

FOR LEASE



DUWEST

CREATING, ENHANCING & PROTECTING VALUE

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PLEASANT RUN PAD SITE

NEQ OF I-35E & PLEASANT RUN RD

LANCASTER, TEXAS

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Pleasant Run Pad Site | 3211 W Pleasant Run Rd, Lancaster, Texas 75146

OVERVIEW

- +/-0.63 acre pad site available on heavily trafficked Pleasant Run Rd.
- Great for restaurant with drive-thru or retail.
- Lots of value in existing site improvements:
 - Perimeter landscaping
 - Sidewalk
 - Rear access drive
 - Rough graded
 - No curbing required
- Pleasant Run Rd. has recently been widened to 4 lanes from I-45 to N Dallas Ave., making it the main thoroughfare connecting I-45 and I-35E.
- Call for Pricing.

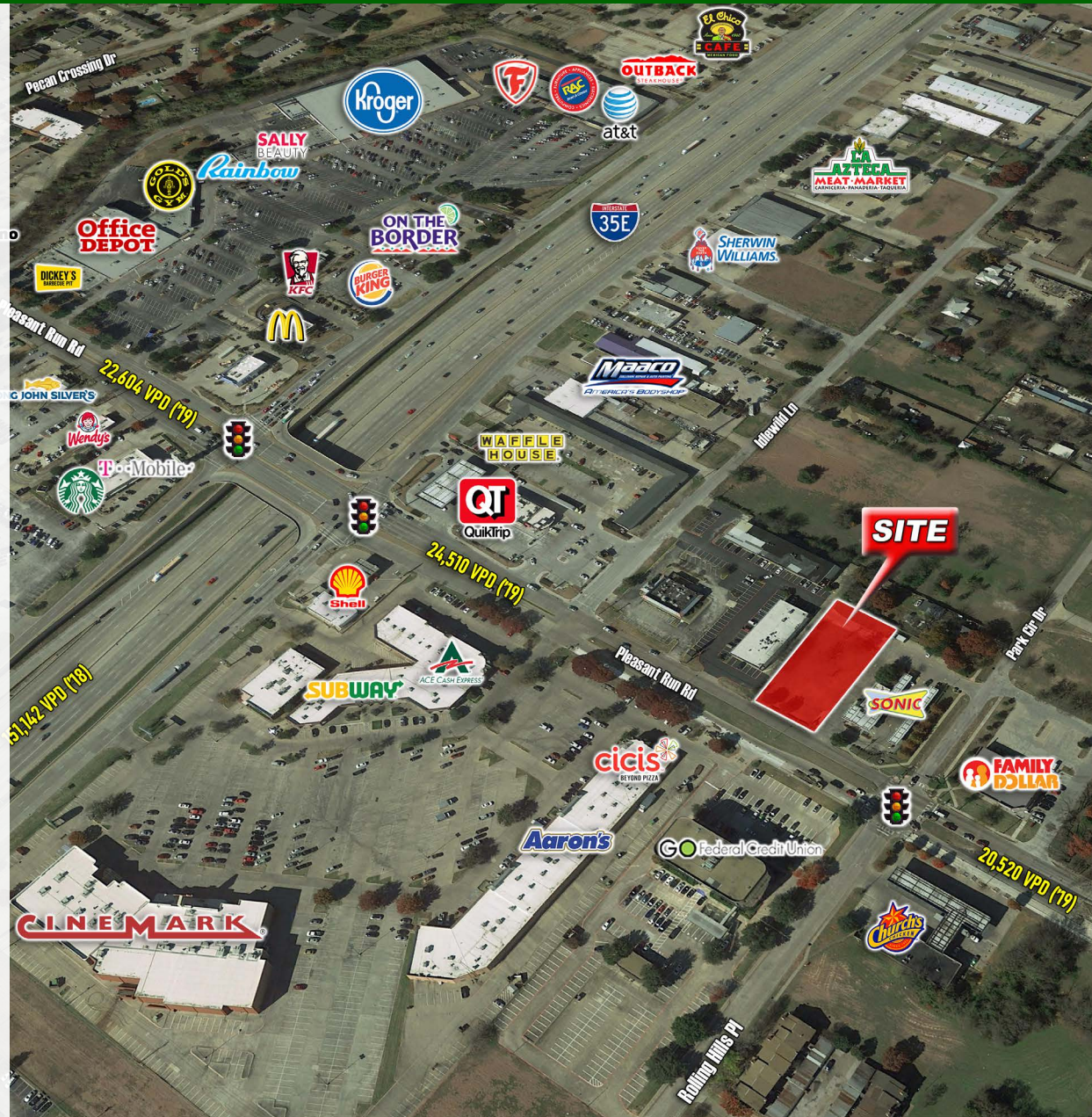
TRAFFIC COUNTS

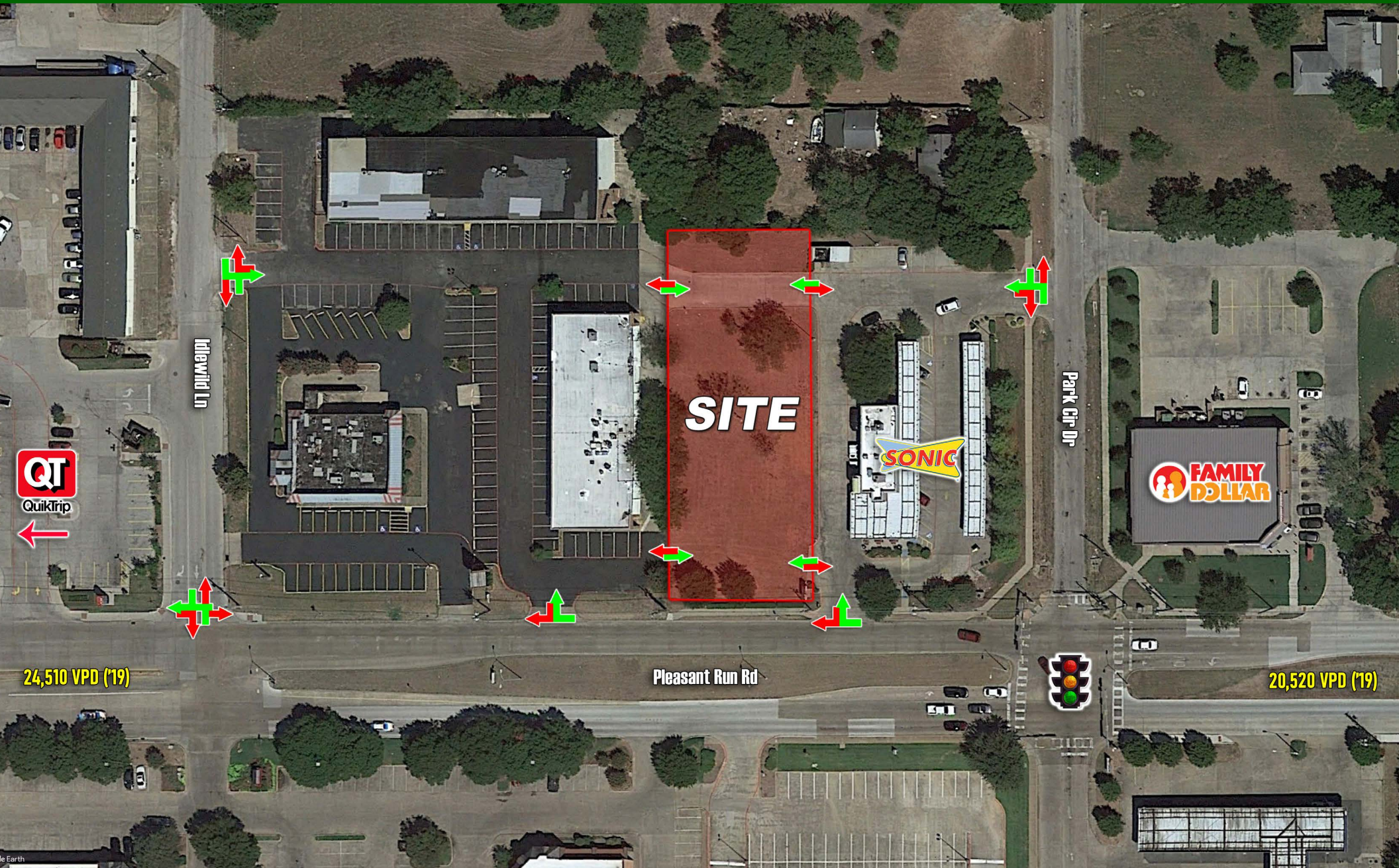
Interstate 35E: 151,142 VPD (TXDOT 2018)

Pleasant Run Rd: 24,510 VPD (Kalibrate 2019)

DEMOGRAPHICS

	1-mile	3-mile	5-mile
2019 Population	9,855	70,027	163,704
Households	3,702	24,490	56,178
Daytime Pop.	11,114	61,267	142,516
Avg HH Income	\$53,465	\$67,695	\$68,283





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