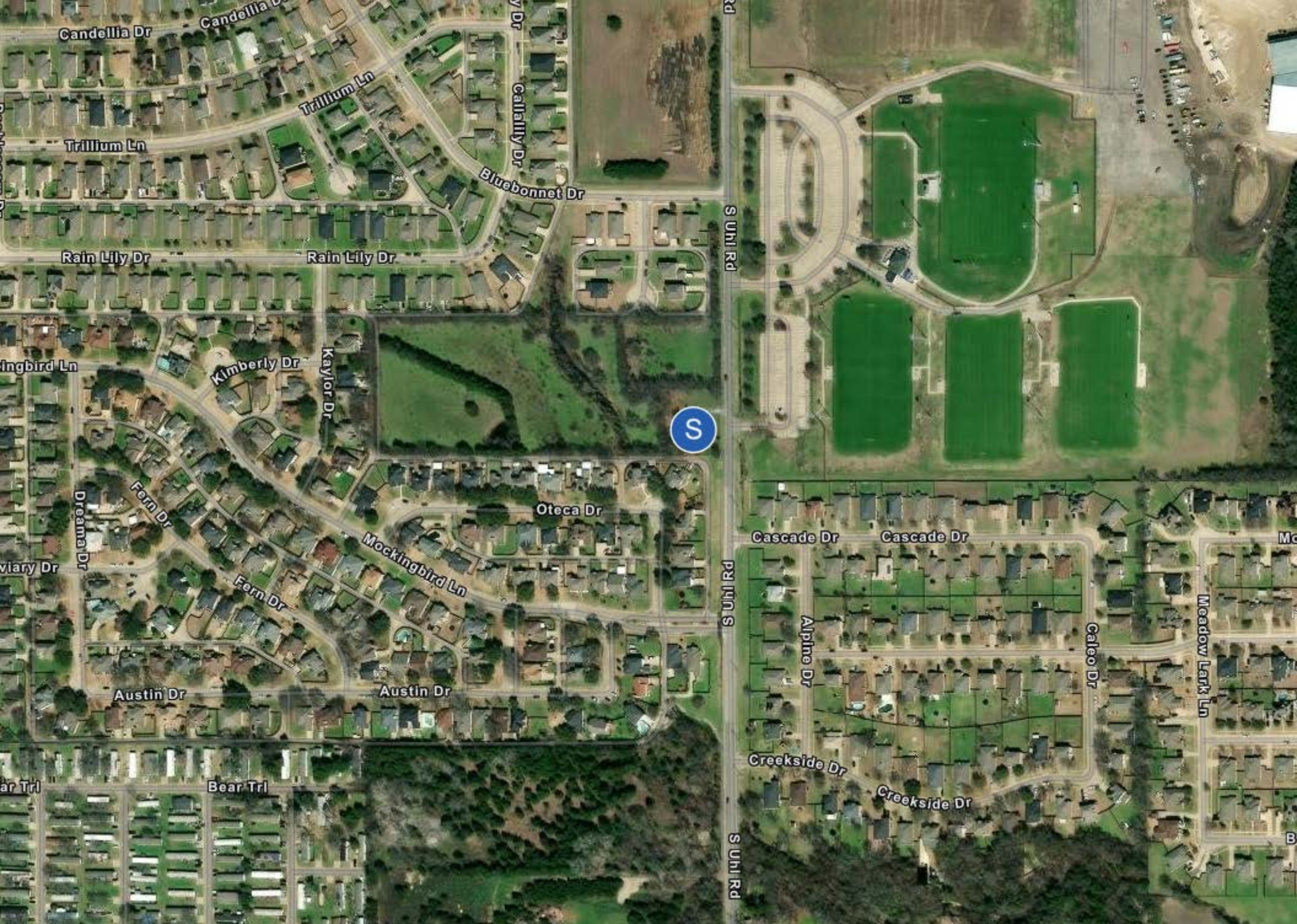
DeSoto County Schools	3,872
Amazon	3,300
Milwaukee Electric Tool	3,000
Baptist Memorial Hospital	1,750
Williams-Sonoma	1,000
FedEx Ground	800
Synnex	600
Associated Wholesale Grocers Inc.	580

## Dallas County GDP Trend



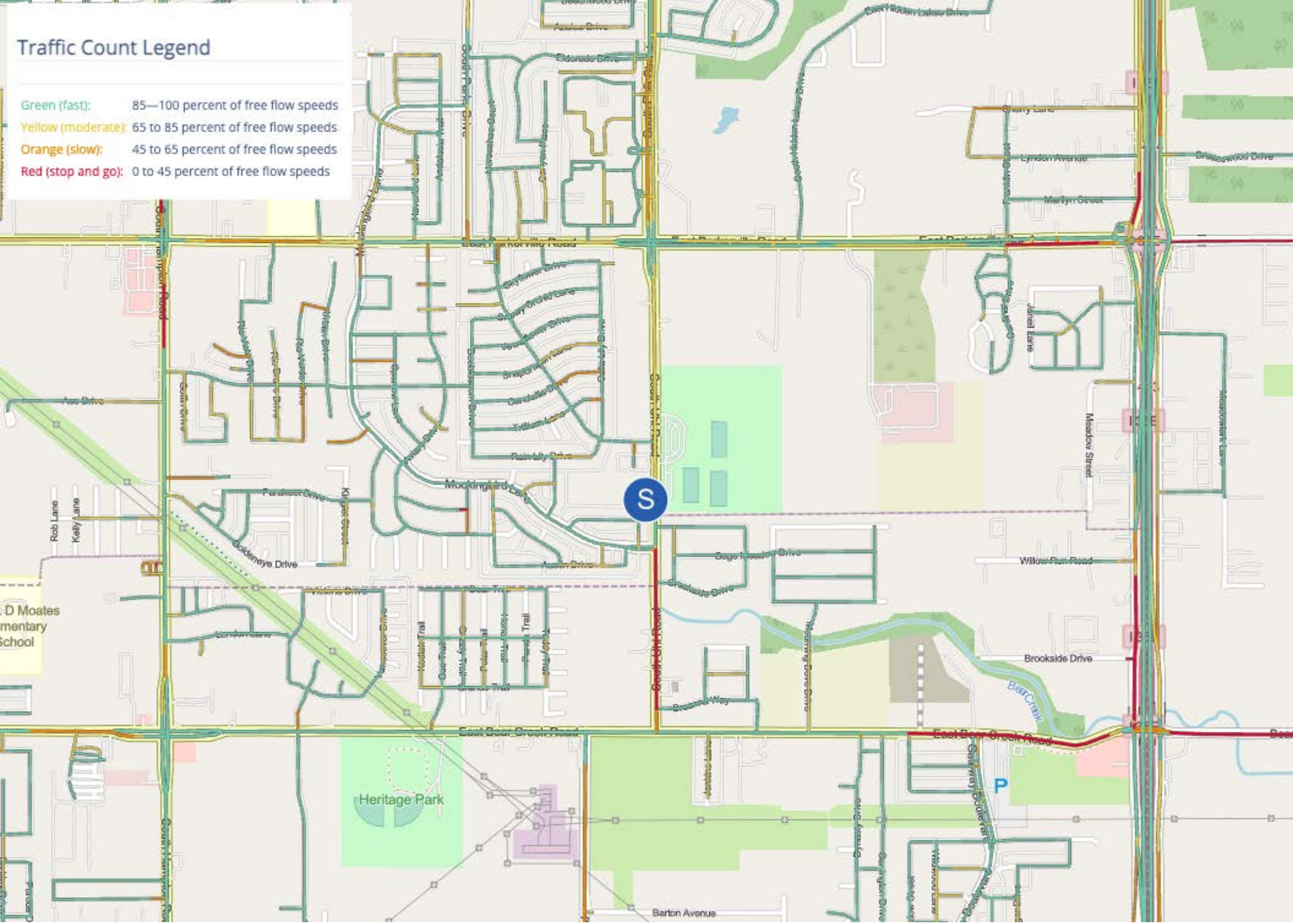


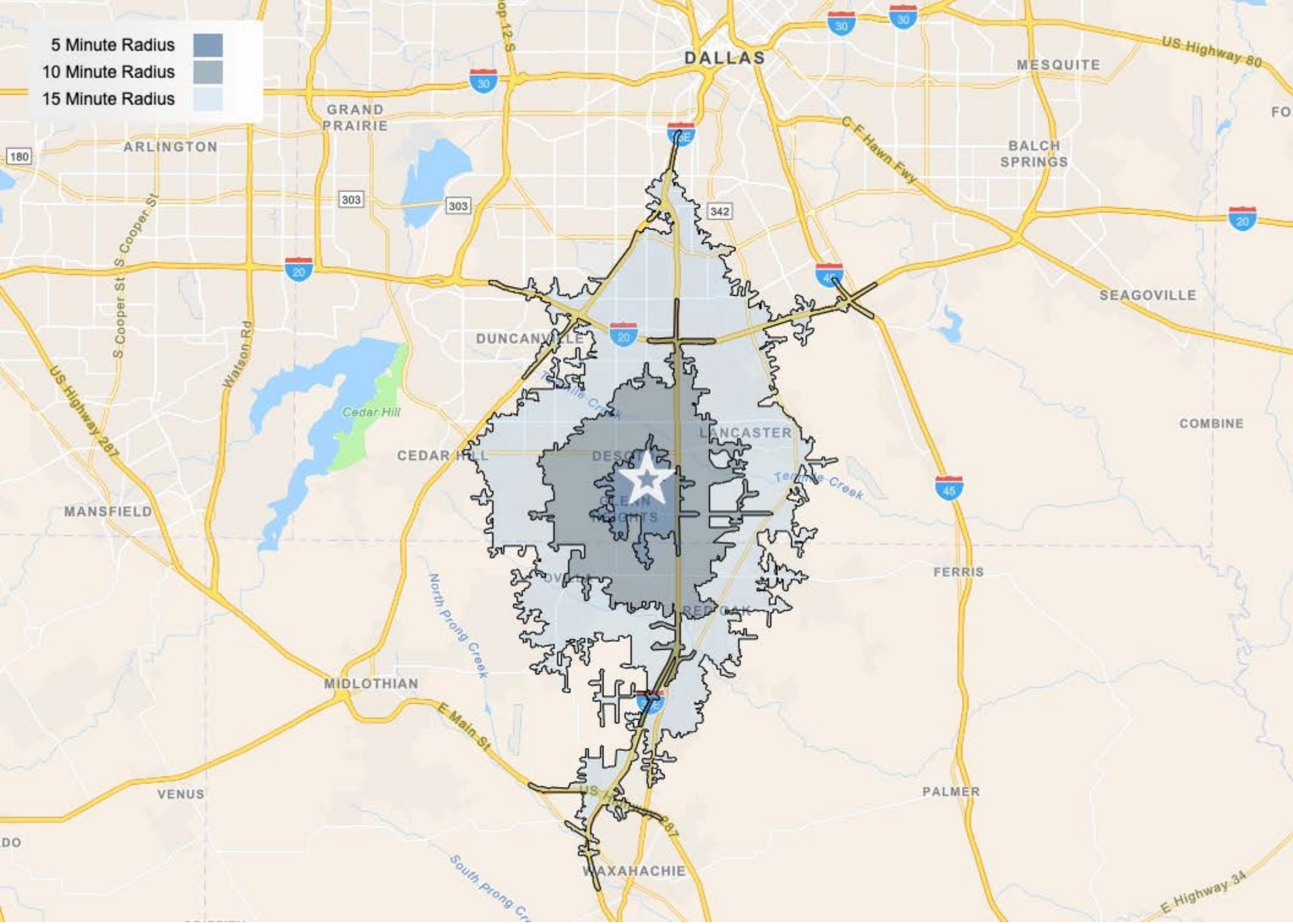




# Traffic Count Legend

- Green (fast):** 85—100 percent of free flow speeds
- Yellow (moderate):** 65 to 85 percent of free flow speeds
- Orange (slow):** 45 to 65 percent of free flow speeds
- Red (stop and go):** 0 to 45 percent of free flow speeds





5 Minute Radius  
 10 Minute Radius  
 15 Minute Radius

# SF DEVELOPMENT LOTS



## Property Description

[Property Features](#)

[Parcel Map](#)

[Property Images](#)

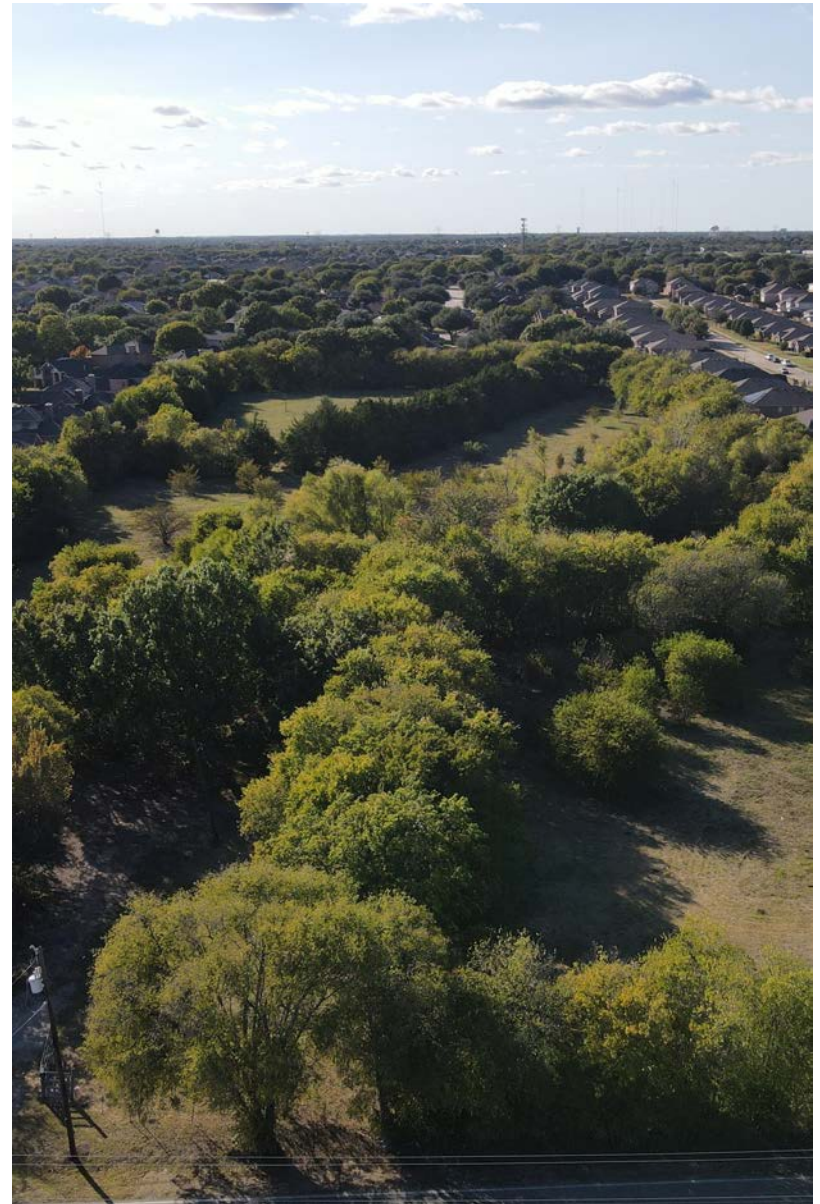
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## PROPERTY FEATURES

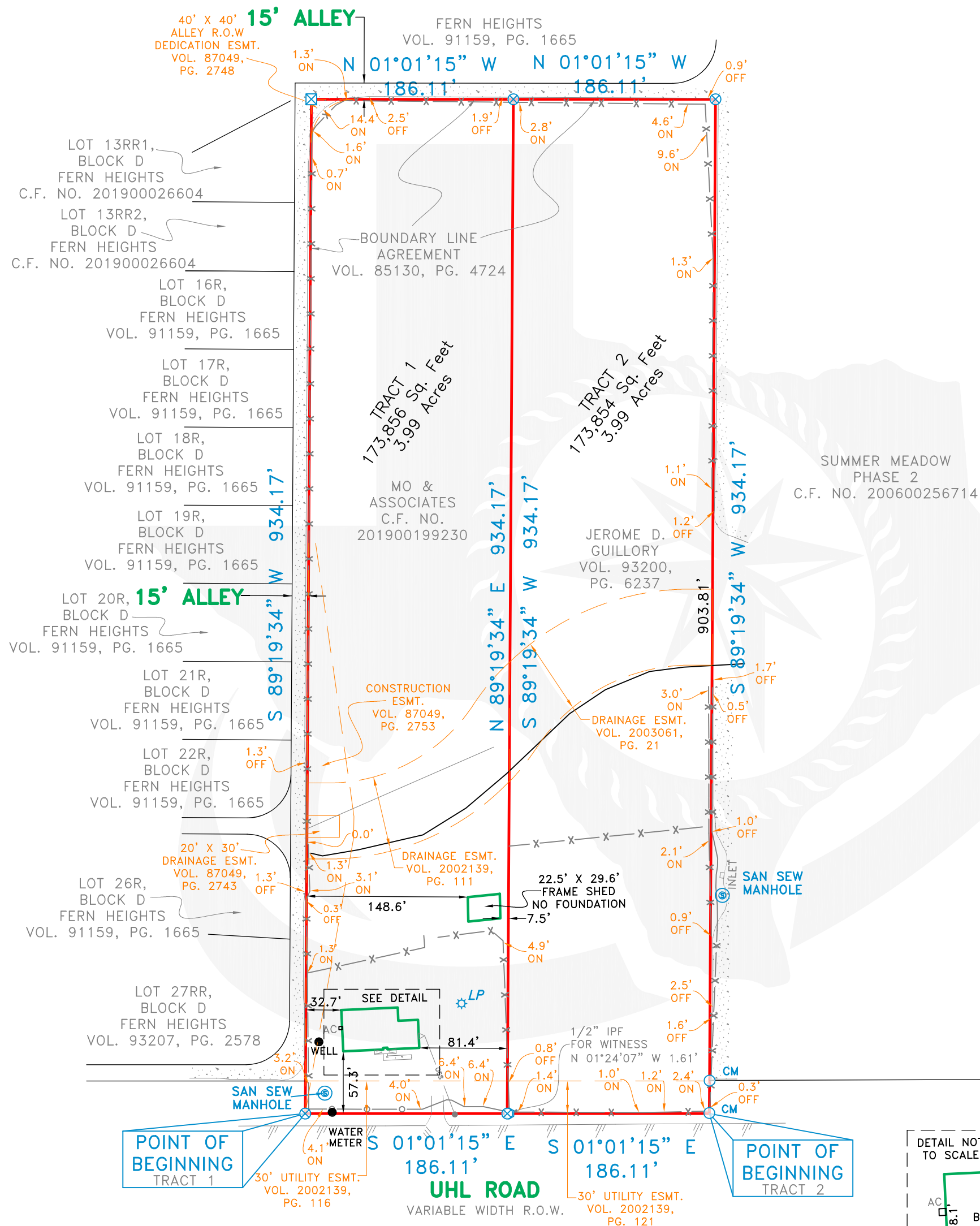
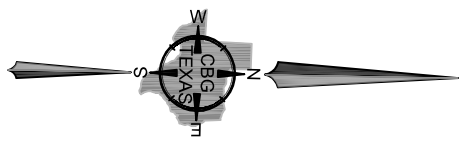
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LAND SF	<b>347,710</b>
LAND ACRES	<b>7.98</b>
# OF PARCELS	<b>2</b>
ZONING TYPE	<b>SF-10</b>
TRAFFIC COUNTS	<b>4,064</b>

---



0 100 200 300



1408 & 19 Uhl Road

TRACT 1:

Being a tract of land situated in the John Lewis Survey, Abstract No. 774, Dallas County, Texas, same being that tract of land conveyed to Mo & Associates, by deed recorded in Instrument No. 201900199230, Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the Southeast corner of herein described tract, and lying along the West line of Uhl Road (variable width right-of-way);

THENCE South 89 degrees 19 minutes 34 seconds West, departing said West line of Uhl Road, a distance of 934.17 feet to an "X" cut set for corner, said corner being an inside "ell" corner of a 15 foot alley;

THENCE North 01 degree 01 minute 15 seconds West, along an East line of said alley, a distance of 186.11 feet to a 1/2 inch iron rod found for corner, said corner being the Southwest corner of that tract of land conveyed to Jerome D. Guillory, by deed recorded in Volume 93200, Page 6237, Deed Records of Dallas County, Texas;

THENCE North 89 degrees 19 minutes 34 seconds East, along the South line of said Guillory tract, a distance of 934.17 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the Southeast corner of said Guillory tract, and lying along the aforementioned West line of Uhl Road, from which a 1/2 inch iron pipe found bears North 01 degrees 24 minutes 07 seconds West, a distance of 1.61 feet for witness;

THENCE South 01 degrees 01 minutes 15 seconds East, along said West line of Uhl Road, a distance of 186.11 feet to the POINT OF BEGINNING and containing 173,856 square feet or 3.99 acres of land.

TRACT 2:

Being a tract of land situated in the John Lewis Survey, Abstract No. 774, Dallas County, Texas, same being that tract of land conveyed to Jerome D. Guillory, by deed recorded in Volume 93200, Page 6237, Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the Northeast corner of herein described tract, and lying along the West line of Uhl Road (variable width right-of-way);

THENCE South 01 degree 01 minute 15 seconds East, along said West line of Uhl Road, a distance of 186.11 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the Northeast corner of that tract of land conveyed to Mo & Associates, by deed recorded in Instrument No. 201900199230, Official Public Records of Dallas County, Texas, from which a 1/2 inch iron pipe found bears North 01 degrees 24 minutes 07 seconds West, a distance of 1.61 feet for witness;

THENCE South 89 degrees 19 minutes 34 seconds West, along the North line of said Mo & Associates tract, a distance of 934.17 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the Northwest corner of said Mo & Associates tract, and lying along the East line of a 15 foot alley;

THENCE North 01 degree 01 minute 15 seconds West, along said East line of said alley, a distance of 186.11 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner lying along a 15 foot alley, in Summer Meadow, Phase Two, an addition to the City of Desoto, Dallas County, Texas, according to the Map or Plat thereof, recorded in Clerk's File No. 200600256714, Plat Records, Dallas County, Texas;

THENCE North 89 degrees 19 minutes 34 seconds East, along the South line of said alley, passing at a distance of 903.81 feet to a 1/2 inch iron rod found on-line for reference, and continuing a total distance of 934.17 feet to the POINT OF BEGINNING and containing 173,854 square feet or 3.99 acres of land.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to National Title Latham and Associates, in connection with the transaction described in G.F. No. 782102124 and 782102125 that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 15th day of September, 2023

Abel P. Stendahl Registered Professional Land Surveyor



NOTE: According to the F.I.R.M. in Map No. 48113C0630K, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

ACCEPTED BY: \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

NOTES: BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE. EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED. PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN: VOLUME 87049, PAGE 2743, VOLUME 87049, PAGE 2748, VOLUME 87049, PAGE 2753, VOLUME 2002139, PAGE 111, VOLUME 2002139, PAGE 116, VOLUME 2003061, PAGE 21, VOLUME 2002139, PAGE 121, VOLUME 85130, PAGE 4724

REVISIONS		
DATE	BY	NOTES

LEGEND	
○	1/2" IRON ROD FOUND
⊗	1/2" IRON PIPE FOUND
□	FENCE POST CORNER
⊗	"X" FOUND / SET
⊗	5/8" ROD FOUND
▲	UNDERGROUND ELECTRIC
△	OVERHEAD ELECTRIC
●	POWER POLE
⊕	POINT FOR CORNER
⊗	GRAVEL/ROCK ROAD OR DRIVE
■	POOL EQUIPMENT
□	AIR CONDITIONING
⊗	FIRE HYDRANT
—	ASPHALT PAVING
—	CHAIN LINK FENCE
—	WOOD FENCE
—	0.5" WIDE TYPICAL BARBED WIRE
—	IRON FENCE
—	PIPE FENCE
—	COVERED PORCH/DECK OR CARPORT
—	OVERHEAD ELECTRIC SERVICE
—	OVERHEAD POWER LINE
—	CONCRETE PAVING
—	DOUBLE SIDED WOOD FENCE

**CBG SURVEYING TEXAS LLC**  
PROFESSIONAL LAND SURVEYORS

419 Century Plaza Dr.  
Suite 210  
Houston, TX 77073  
P 281.443.9288  
F 281.443.9224  
Firm No. 10194280  
www.cbgtxl.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 100'	09/15/2023	2314257	SEE CERT.	MARIA

**METES AND BOUNDS**

JOHN LEWIS SURVEY, ABSTRACT NO. 774

DALLAS COUNTY, TEXAS

1407 & 19 UHL ROAD



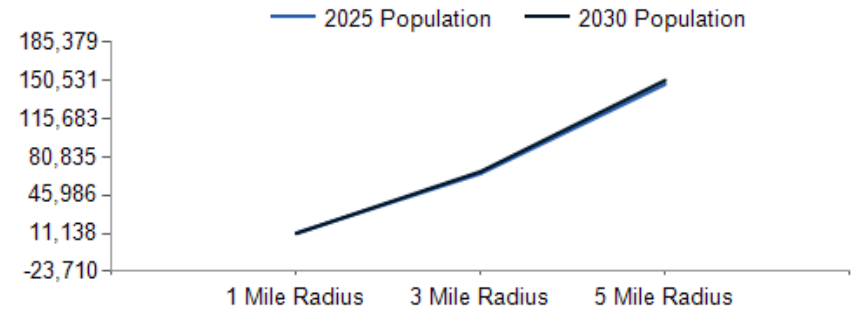
# SF DEVELOPMENT LOTS



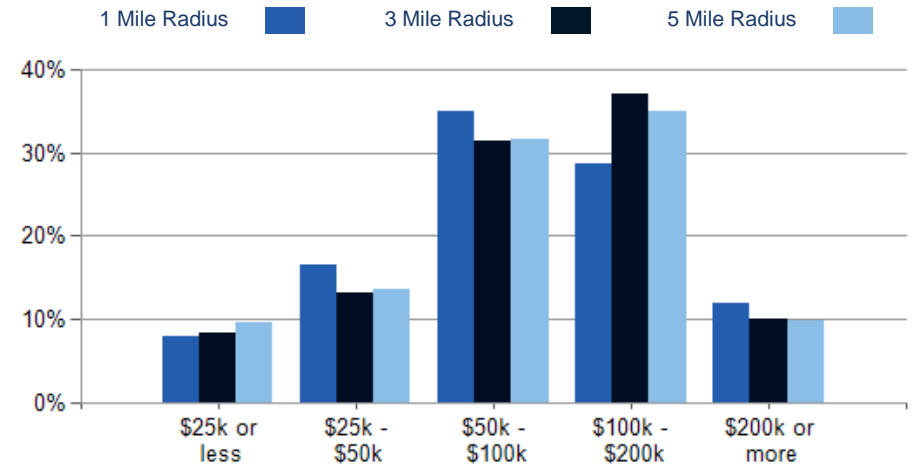
- 04 Demographics
  - General Demographics
  - Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,263	36,551	79,657
2010 Population	8,847	49,190	113,708
2025 Population	11,309	65,818	147,028
2030 Population	11,138	67,529	150,531
2025 African American	7,070	39,821	87,298
2025 American Indian	91	483	1,059
2025 Asian	59	472	1,175
2025 Hispanic	3,169	15,428	33,301
2025 Other Race	1,570	7,119	14,527
2025 White	1,312	11,209	27,890
2025 Multiracial	1,205	6,684	15,018
2025-2030: Population: Growth Rate	-1.50%	2.55%	2.35%

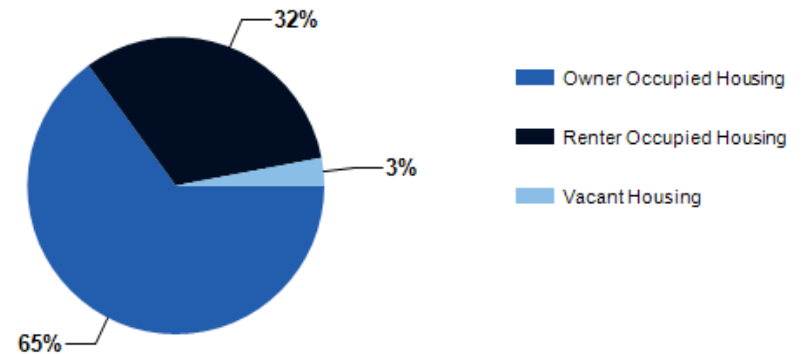
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	156	1,160	2,938
\$15,000-\$24,999	148	722	1,991
\$25,000-\$34,999	125	809	2,147
\$35,000-\$49,999	508	2,158	4,803
\$50,000-\$74,999	865	4,047	9,534
\$75,000-\$99,999	483	3,100	6,619
\$100,000-\$149,999	861	5,428	10,981
\$150,000-\$199,999	246	2,967	6,839
\$200,000 or greater	458	2,281	5,042
Median HH Income	\$80,181	\$93,450	\$88,586
Average HH Income	\$108,405	\$111,268	\$109,321



### 2025 Household Income



### 2025 Own vs. Rent - 1 Mile Radius

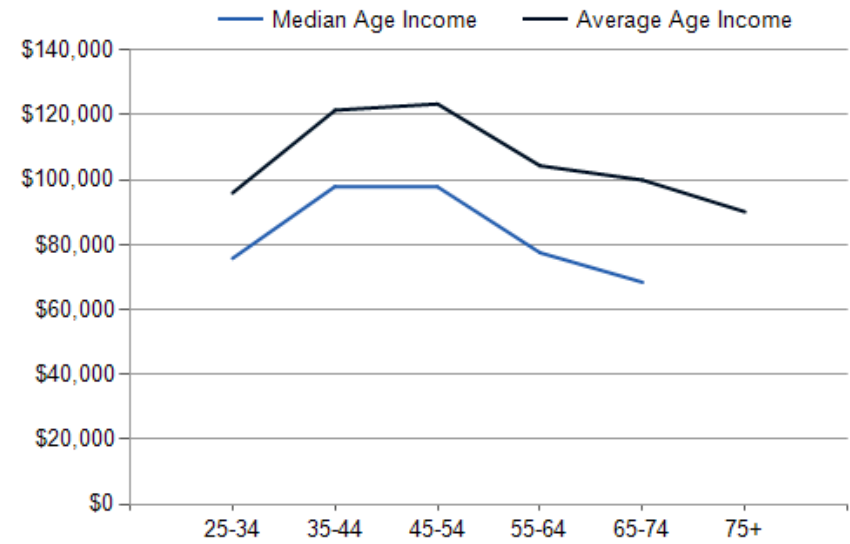
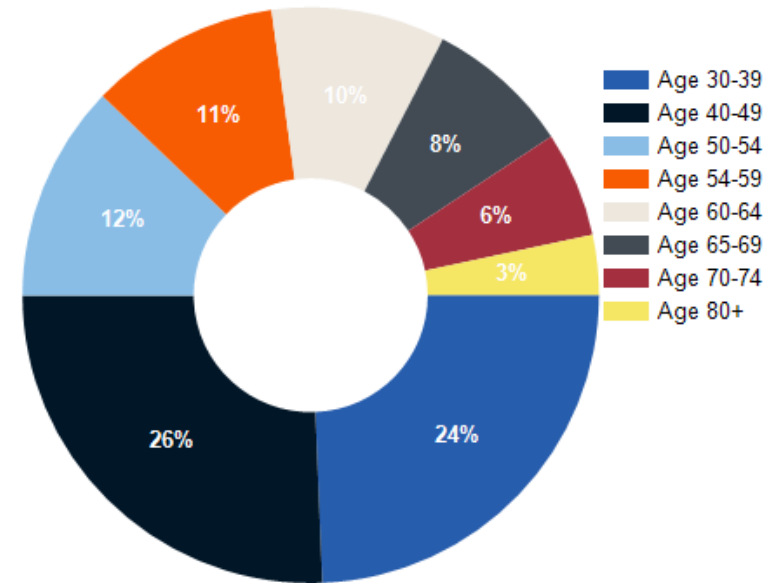


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	754	4,255	9,290
2025 Population Age 35-39	741	4,205	9,232
2025 Population Age 40-44	806	4,470	9,734
2025 Population Age 45-49	766	4,269	9,291
2025 Population Age 50-54	748	4,441	10,001
2025 Population Age 55-59	654	4,175	9,252
2025 Population Age 60-64	599	3,871	8,858
2025 Population Age 65-69	499	3,396	8,050
2025 Population Age 70-74	363	2,517	6,126
2025 Population Age 75-79	207	1,812	4,496
2025 Population Age 80-84	87	946	2,372
2025 Population Age 85+	58	650	1,594
2025 Population Age 18+	8,373	50,344	113,225
2025 Median Age	34	37	38
2030 Median Age	35	38	39

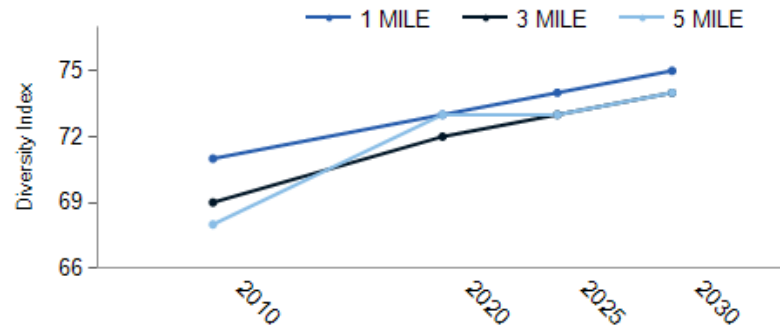
2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$75,792	\$90,841	\$87,431
Average Household Income 25-34	\$95,980	\$107,711	\$106,508
Median Household Income 35-44	\$97,945	\$107,755	\$105,467
Average Household Income 35-44	\$121,475	\$125,707	\$123,895
Median Household Income 45-54	\$97,850	\$109,242	\$108,256
Average Household Income 45-54	\$123,398	\$127,593	\$127,112
Median Household Income 55-64	\$77,524	\$101,067	\$99,009
Average Household Income 55-64	\$104,343	\$116,478	\$116,535
Median Household Income 65-74	\$68,425	\$74,485	\$69,864
Average Household Income 65-74	\$99,941	\$95,854	\$92,324
Average Household Income 75+	\$90,142	\$71,537	\$68,040

Population By Age

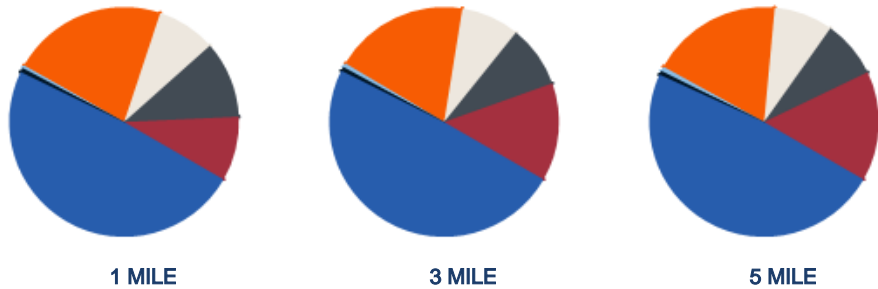


DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	75	74	75
Diversity Index (current year)	74	73	73
Diversity Index (2020)	73	73	73
Diversity Index (2010)	71	69	68

### POPULATION DIVERSITY



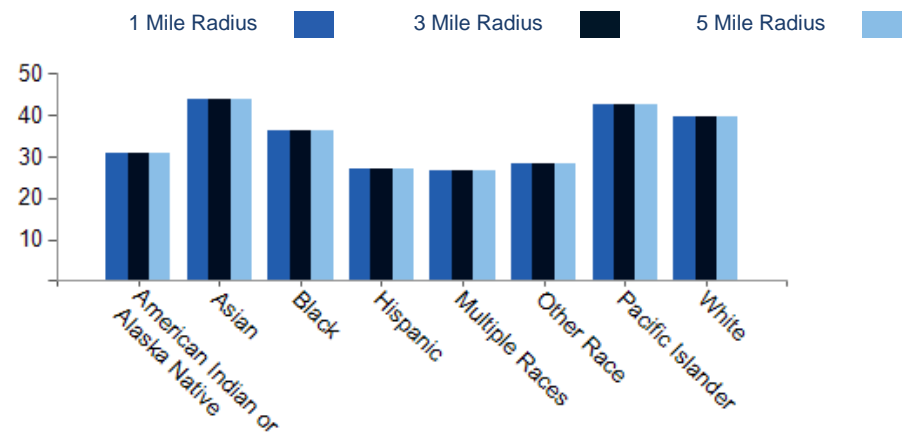
### POPULATION BY RACE



2025 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	31	32	34
Median Asian Age	44	44	45
Median Black Age	36	38	39
Median Hispanic Age	27	28	29
Median Multiple Races Age	27	29	29
Median Other Race Age	28	29	30
Median Pacific Islander Age	43	43	40
Median White Age	40	48	47

2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	49%	49%	48%
American Indian	1%	1%	1%
Asian	0%	1%	1%
Hispanic	22%	19%	18%
Multiracial	8%	8%	8%
Other Race	11%	9%	8%
White	9%	14%	15%

### 2025 MEDIAN AGE BY RACE



# SF Development Lots

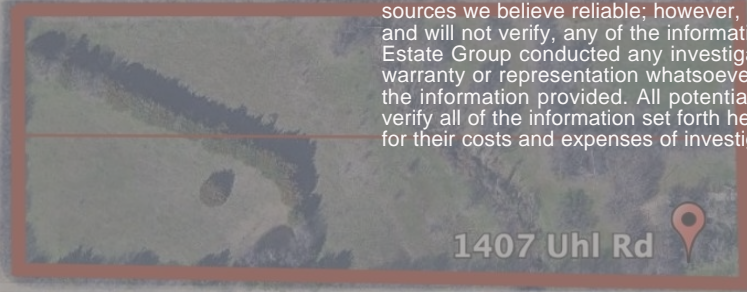
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The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Franchise Real Estate Group and it should not be made available to any other person or entity without the written consent of Franchise Real Estate Group.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Franchise Real Estate Group. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

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.



Exclusively Marketed by:



**Michael Jones, CCIM**

Franchise Real Estate Group  
President, Broker  
(800)883-2571  
michael@franchisereg.com

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www.franchisereg.com