



## 1112 W BELT LINE ROAD

DESOTO, TX 75115



\$1,366,847



0 sqft

## DESCRIPTION

**\*\*Townhome Development Opportunity\*\*** with 6.606 acres located at the southwest corner of W. Belt Line Rd and Elerson Rd in DeSoto, TX. This tract is part of the recently approved Planned Development District No. 197 (PD-197), which establishes base zoning of Single-Family Attached Dwelling (SF-A) and General Retail (GR). With the frontage portion already under separate contract, the remaining land provides an excellent site for a residential townhome community offering medium-density development consistent with SF-A standards. Surrounding area highlights include convenient access to I-35E and I-67, only 16 miles from downtown Dallas, and adjacency to existing and planned retail uses that support strong housing demand. Utilities are available to the site, and DeSoto continues to benefit from strong demographics, with a growing population and rising home values. This site presents builders and investors with flexibility, a desirable location, and zoning already in place to support residential development within a mixed-use setting.

**PROPERTY TYPE:** Commercial - Unimproved Land  
**MLS STATUS:** Active  
**MLS:** 21056363  
**YEAR BUILT:** 1940  
**COUNTY:** Dallas  
**TRACT OR SUBDIVIION:** Fouracres  
**LIST DATE:** 09/11/2025

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**  
**SQUARE FEET:**  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 6.06  
**LOT SIZE (SQFT):** 263,973

## EXTERIOR FEATURES

### LOT DESCRIPTION:

- Acreage

### SIDING:

- Other

## UTILITIES

### UTILITIES:

- SewerAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

### COMMUNITY:

- Curbs

**LISTED BY:** Steven Mcpherson 

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**BROKERED BY:** SVN Trinity Advisors

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