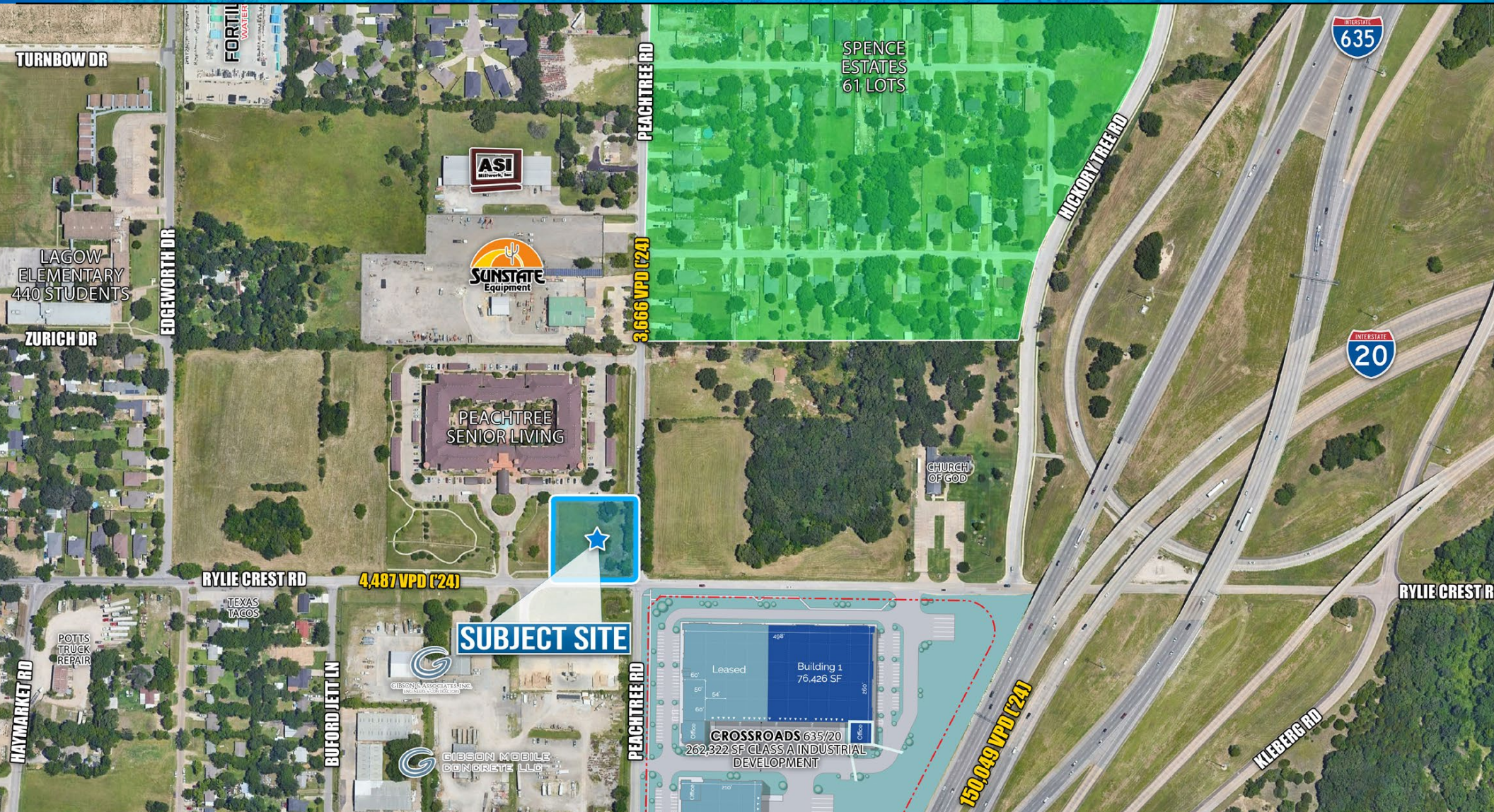


COMMERCIAL LAND FOR SALE

1 AC | 5013 PEACHTREE ROAD | BALCH SPRINGS, TX

OFFERING MEMORANDUM



SCOTT WILLIAMS
512.517.4490
swilliams@falconcompanies.com

THOMAS D. SALANTY
214.912.4252
tsalanty@falconcompanies.com

falcon
FALCONCOMPANIES.COM

LOCATION

5013 Peachtree Road
Balch Springs, TX 75180

AVAILABILITY

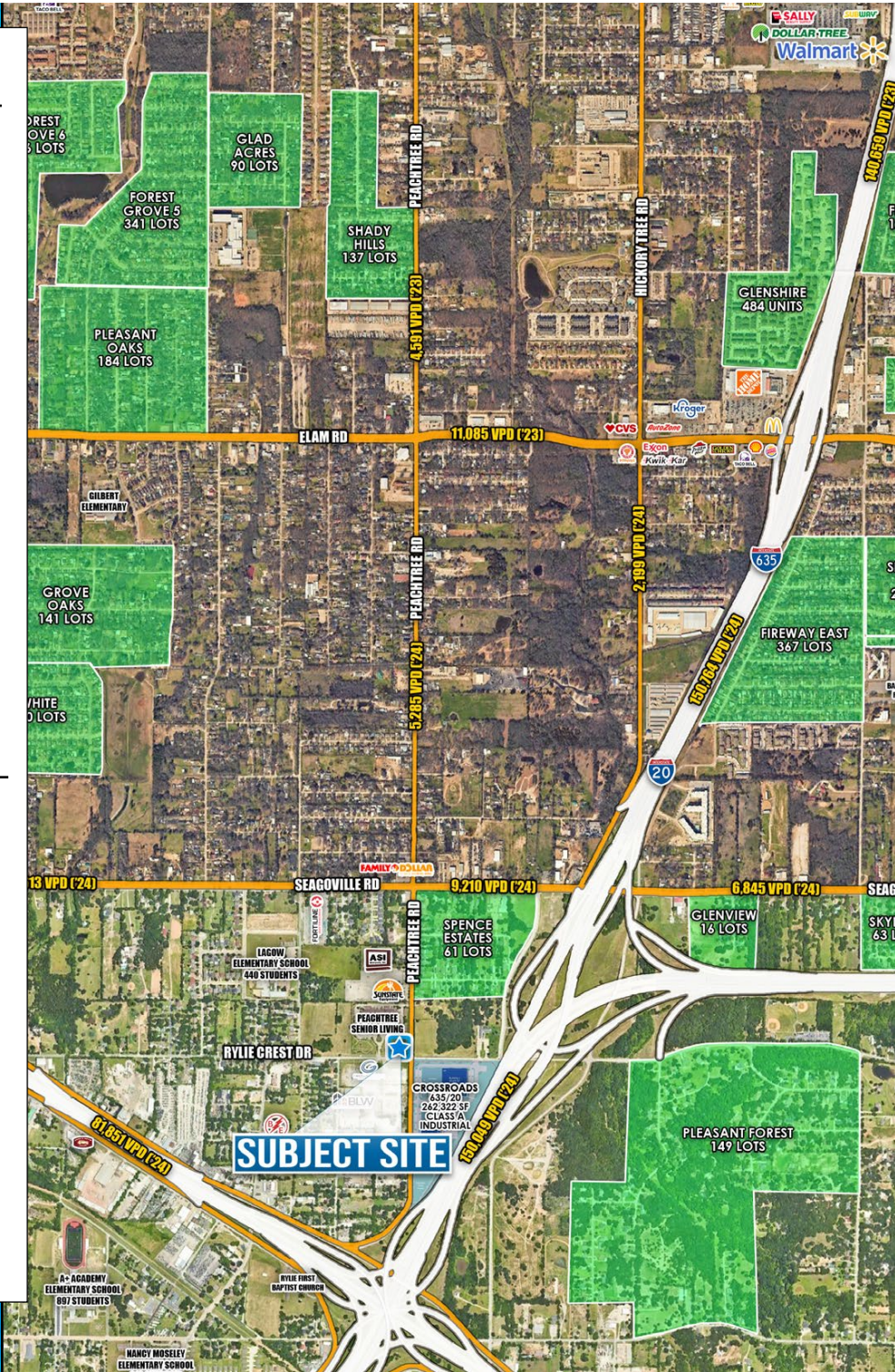
LOT SIZE:	1.00 Acres
SALE PRICE:	\$392,040
SALE PRICE/SF:	\$9.00

TRAFFIC COUNTS (2024 AADT)

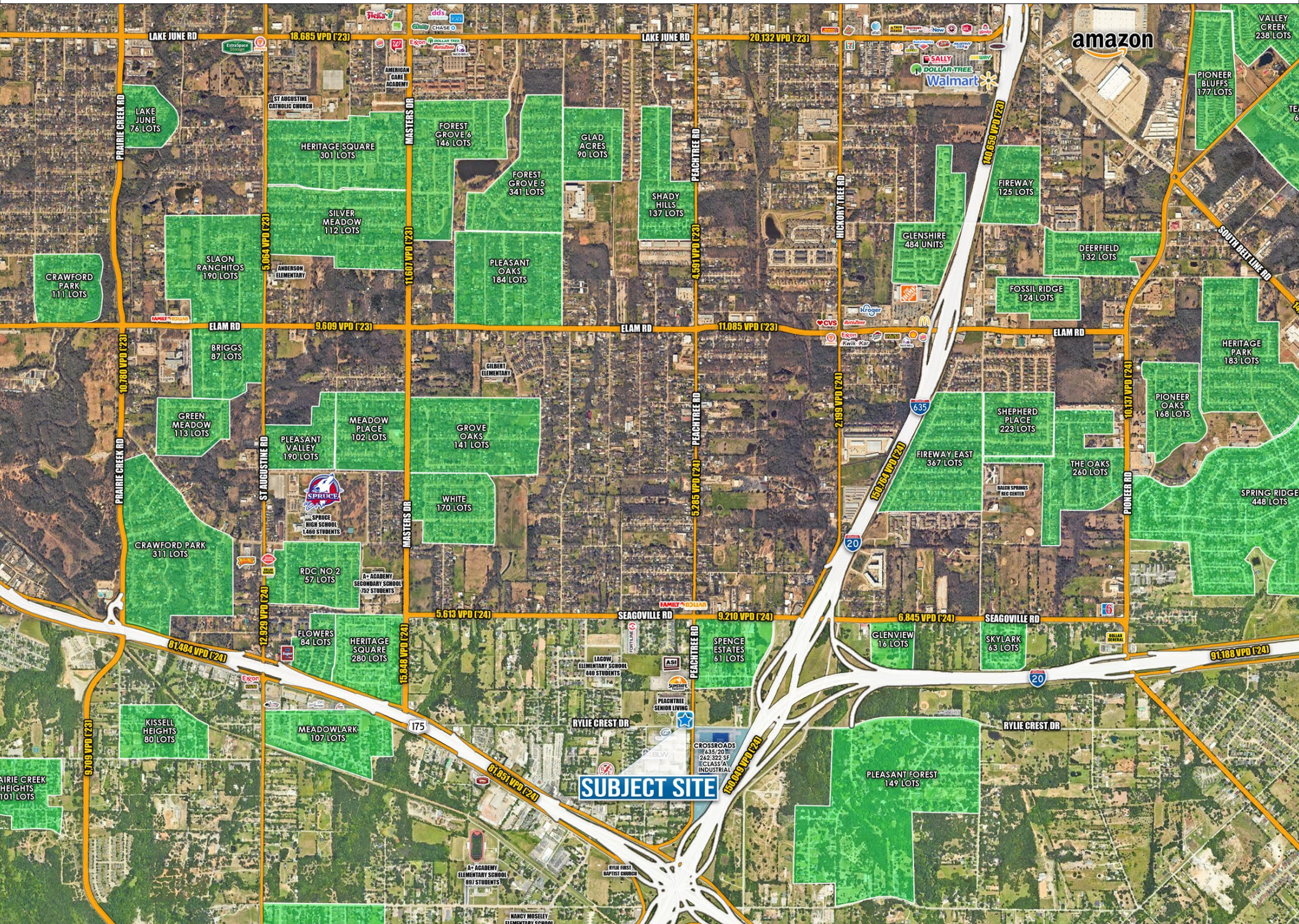
INTERSTATE 635:	150,764 vpd
INTERSTATE 20:	150,049 vpd
HIGHWAY 175:	81,851 vpd
RYLIE CREST:	4,487 vpd
PEACHTREE RD:	3,666 vpd

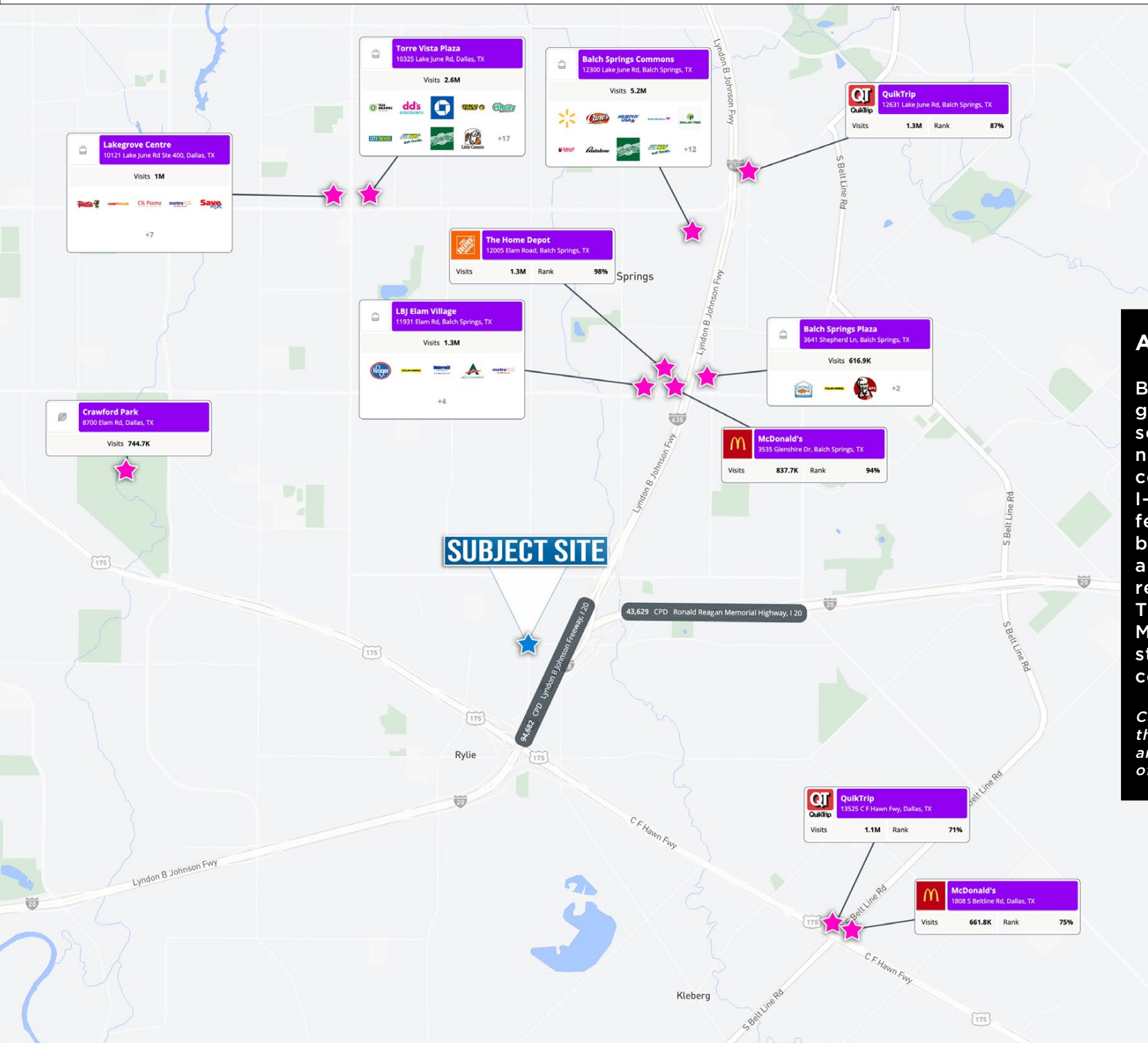
PROPERTY DETAILS

- Zoned PD - Planned Development
- Zoning allows for Retail or Office
- Utilities accessible
- Adjacent to major new development:
 - 250,000 SF industrial project directly across the street
 - 140,000 SF office/warehouse proposed development just west of site
- Located in front of new Senior Living Community
- Immediate access to I-20, I-635, and Highway 175
- 16 miles to Downtown Dallas
- 20 miles to Love Field Airport
- 3 miles to Belt Line Road









AREA RETAIL VISITATION

Balch Springs offers a growing retail landscape that serves both residents and neighboring communities with convenient access to I-635, I-20, and US-175. The area features a mix of national brands, local dining options, and everyday services, with retail hubs like Hickory Tree Crossing and Spring Market Center attracting steady consumer traffic and continued commercial growth.

Callouts identify past 12mo visits to the top 20 neighborhood, community, and strip retail centers within 4 miles of the subject site per Placer.ai.

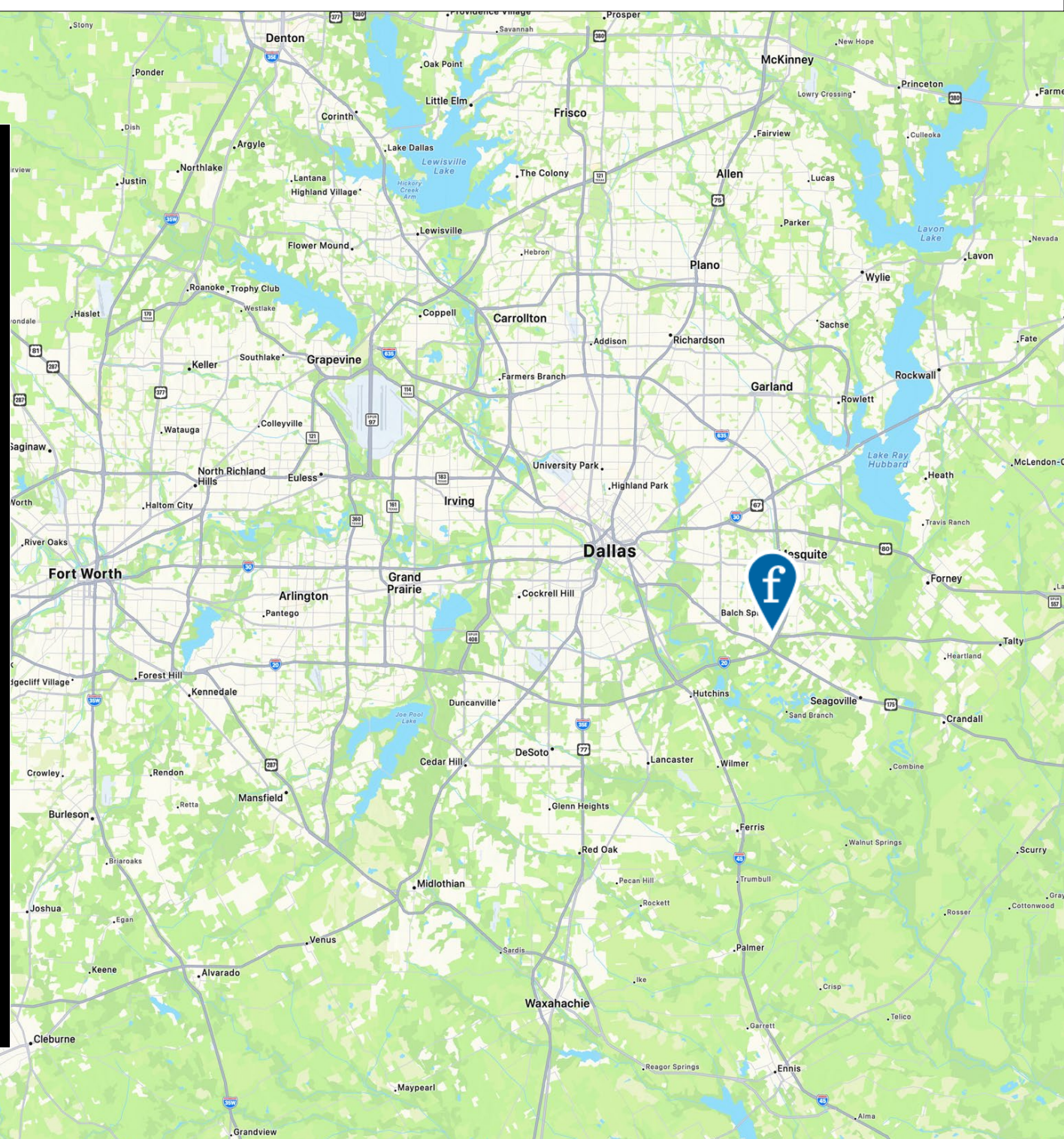
DALLAS-FORT WORTH MSA

The Dallas-Fort Worth Metroplex is one of the fastest-growing and most economically diverse regions in the U.S., offering a high quality of life, a robust job market, and a business-friendly environment.

Home to over 75 million annual passengers via DFW International and Love Field airports, the region is a global transportation hub with unmatched connectivity. The economy is anchored by major industries including technology, finance, aerospace, manufacturing, and logistics. Corporate giants such as AT&T, American Airlines, ExxonMobil, and Texas Instruments have a major presence here.

DFW's population continues to expand, with growth projected at 1.8% annually through 2028. This is fueled by strong job creation, affordable living, and a skilled labor force. The area offers world-class amenities—professional sports teams, a vibrant culinary scene, and leading cultural institutions like the Kimbell Art Museum and AT&T Performing Arts Center. Outdoor enthusiasts benefit from a temperate climate and access to parks, lakes, and golf courses.

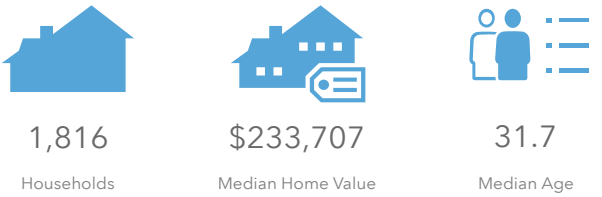
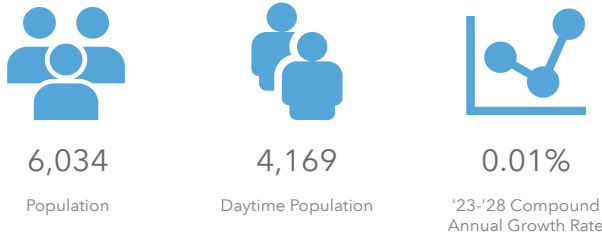
With its central U.S. location, economic diversity, and quality of life, DFW remains a top-tier destination for both residents and investors.



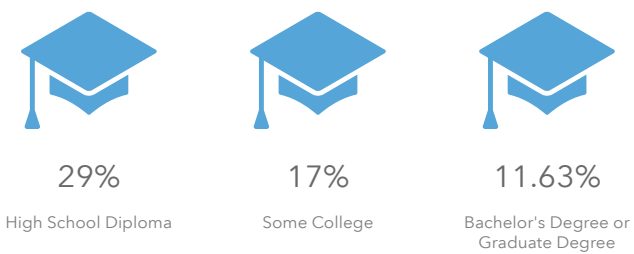
DEMOGRAPHIC SUMMARY

Peachtree & Rylie Crest
Ring of 1 mile

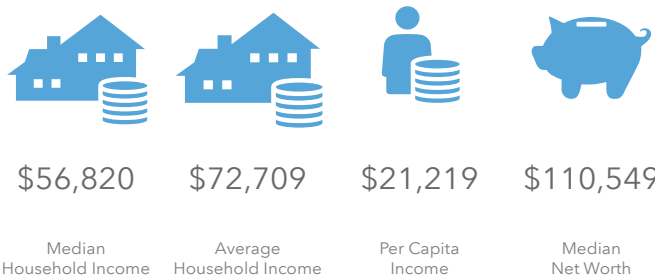
KEY FACTS



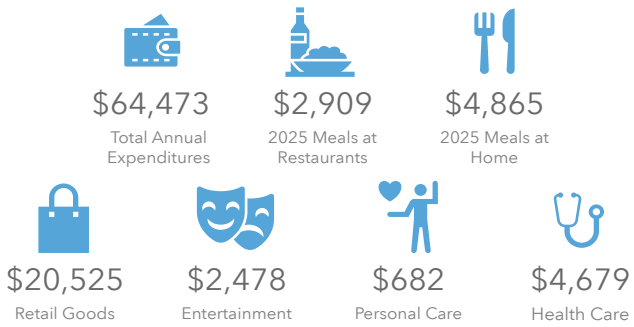
EDUCATION



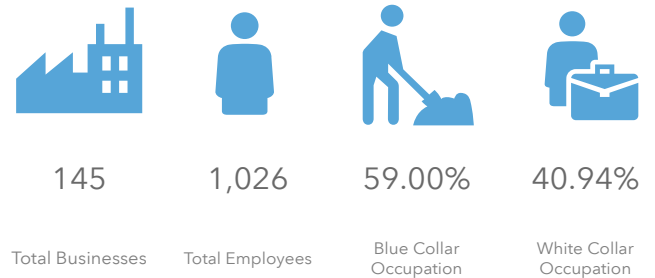
INCOME



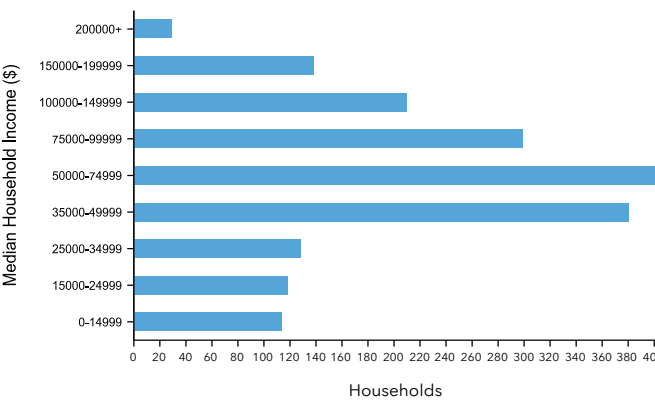
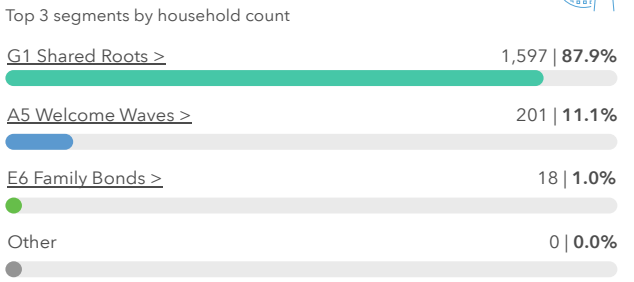
AVERAGE ANNUAL HOUSEHOLD SPENDING



BUSINESS



Tapestry



2025 Race and ethnicity (Esri)

The largest group: Hispanic Origin (Any Race) (71.69)

The smallest group: Pacific Islander Alone (0.07)

Indicator ▲	Value	Diff
White Alone	26.49	-22.06
Black Alone	15.81	+0.09
American Indian/Alaska Native Alone	3.88	+2.91
Asian Alone	0.70	-7.70
Pacific Islander Alone	0.07	-0.06
Other Race	31.01	+18.94
Two or More Races	22.05	+7.89
Hispanic Origin (Any Race)	71.69	+42.51

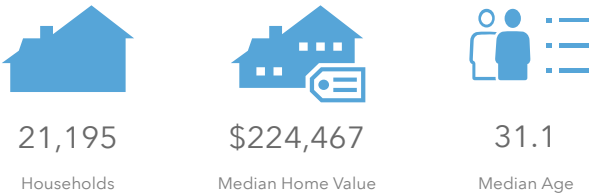
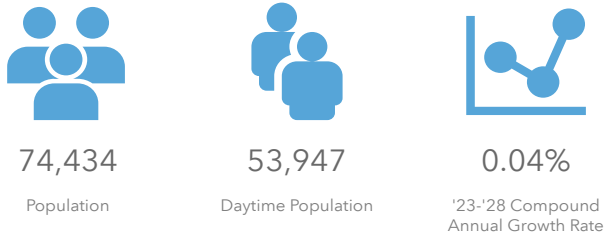
Bars show deviation from Dallas-Ft. Worth, TX

This infographic contains data provided by Esri, Esri-Data Axle, Esri-MRI-Simmons, Esri-U.S. BLS. The vintage of the data is 2025, 2030.

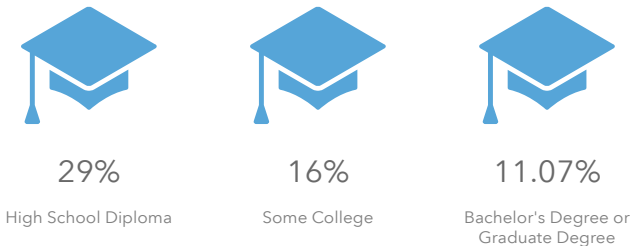
DEMOGRAPHIC SUMMARY

Peachtree & Rylie Crest
Ring of 3 miles

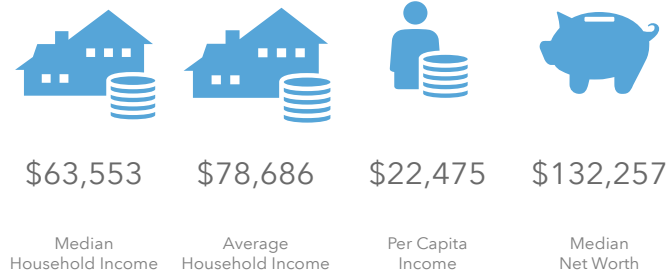
KEY FACTS



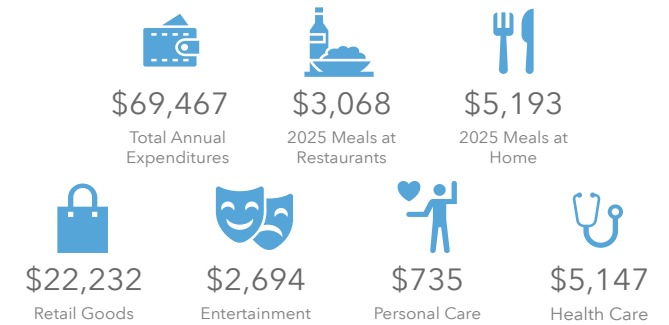
EDUCATION



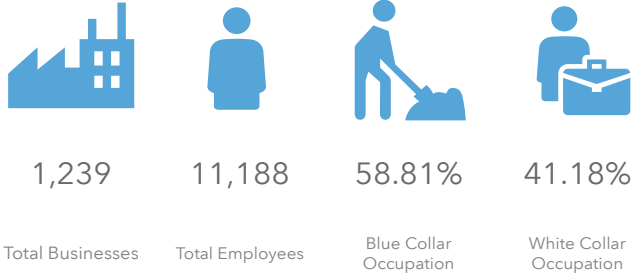
INCOME



AVERAGE ANNUAL HOUSEHOLD SPENDING

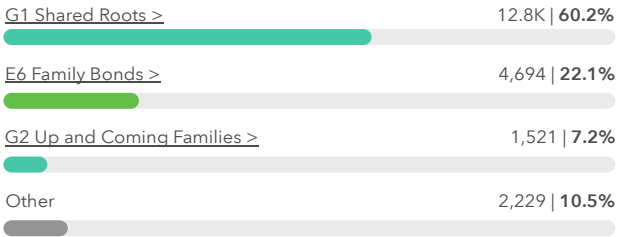


BUSINESS



Tapestry

Top 3 segments by household count



2025 Race and ethnicity (Esri)

The largest group: Hispanic Origin (Any Race) (70.34)
The smallest group: Pacific Islander Alone (0.09)

Indicator ▲	Value	Diff	
White Alone	23.70	-24.85	
Black Alone	17.77	+2.05	
American Indian/Alaska Native Alone	2.41	+1.44	
Asian Alone	0.54	-7.86	
Pacific Islander Alone	0.09	-0.04	
Other Race	32.84	+20.77	
Two or More Races	22.66	+8.50	
Hispanic Origin (Any Race)	70.34	+41.16	

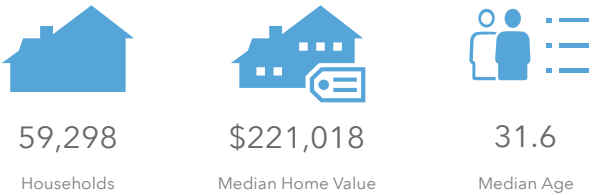
Bars show deviation from Dallas-Ft. Worth, TX

This infographic contains data provided by Esri, Esri-Data Axle, Esri-MRI-Simmons, Esri-U.S. BLS. The vintage of the data is 2025, 2030.

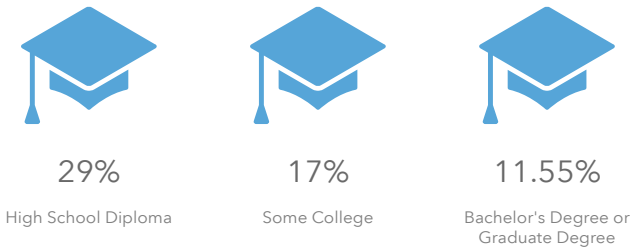
DEMOGRAPHIC SUMMARY

Peachtree & Rylie Crest
Ring of 5 miles

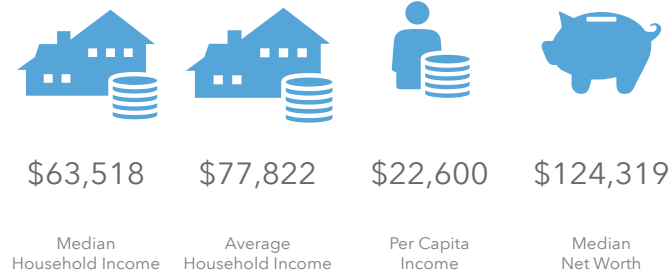
KEY FACTS



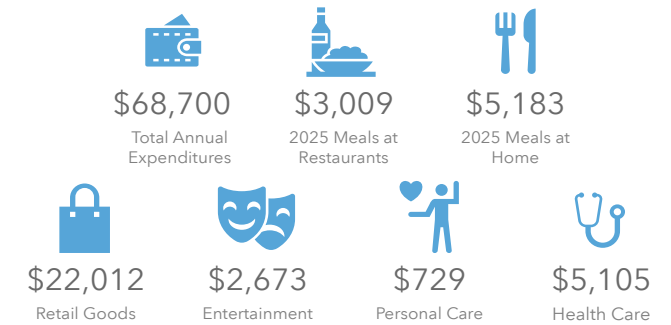
EDUCATION



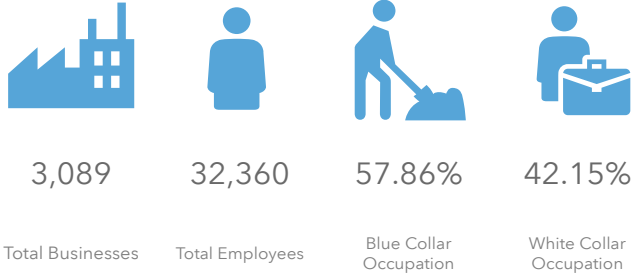
INCOME



AVERAGE ANNUAL HOUSEHOLD SPENDING

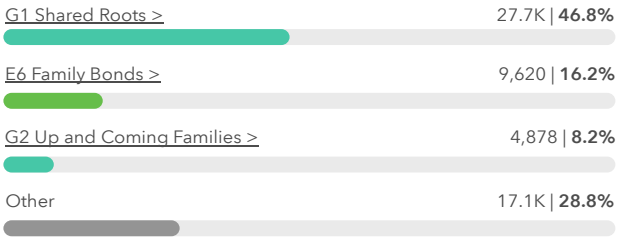


BUSINESS



Tapestry

Top 3 segments by household count



2025 Race and ethnicity (Esri)

The largest group: Hispanic Origin (Any Race) (65.76)
The smallest group: Pacific Islander Alone (0.06)

Indicator ▲	Value	Diff	
White Alone	23.41	-25.14	
Black Alone	20.94	+5.22	
American Indian/Alaska Native Alone	1.99	+1.02	
Asian Alone	0.65	-7.75	
Pacific Islander Alone	0.06	-0.07	
Other Race	31.58	+19.51	
Two or More Races	21.36	+7.20	
Hispanic Origin (Any Race)	65.76	+36.58	

Bars show deviation from Dallas-Ft. Worth, TX

This infographic contains data provided by Esri, Esri-Data Axle, Esri-MRI-Simmons, Esri-U.S. BLS. The vintage of the data is 2025, 2030.

INFORMATION ABOUT BROKERAGE SERVICES

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 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.

Falcon Realty Advisors
Licensed Broker / Broker Firm Name or Primary Assumed
Business Name

497539
License No.

thughes@falconcompanies.com
E-Mail

972-404-8383
Phone

Timothy Hughes
Designated Broker of Firm

335775
License No.

thughes@falconcompanies.com
E-Mail

972-404-8383
Phone

Sales Agent / Associate's Name

License No.

E-Mail

Phone

Buyer / Tenant / Seller / Landlord Initials

Date