

Conceptual Rendering with Potential for Drive-Thrus



*Artist rendering, subject to change

deals@lemrx.com

Jordan Lem
(925) 586-4888

Dan Lem
(415) 385-7381

Pam Goodwin
(214) 929-9013

Ray Pardilla
(707) 652-8363



The Opportunities:

1. For Lease: Lease existing space (\$22-\$48/sf/year + CAM) or best offer
2. For Sale: Straight sale of property and existing building including LOI's from 2 national credit tenants \$5,498,888 (Only \$268/sf, well below replacement cost) or best offer.

deals@lemrx.com

Jordan Lem
(925) 586-4888

Pam Goodwin
(214) 929-9013

Ray Pardilla
(707) 652-8363

Dan Lem
(415) 385-7381



OPPORTUNITY #1: FOR TENANTS TO LEASE EXISTING SPACE



PROPERTY DETAILS

Address:

2430 Valley View Ln, Farmers Branch, TX

Year Built:

1974

Building Size:

20,515 Square Feet (existing floorplans to the right, divisible).

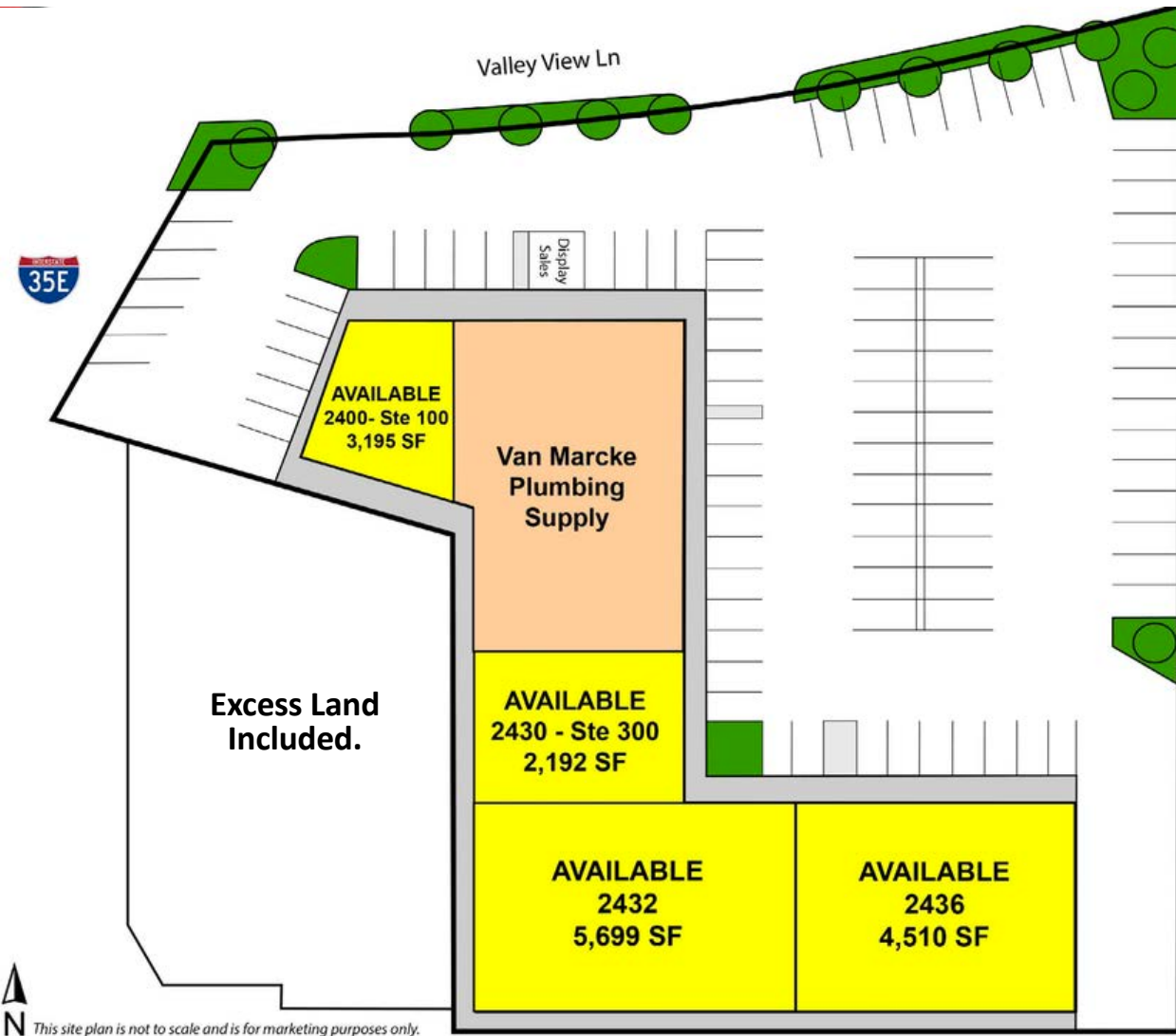
Lot Size:

1.8 Acres

Lease Rent:

\$22-\$48/sf/year

*Note: Recent lease comps for the adjacent space in the Mustang Station cul-de-sac are \$30/SF plus CAM.



deals@lemrx.com

Jordan Lem
(925) 586-4888

Pam Goodwin
(214) 929-9013

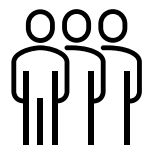
Ray Pardilla
(707) 652-8363

Dan Lem
(415) 385-7381



OPPORTUNITY #2: BUY PROPERTY AS-IS (NOTE: TWO EXISTING TENANTS IN TOW)



	1 Mile	3 Mile	5 Mile
	14,400	130,700	460,000
	POPULATION		

	1 Mile	3 Mile	5 Mile
	\$74,300	\$82,900	\$92,619
	AVERAGE HOUSEHOLD INCOME		

Located within the Dallas-Fort Worth Metroplex, the third fastest-growing major metro area in the United States, the site sits in a trade area projected to surpass 9 million residents by 2030, adding approximately one million new consumers to the region over the next four years.

FARMERS BRANCH



Ranked the #2 best small city in Texas to start a business by WalletHub, Farmers Branch is home to more than 4,000 companies and 250 corporate headquarters, including major operations for IBM, AT&T, and Tenet Healthcare, creating one of the densest daytime employment corridors in DFW. With well over 200,000 vehicles per day on I-35E, a signalized hard corner, and DART light rail adjacency, the site offers exceptional visibility and access to a massive captive workforce that currently has no freestanding drive-thru QSR food option on the “going-home” side of this interchange.

Nearby Retailers



deals@lemrx.com

Jordan Lem
(925) 586-4888

Pam Goodwin
(214) 929-9013

Ray Pardilla
(707) 652-8363

Dan Lem
(415) 385-7381



LOCATION OVERVIEW



deals@lemrx.com

Jordan Lem
(925) 586-4888

Pam Goodwin
(214) 929-9013

Ray Pardilla
(707) 652-8363

Dan Lem
(415) 385-7381



StarCenter Multisport - Farmers Branch



Opened in Jan 2025



Estimated 900,000 Annual Visitors

The Valley View site sits directly across from the RYSE Energy StarCenter MultiSport Farmers Branch, an 81,780 SF athletic facility operated by the Dallas Stars NHL team that opened in January 2025. Configurable for up to 8 basketball courts, 16 volleyball courts, 16 pickleball courts, or 6 throwball courts, the complex draws an estimated 900,000 visitors per year, serving over 50,000 unique youth athletes and is home to Texas Advantage Volleyball (TAV), one of the top club programs in the country. Combined with the adjacent Children's Health StarCenter ice facility, the corridor generates a constant flow of families and spectators seeking quick-service dining options before, between, and after events. Backed by a 25-year Dallas Stars lease and a \$20M+ joint investment with the City of Farmers Branch, the campus represents durable, institutional commitment to this location.



**FARMERS
BRANCH**

deals@lemrx.com

Jordan Lem
(925) 586-4888

Pam Goodwin
(214) 929-9013

Ray Pardilla
(707) 652-8363

Dan Lem
(415) 385-7381



SITE AERIAL & CURRENT ROAD EXPANSION



deals@lemrx.com

Jordan Lem
(925) 586-4888

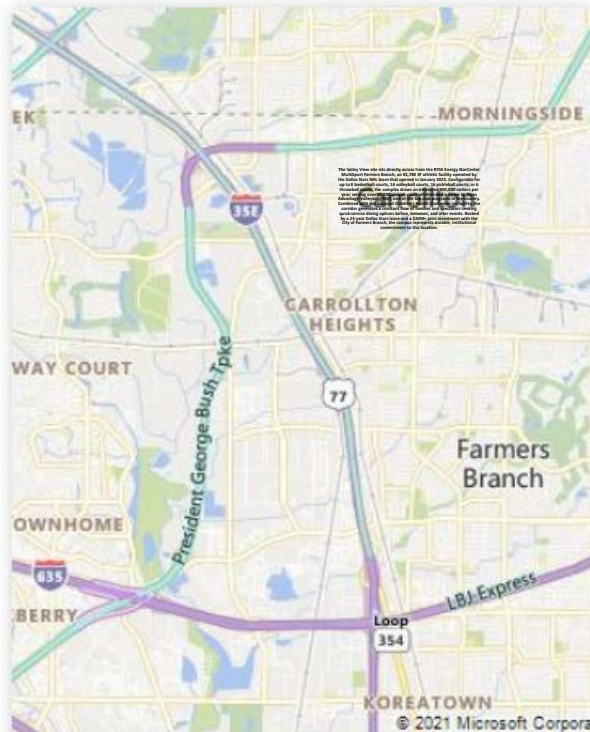
Pam Goodwin
(214) 929-9013

Ray Pardilla
(707) 652-8363

Dan Lem
(415) 385-7381



Road Expansion



Project name:

I-35 East: I-635 to Denton County

Line

Timeline:

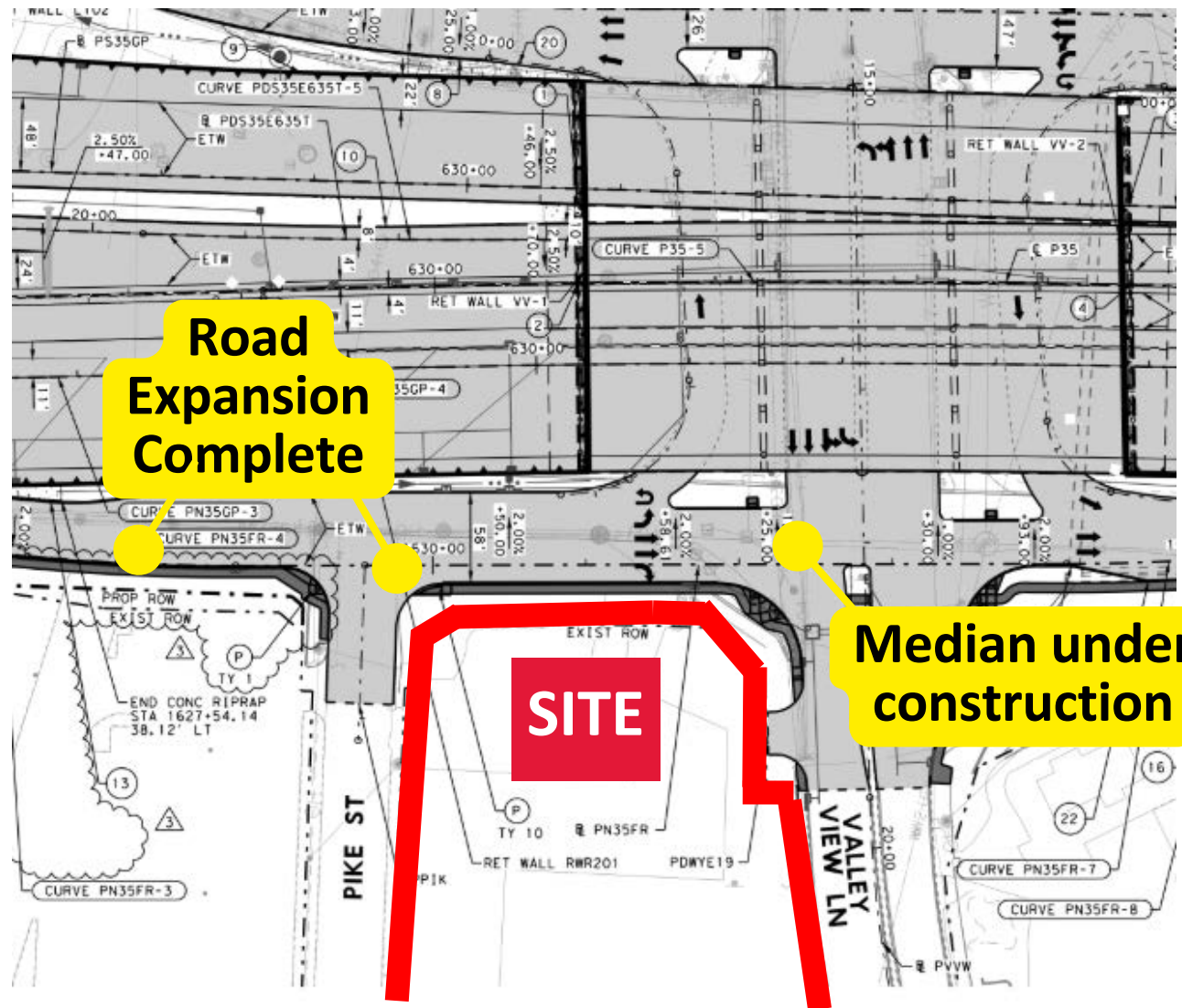
2022-2027

Cost:

\$709,000,000

Public benefits:

[Driver benefits*](#)



deals@lemrx.com

Jordan Lem
(925) 586-4888

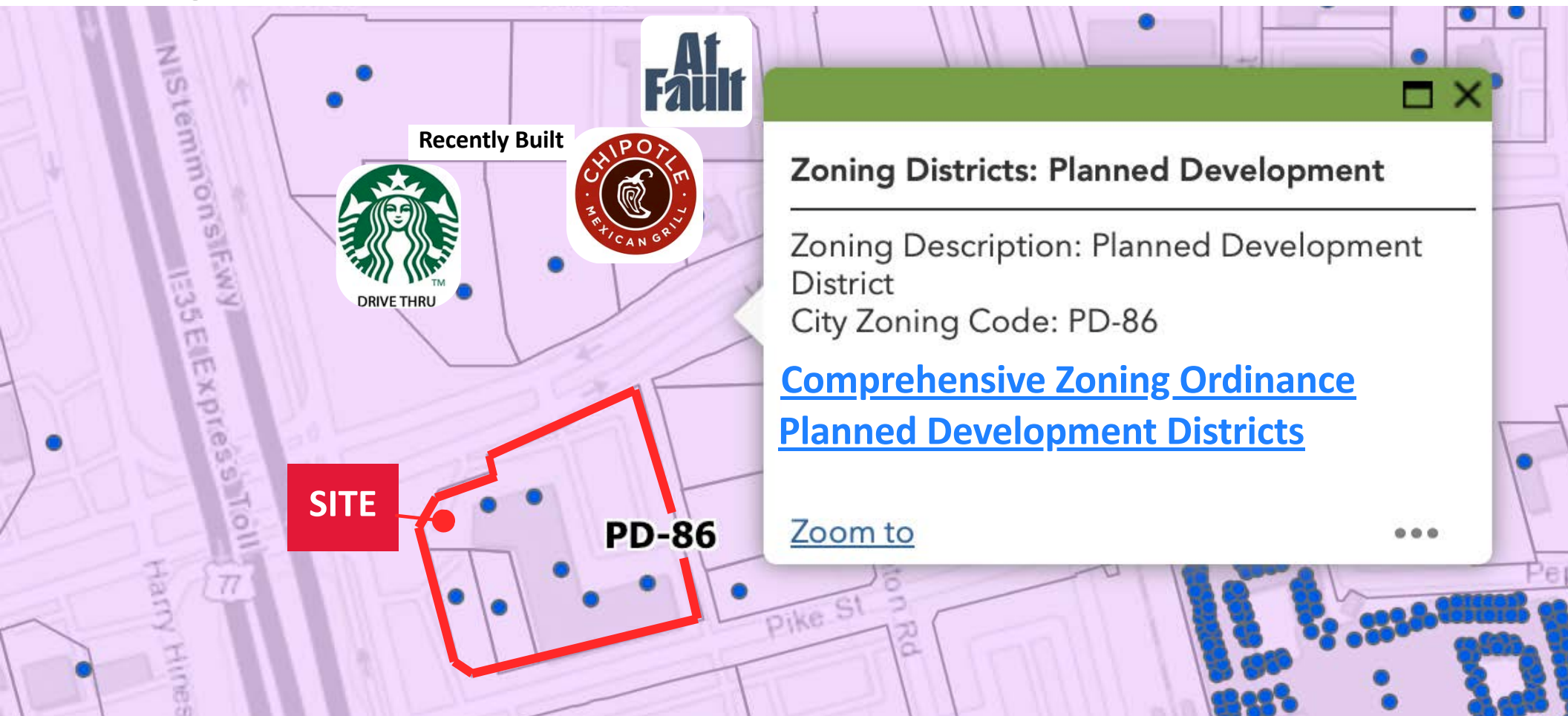
Pam Goodwin
(214) 929-9013

Ray Pardilla
(707) 652-8363

Dan Lem
(415) 385-7381



Zoning Information - (PD-86)



Zoning Districts: Planned Development

Zoning Description: Planned Development District

City Zoning Code: PD-86

[Comprehensive Zoning Ordinance](#)
[Planned Development Districts](#)

[Zoom to](#)

Downtown Farmers Branch's PD-86 supports ground-floor restaurant and retail uses along Valley View Lane, including QSRs and drive-thrus. Along the I-35E corridor, relaxed standards and surface parking make freestanding restaurant pads viable, with existing operators like Starbucks and Chipotle showing the concept works here.

deals@lemrx.com

Jordan Lem
(925) 586-4888

Pam Goodwin
(214) 929-9013

Ray Pardilla
(707) 652-8363

Dan Lem
(415) 385-7381



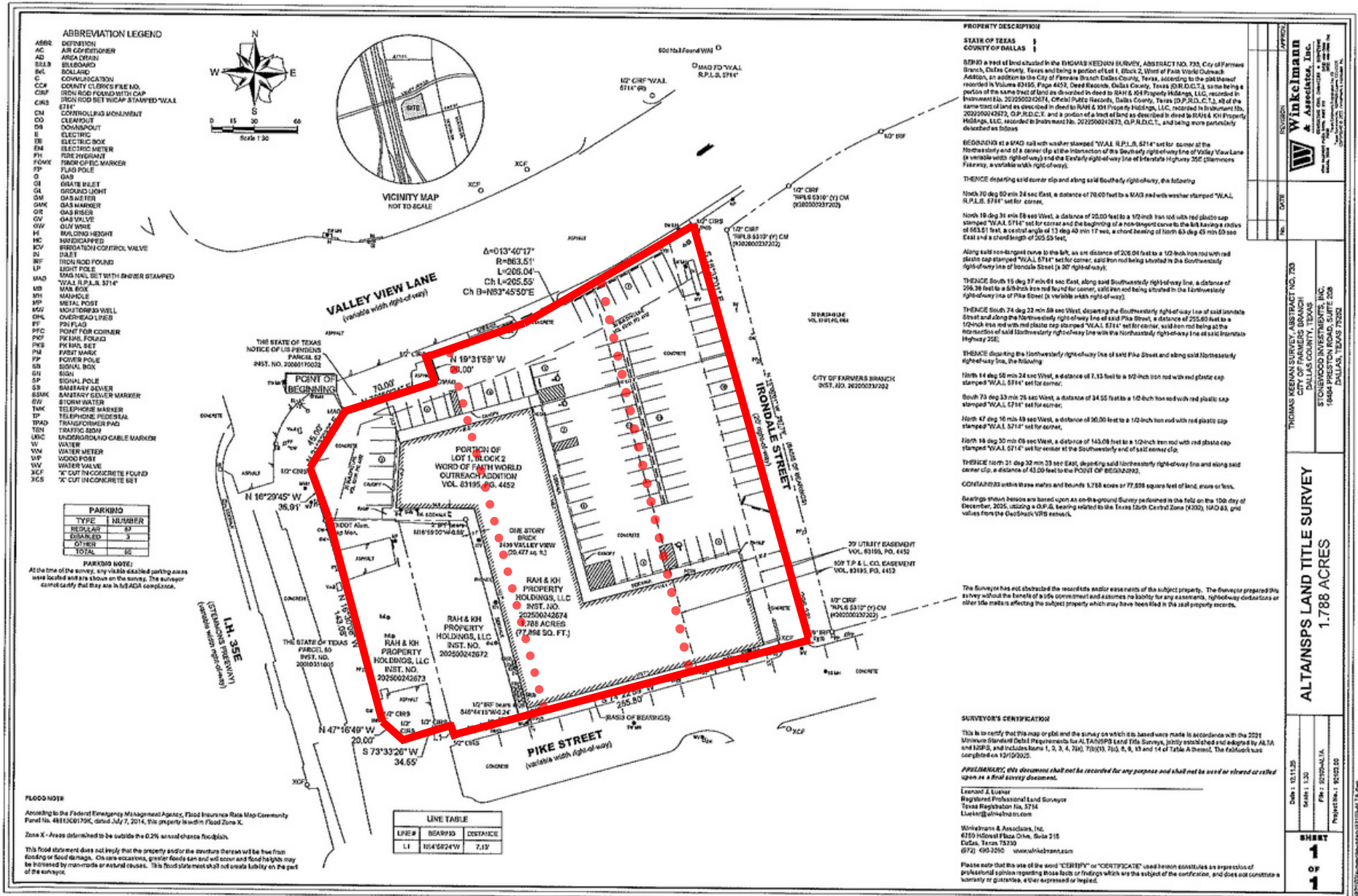
deals@lemrx.com

Jordan Lem
(925) 586-4888

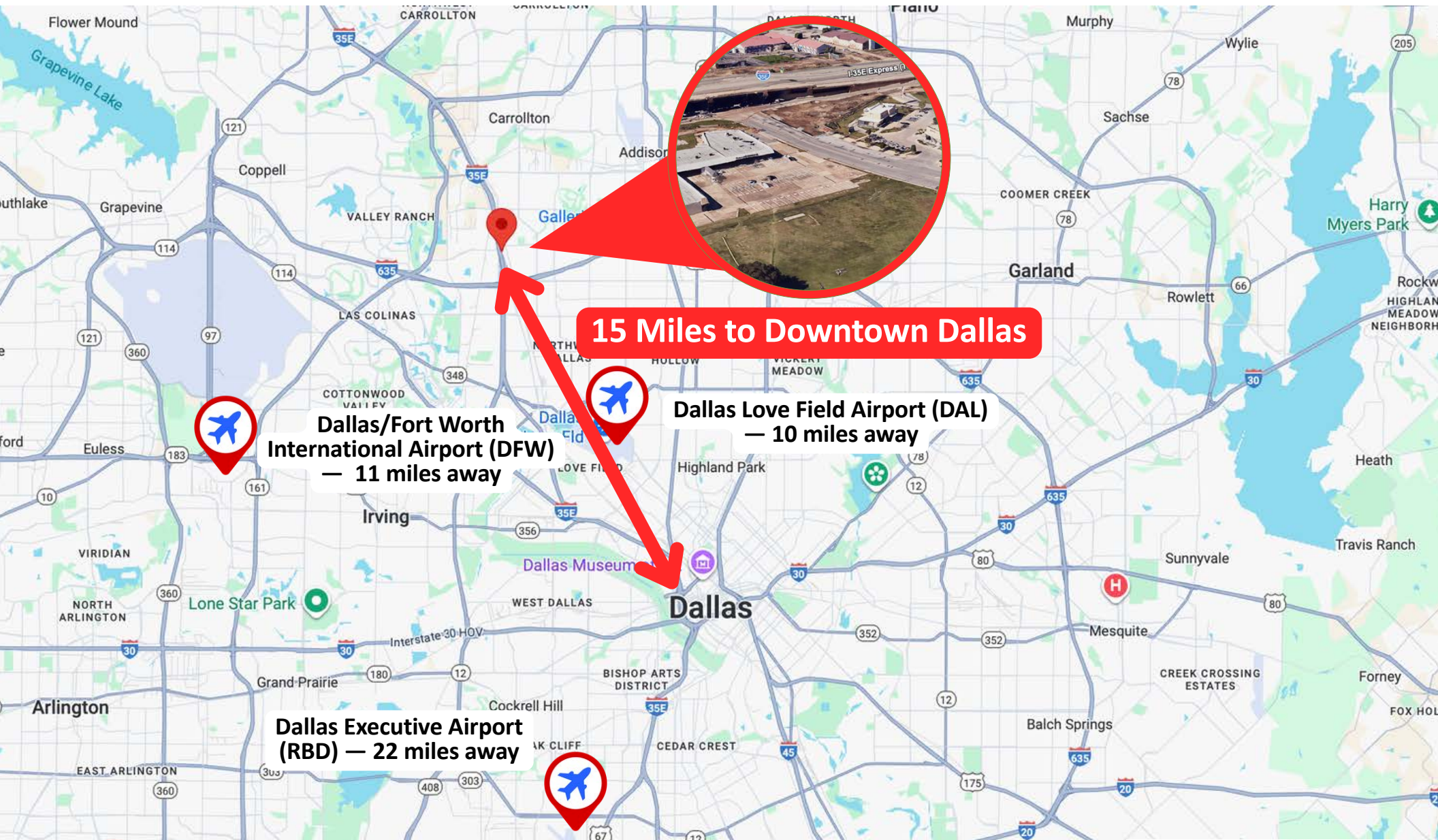
Pam Goodwin
(214) 929-9013

Ray Pardilla
(707) 652-8363

Dan Lem
(415) 385-7381



LOCATION OVERVIEW



deals@lemrx.com

Jordan Lem
(925) 586-4888

Pam Goodwin
(214) 929-9013

Ray Pardilla
(707) 652-8363

Dan Lem
(415) 385-7381



Market Overview - Dallas-Fort Worth MSA

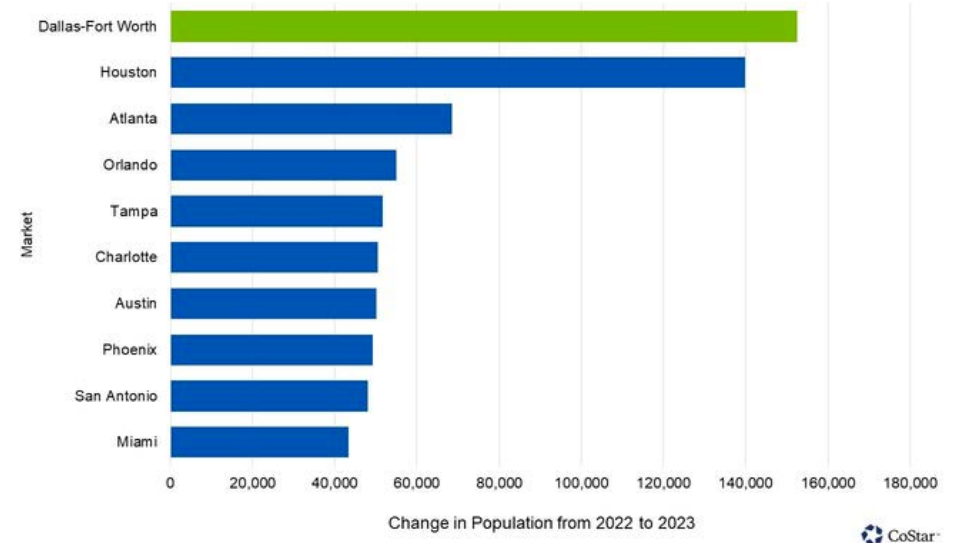
The Dallas-Fort Worth Metroplex is the third fastest-growing major metro in the United States, adding over 150,000 residents in a single year and projected to surpass 9.1 million people by 2030. That growth means more rooftops, more commuters, and more daily traffic on high-volume corridors like I-35E, exactly the demand engine that drives QSR volume.

What makes this site exceptional is its position on the northbound side of I-35E coming from downtown Dallas on the “going-home” side. With over 200,000 vehicles per day passing the interchange and Farmers Branch's 4,000-plus companies generating a 73% daytime population surge, the evening commute past Valley View is a concentrated, recurring stream of time-pressed, hungry commuters looking for a convenient pull-off before reaching home. Hard corner. Signalized intersection. Direct freeway visibility. Multiple curb cuts. This site is purpose-built to capture that traffic.

On the supply side, DFW retail vacancy sits at just 5% with annual rent growth above 4%, and new pad opportunities in established infill corridors are essentially gone. The area surrounding this interchange is fully built out — making Valley View one of the last available ground-up QSR pad sites on this corridor, with no competing drive-thru QSR food concept in place to dilute demand. For a brand looking to plant a flag on one of North Dallas's premier commuter interchanges, the opportunity is here and it won't last.



Dallas-Fort Worth Adds Most Residents Among Major Markets



deals@lemrx.com

Jordan Lem
(925) 586-4888

Pam Goodwin
(214) 929-9013

Ray Pardilla
(707) 652-8363

Dan Lem
(415) 385-7381

