PLEASANT RUN TOWNE CROSSING

CEDAR HILL, TX | SWC US 67 & PLEASANT RUN ROAD

KITE REALTY GROUP







AVAILABILITY:
UNIT 6: 4000 SF [FORMER BREEZE MEDICAL CLINIC]
UNIT 10: 1,200 SF [FORMER NAIL SALON]
UNIT 17: 6,000 SF [FORMER MATTRESS FIRM]
UNIT 20: 6,250 SF [FORMER FURNITURE STORE]
UNIT 22: 14,225 SF [FORMER PARTY CITY]

RATES: CALL FOR DETAILS

NNN: $6.79 PSF

COMING SOON:
WONDER: THE DESTINATION FOR EVERY CRAVING!, FADE BARBER SHOP

PLEASANT RUN TOWNE CROSSING RETAILERS:

SUPER TARGET
MILAN Laser Hair Removal
Michaels
Crafty Crab Seafood
T-Mobile
Rally House
Best Buy
Panera
PETSMART
theVitamin Shoppe
five BELOW
Salt Grass Steak House
ZALES The Diamond Store
popshelf
REGIONS
BOOT BARN

DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2025 Population	9,637	72,441	161,972
2025 Total Households	3,339	24,878	57,372
2025 Daytime Population	11,520	62,603	142,747
2025 Average HH Income	$106,808	$113,338	$102,729

TRAFFIC COUNTS:

US HWY 67: 55,933 ADT
Pleasant Run Road: 16,999 ADT

THE retail CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

THAD BECKNER
214.572.8457
tbeckner@theretailconnection.net

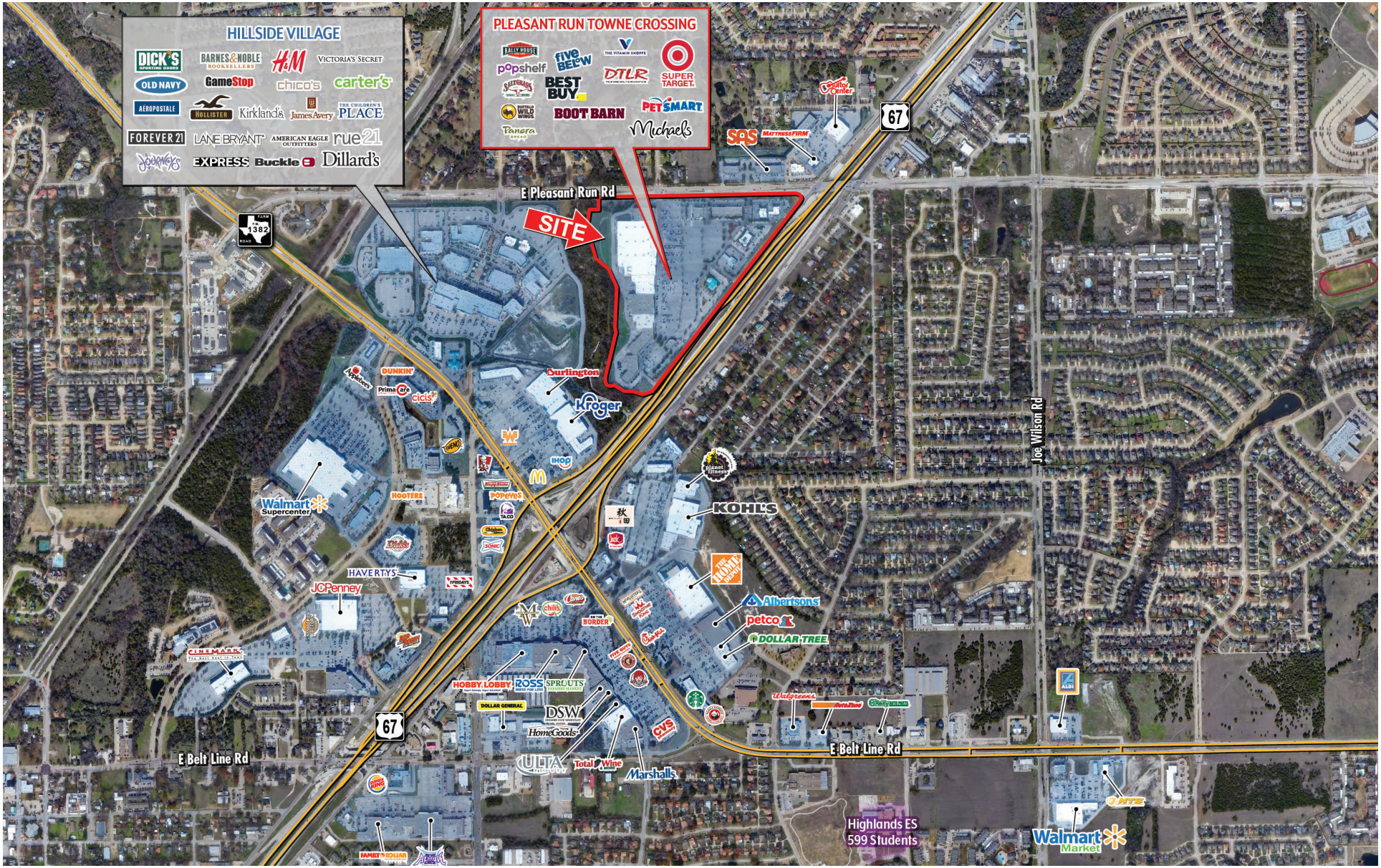
DAVID LEVINSON
214.572.8448
dlevinson@theretailconnection.net

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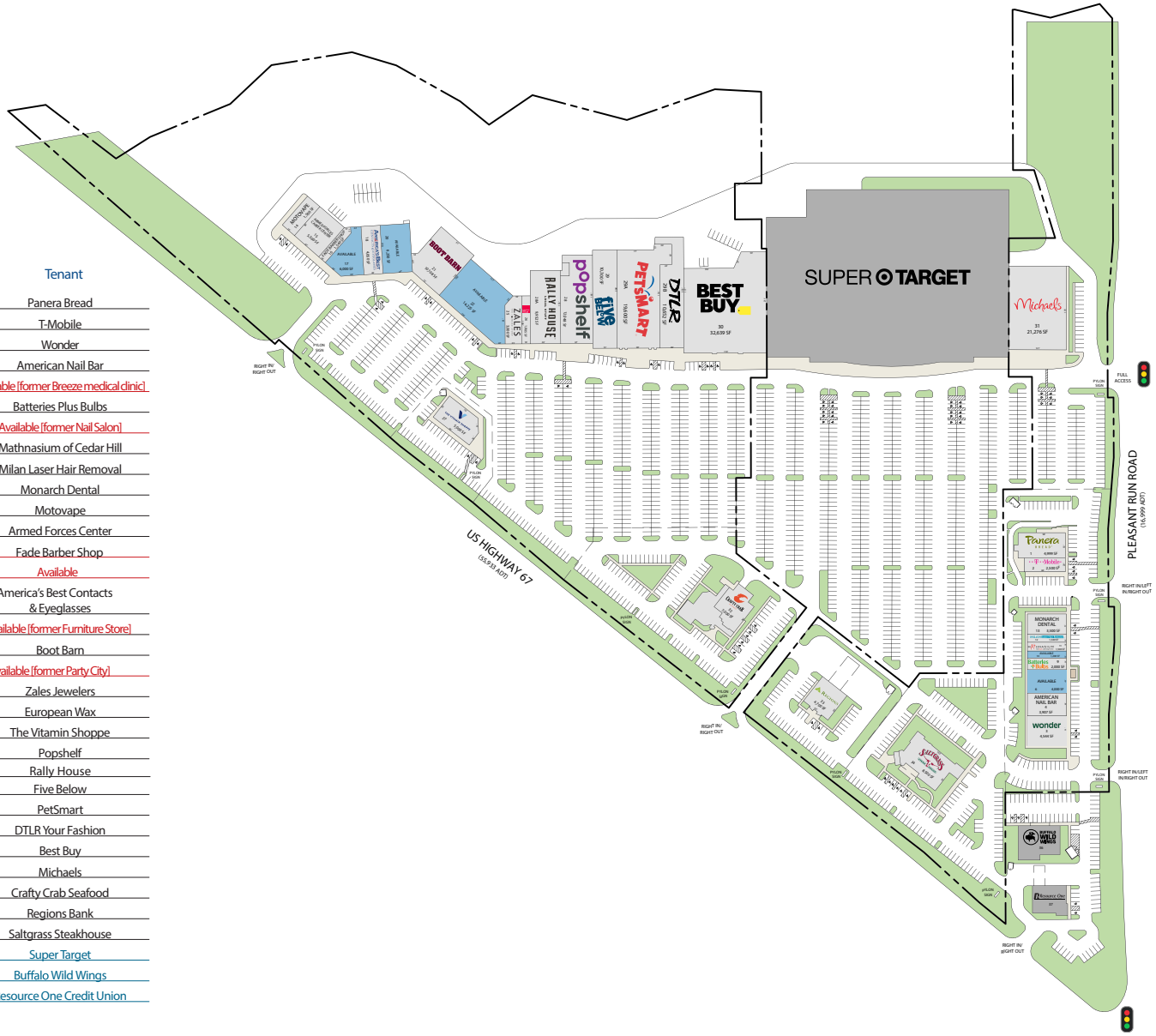
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Unit#	Sq. Ft.	Tenant
1	4,999	Panera Bread
2	2,500	T-Mobile
3	4,544	Wonder
4	3,907	American Nail Bar
6	4,000	Available [former Breeze medical clinic]
9	2,000	Batteries Plus Bulbs
10	1,200	Available [former Nail Salon]
11	1,500	Mathnasium of Cedar Hill
12	1,340	Milan Laser Hair Removal
13	3,500	Monarch Dental
14	1,500	Motovape
15	5,500	Armed Forces Center
16	1,546	Fade Barber Shop
17	6,000	Available
18	4,050	America's Best Contacts & Eyeglasses
20	6,250	Available [former Furniture Store]
21	10,108	Boot Barn
22	14,225	Available [former Party City]
25	3,000	Zales Jewelers
26	1,805	European Wax
27	5,000	The Vitamin Shoppe
28	12,000	Popshelf
28A	9,578	Rally House
29	10,300	Five Below
29a	19,600	PetSmart
29b	10,652	DTLR Your Fashion
30	32,639	Best Buy
31	21,276	Michaels
32	7,000	Crafty Crab Seafood
33	4,700	Regions Bank
34	8,500	Saltgrass Steakhouse
35		Super Target
36		Buffalo Wild Wings
37		Resource One Credit Union



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

EQUAL HOUSING OPPORTUNITY

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:

  1. that the owner will accept a price less than the written asking price;
  2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  3. 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.

Retail Connection, L.P.	9006485	reception@theretailconnection.net	214-572-0777
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____