

PLEASANT RUN TOWNE CROSSING

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



SIZE: 211,941 SF
[NOT INCLUDING SUPER TARGET]

AVAILABILITY:
UNIT 3: 4,500 SF [FORMER SLEEP EXPERTS]
UNIT 10: 1,200 SF [FORMER NAIL SALON]
UNIT 16: 1,546 SF [FORMER NATIONWIDE INSURANCE]
UNIT 17: 6,000 SF [FORMER MATTRESS FIRM]
UNIT 22: 14,225 SF [FORMER PARTY CITY]

RATES: CALL FOR DETAILS

NNN: \$6.79 PSF

PLEASANT RUN TOWNE CROSSING RETAILERS:

SUPER TARGET

MILAN
Laser Hair Removal

Michaels

CRAFTY CRAB
SEAFOOD

T-Mobile

RALLY HOUSE
REAL ESTATE

BEST BUY

Panera
BREAD

PETSMART

theVitamin
Shoppes

five BELOW

SALT GRASS
OFFICIAL LICENSEE

ZALES
THE DIAMOND STORE

popshelf

REGIONS

BOOT BARN

DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2024 Population	9,753	72,709	160,435
2024 Total Households	3,404	24,770	56,347
2024 Daytime Population	11,795	62,461	141,009
2024 Average HH Income	\$104,221	\$109,664	\$99,502

TRAFFIC COUNTS:

US 67: 60,658 VPD
Pleasant Run Road: 13,631 VPD



FOR MORE INFORMATION, PLEASE CONTACT:

THAD BECKNER

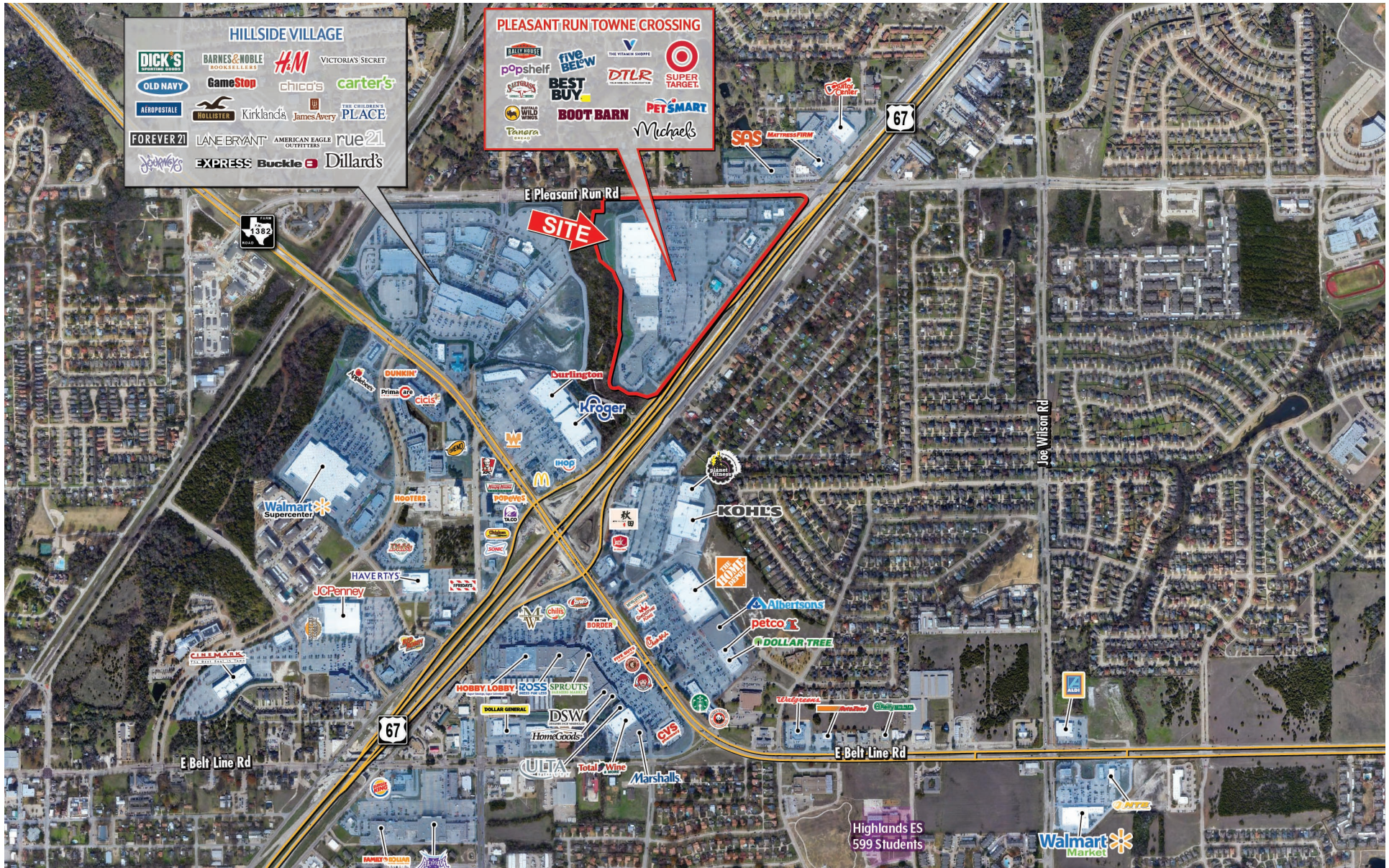
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THE **retail** CONNECTION

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Unit#	Sq. Ft.	Tenant
1	4,999	Panera Bread
2	2,500	T-Mobile
3	4,500	Available [former Sleep Experts]
4	3,907	American Nail Bar
6	4,000	Texas Health Resources
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	Available [expandable to 7,546 SF]
17	6,000	Available [expandable to 7,546 SF]
18	4,050	America's Best Contacts & Eyeglasses
20	6,250	Blucci Contemporary Furniture
21	10,108	Boot Ban
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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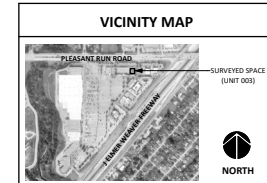
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EXISTING CONDITIONS SUMMARY:
 THE CONTENT OF THIS DOCUMENT IS TO VERIFY ROUGH LOCATIONS OF DEMISING AND INTERIOR WALLS AS WELL AS THE CURRENT LOCATIONS OF UTILITIES WITHIN THE PREMISE. THIS DOCUMENT DOES NOT CONFIRM EXACT LOCATIONS OF SAID ITEMS ABOVE. 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



DISCLAIMER:
 THESE DOCUMENTS HAVE BEEN PREPARED FOR INFORMATION ONLY AND ARE NOT PROVIDED FOR CONSTRUCTION. ALL MEASUREMENTS AND UNIT CONVERSIONS HAVE BEEN OBTAINED FROM THE BEST AVAILABLE INFORMATION. ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE STANDARD PRACTICES AS SET FORTH BY THE TRADE ASSOCIATION. DOCUMENTS CONTAINED HEREIN ARE PROVIDED TO THE READER'S DISCRETION.

GENERAL INFORMATION:

NO. OF LEVELS: 1
 BUILDING HEIGHT: +/- 26'-0" (TOP OF PARAPET)
 RESTROOM (ADA) COMPLIANCE: COMPLIANT
 REFER TO SPACE CONDITION REPORT

ELEVATIONS MARKER:
 BS = BOTTOM OF STRUCTURE
 BD = BOTTOM OF DECKING

FIRE PROTECTION (SPRINKLER): YES (REMOTE RISER LOCATION)
FIRE ALARM: UNDETERMINED
WATER SERVICE: UNDETERMINED
WATER HEATER (WH): TITAN - 8 GAL (ELEC)
 MB - 1.5K
GAS SERVICE: 1 1/4"

LEGEND

- ⊕ = SILL/HEAD HEIGHT
- ⊕ = STUB FOR PLUMBING
- ⊕ = DOOR WIDTH/TYPED
- ⊕ = ROD/DRAIN (INTERNAL)
- ⊕ = ELEVATION MARKER
- ⊕ = HAND SINK



RTU1

EXISTING MECHANICAL SUMMARY						
COMPONENT	MANUFACTURE	MODEL NO.	SERIAL NO.	CAPACITY	MANUFACTURED	ADD'L COMMENTS
RTU1	-	-	-	-	-	LABEL NOT LEGIBLE



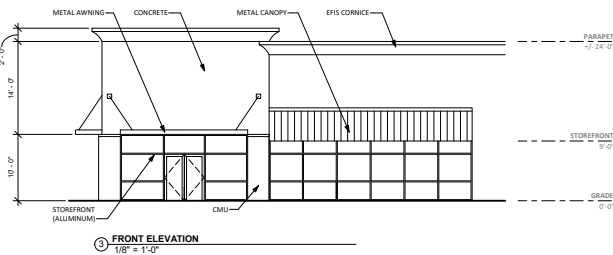
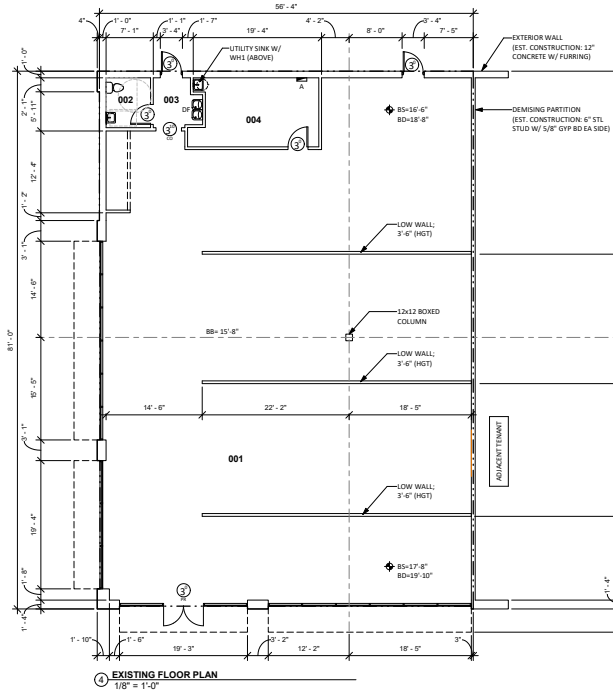
PANEL A

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

EXISTING FINISH/CONDITIONS SUMMARY (003)							
ROOM	FLOOR MAT'L	FLOOR COND.	BASE	WALL MAT'L	WALL COND.	CLG MAT'L	CLG COND.
001	CARPET	GOOD	4" RUBBER	GYP BD (PTD)	GOOD	ACT (PTD)	9'-11"
002	LVT	GOOD	4" RUBBER	GYP BD (PTD)	GOOD	ACT (PTD)	8'-6"
003	LCT	GOOD	4" RUBBER	GYP BD (PTD)	GOOD	ACT (PTD)	9'-11"
004	CONC (EXPOSED)	GOOD	4" RUBBER	GYP BD	GOOD	OPEN TO STRUCTURE	-

NOTE
 STOREFRONT: DARK BRONZE / GLASS - GOOD CONDITION

CONDITION EVALUATION DEFINITION:
 (GOOD) - AVERAGE/ABOVE AVERAGE CONDITION. NO REMEDIAL WORK IS RECOMMENDED OR REQUIRED.
 (FAIR) - AVERAGE CONDITION. SOME WORK IS RECOMMENDED TO RETURN TO GOOD CONDITION.
 (POOR) - BELOW AVERAGE CONDITION. SIGNIFICANT WORK SHOULD BE ANTICIPATED TO RESTORE.



RESTROOM (002)

RESTROOM COMPLIANCE (PHOTOS)

NOT TO SCALE



ELEVATION (PHOTO)

NOT TO SCALE



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