









DEMOGRAPHICS:

2024 Population 2024 Total Households 2024 Daytime Population 2024 Average HH Income 1 MILE 3 MILE 5 MILE

9,753 72,709 160,435 3,404 24,770 56.347 11,795 62,461 141,009 \$104,221 \$109.664 \$99.502

TRAFFIC COUNTS:

US 67: 60.658 VPD

Pleasant Run Road: 13.631 VPD

SIZE: 211.941 SF

[NOT INCLUDING SUPER TARGET]

AVAILABILITY:

UNIT 3: 4,500 SF [FORMER SLEEP

EXPERTS1

UNIT 10: 1,200 SF [FORMER NAIL

SALON1

UNIT 16: 1,546 SF [FORMER] NATIONWIDE INSURANCE] UNIT 17: 6,000 SF [FORMER

MATTRESS FIRM]

UNIT 22: 14,225 SF [FORMER PARTY

CITY1

RATES: CALL FOR DETAILS

NNN: \$6.79 PSF

PLEASANT RUN TOWNE **CROSSING RETAILERS:**

SUPER O TARGET

Michaels



-- T -- Mobile BALLY HOUSE



BEST BUY







five BEL°W



ZALES

popshelf

A REGIONS

BOOT BARN



FOR MORE INFORMATION, PLEASE CONTACT:

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KITE REALTY GROUP



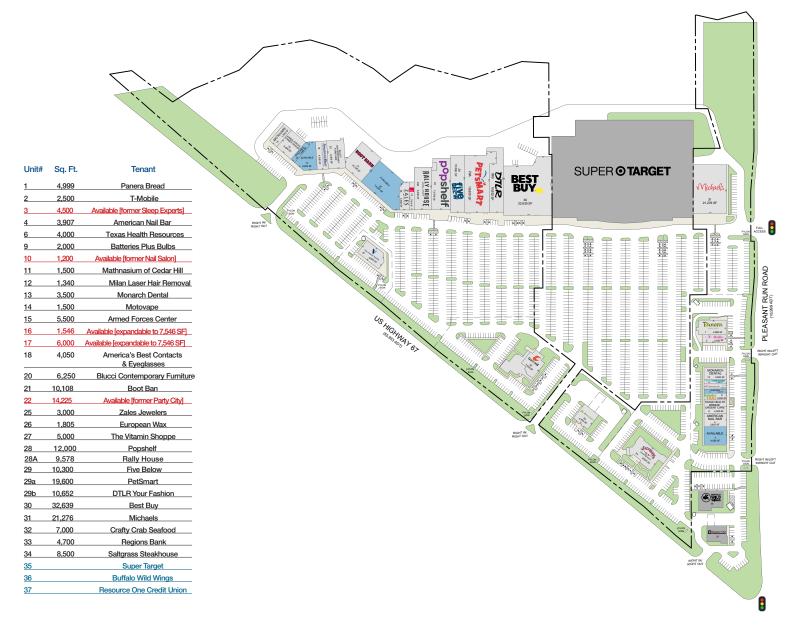


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THE CONTENT OF THIS DOCUMENT IS TO VERIFY ROUGH LOCATIONS OF DEMISING AND INTERIOR WALLS AS WELL AS THE CURRENT LOCATIONS OF UTILITIES WITHIN THE PREMISE. THIS DOCUMENT DOES NOT CONFIRM EXACT LOCATIONS OF SAID ITEMS ABOVE. IT IS INCUMBENT UPON THE TENANT AND/OR TENANT'S AGENT TO VERIFY THE EXISTING CONDITIONS AND THEIR CODE COMPLIANCY IN THE FIELD PRIOR TO THE COMPLETION OF THEIR DESIGN DOCUMENTS. THE LANDLORD AND ITS AGENTS ARE NOT RESPONSIBLE FOR ANY COSTS OR DELAYS THE TENANT MAY INCUR DUE TO ANY NON-COMPLIANCE OF REQUIRED FIELD VERIFICATION.

UNIT #3



EXISTING MECHANICAL SUMMARY							
COMPONENT	MANUFACTURE	MODEL NO.	SERIAL NO.	CAPACITY	MANUFACTURED	ADD'L COMMENTS	

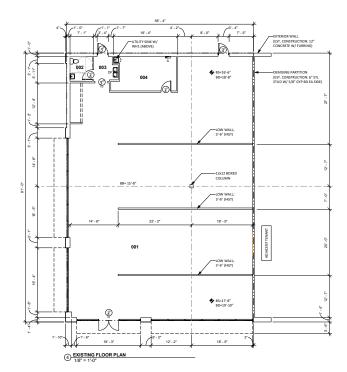


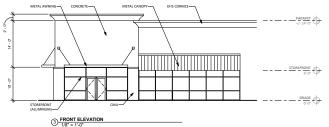
EXISTING ELECTRICAL SUMMARY							
COMPONENT	MANUFACTURE	CATALOG NO.	VOLTAGE	AMPS	PHASING	CIRCUITS	COMMENTS
PANEL A	CUTLER HAMMER	-	120/240	225	3PH/4W	34 USED	

EXISTING FINISH/CONDITIONS SUMMARY (003)									
ROOM	FLR MAT'L	FLR COND.	BASE	WALL MAT'L	WALL COND.	CLG MAT'L	CLG HGT	CLG COND.	ADD'L COMMENTS
001	CARPET	GOOD	4" RUBBER	GYP BD (PTD)	GOOD	ACT (PTD)	9'-11"	GOOD	
002	VCT	GOOD	4" RUBBER	GYP BD (PTD)	GOOD	ACT (PTD)	8'-6"	GOOD	FRP WAINSCOT
003	VCT	GOOD	4" RUBBER	GYP BD (PTD)	GOOD	ACT (PTD)	9'-11"	GOOD	
004	CONC (EXPORED)	coop	4" DUDDED	CVD DD	coop	OREN TO STRUCTURE			

N EVALUATION DEFINITION: AVERAGE/ABOVE AVERAGE CONDITION. NO REMEDIAL WORK IS RECOMMENDED OR REQUIRED.

- AVERAGE CONDITION. SOME WORK IS RECOMMENDED TO RETURN TO GOOD CONDITION - BELOW AVERAGE CONDITION. SIGNIFICANT WORK SHOULD BE ANTIPATED TO RESTORE









= STUB FOR PLUMBING



1 RESTROOM COMPLIANCE (PHOTOS)
NOT TO SCALE





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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.

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.

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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
Buve		Date	