



FOR LEASE 

# DUWEST

CREATING, ENHANCING & PROTECTING VALUE

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## 2ND GEN RESTAURANT W/ DRIVE-THRU NEQ OF I-35E/STEMMONS FWY & VALWOOD PKWY FARMERS, BRANCH, TEXAS

4403 North Central Expressway #200 Dallas Texas 75205  
**duwestrealty.com**

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# 2nd Gen Restaurant w/ Drive-Thru | 2363 Valwood Pkwy. Farmers Branch, Texas 75234

## OVERVIEW

- Freestanding building with drive-thru
- Former Taco Bueno restaurant
- 2,571 SF available on 24,702 SF lot
- Located at the hard corner of Valwood Pkwy & Denton Dr, just east of I-35E
- Signalized intersection
- Excellent visibility and easy access
- Call broker for pricing and details

## TRAFFIC COUNTS

Interstate 35E/Stemmons Fwy: 168,802 VPD

Valwood Pkwy: 14,501 VPD | Denton Dr: 4,987 VPD

(TXDOT 2019)

## DEMOGRAPHICS

	1-mile	3-mile	5-mile
2020 Population	14,327	93,605	290,604
Daytime Pop.	20,136	120,872	379,594
Avg HH Income	\$62,107	\$87,762	\$104,311

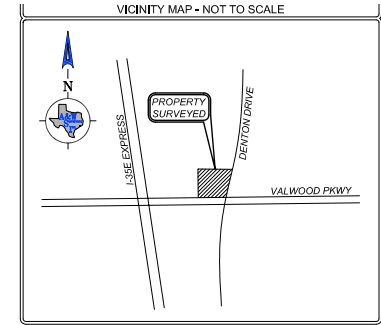


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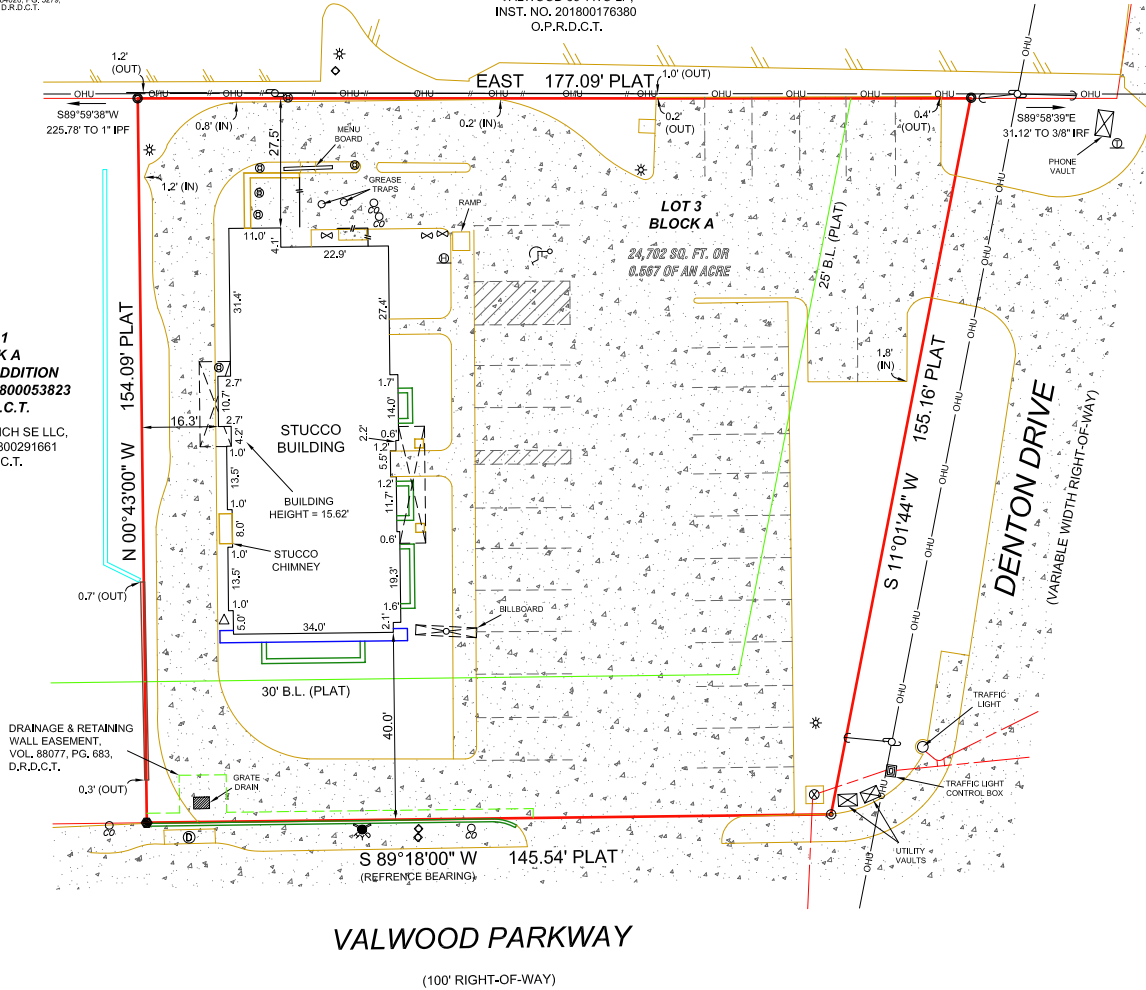
**LOT 1  
BLOCK 1  
GRANDY'S I-35E ADDITION  
VOL. 83101, PG. 2534'  
D.R.D.C.T.**

VALWOOD 35 TWO LP,  
INST. NO. 201800176380  
O.P.R.D.C.T.



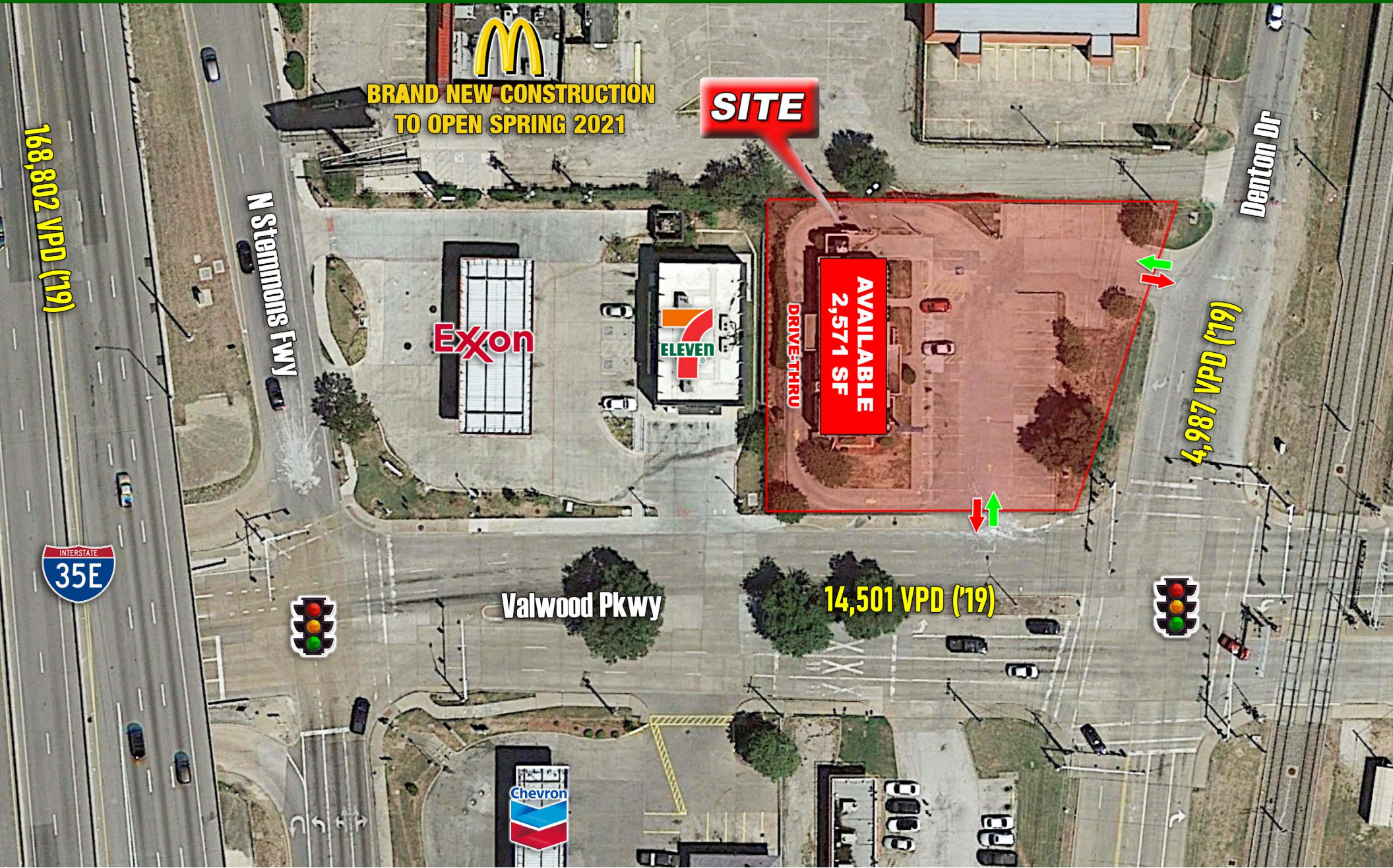
**LOT 1  
BLOCK A  
7 ELEVEN ADDITION  
INST. NO. 201800053823  
O.P.R.D.C.T.**

FARMERS BRANCH SE LLC,  
INST. NO. 201800291661  
O.P.R.D.C.T.



**VALWOOD PARKWAY**

(100' RIGHT-OF-WAY)



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