

# 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 21: 10,108 SF [OCCUPIED—AVAILABLE 11/01/2024]

RATES: CALL FOR DETAILS

NNN: \$6.79 PSF

## PLEASANT RUN TOWNE CROSSING RETAILERS:

SUPER TARGET

MILAN  
(Lower Floor Removal)

Michaels

CRAFTY CRAB  
SEAFOOD

T-Mobile

RALLY HOUSE  
REAL ESTATE

BEST BUY

Panera  
BREAD

PETSMART

theVitamin Shoppe

FIVE BELOW

SALT GRASS  
OFFICIAL LICENSEE

ZALES  
THE DIAMOND STORE

popshelf

REGIONS

### DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2023 Population	10,178	70,001	151,694
2023 Total Households	3,730	23,837	52,631
2023 Daytime Population	13,682	57,177	134,624
2023 Average HH Income	\$90,235	\$101,147	\$92,703

### TRAFFIC COUNTS:

US 67: 61,836 VPD  
Pleasant Run Road: 10,596 VPD



FOR MORE INFORMATION, PLEASE CONTACT:

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214.572.8457  
tbeckner@theretailconnection.net

DAVID LEVINSON

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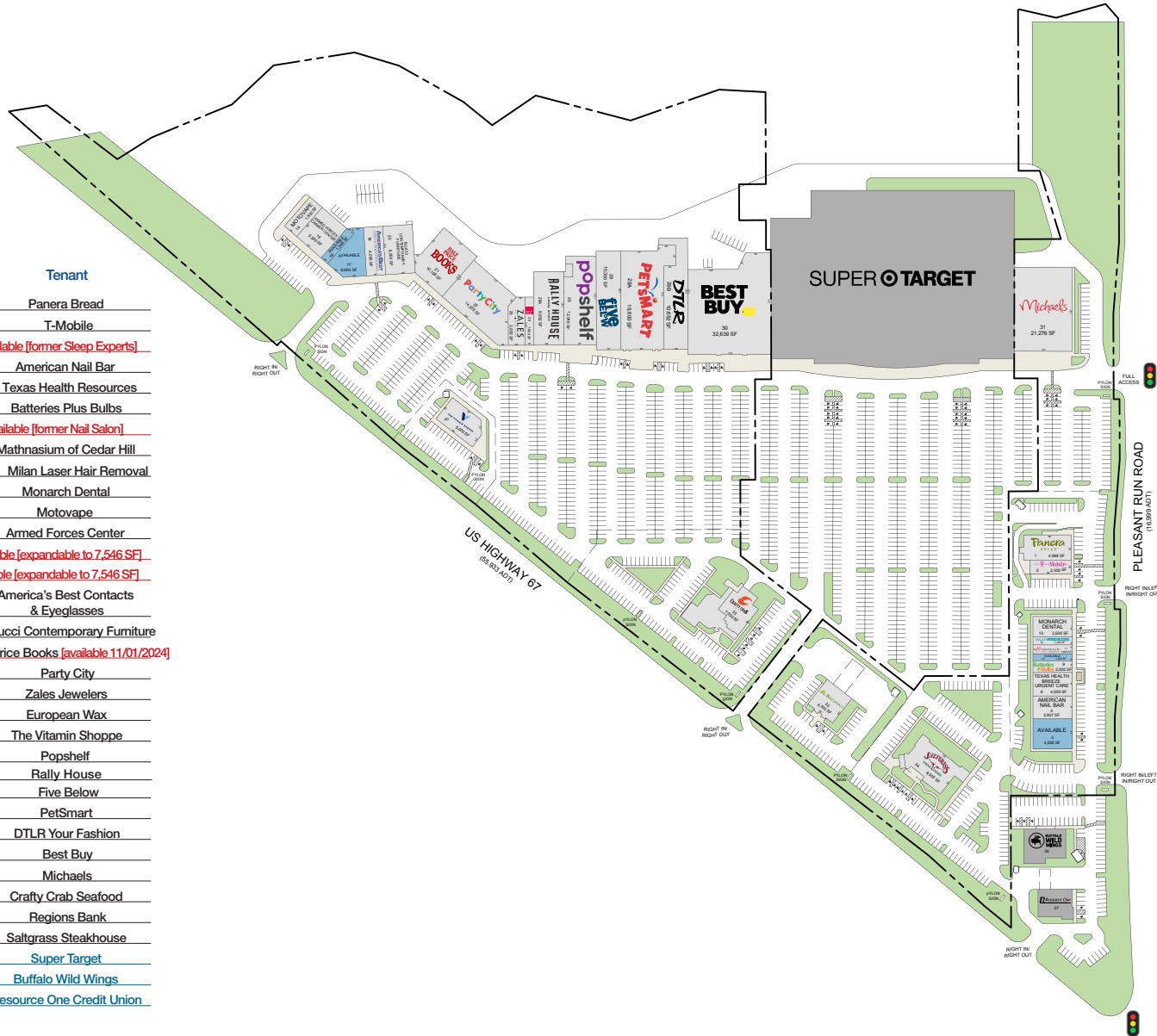


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Unit#	Sq. Ft.	Tenant
1	4,999	Panera Bread
2	2,500	T-Mobile
3	4,500	Available [former Sleep Experts]
4	3,907	American Nail Bar
6	4,000	Texas Health Resources
9	2,000	Batteries Plus Bulbs
10	1,200	Available [former Nail Salon]
11	1,500	Mathnasium of 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	Half Price Books [available 11/01/2024]
22	14,225	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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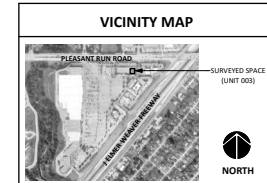
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**EXISTING CONDITIONS SUMMARY:**  
THE CONTENT OF THIS DOCUMENT IS TO VERIFY ROUGH LOCATIONS OF DEMISING AND INTERIOR WALLS AS WELL AS THE CURRENT LOCATIONS OF UTILITIES WITHIN THE PREMISE. THIS DOCUMENT DOES NOT CONFIRM EXACT LOCATIONS OF SAID ITEMS 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



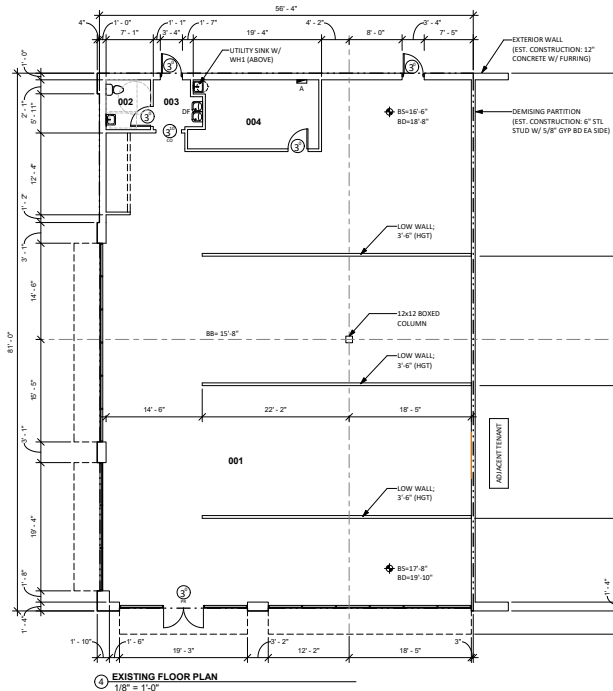
DISCLAIMER:  
THIS DOCUMENT HAS BEEN PREPARED FOR INFORMATION ONLY AND ARE NOT PROVIDED FOR CONSTRUCTION. ALL MEASUREMENTS AND UNIT CONVERSIONS HAVE BEEN OBTAINED FROM THE BEST AVAILABLE INFORMATION. ALL MEASUREMENTS ARE SUBJECT TO THE REVISIONS LISTED AS ADDENDUMS TO THE FINAL CONSTRUCTION DOCUMENT. CONSTRUCTION SHALL BE SUBJECT TO THE REVISIONS LISTED AS ADDENDUMS TO THE FINAL CONSTRUCTION DOCUMENT.

**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)  
MFR. - 1/8"  
GAS SERVICE: 1 1/4"

**LEGEND**

- ⊕ = SILL/HEAD HEIGHT
- ⊕ = STUB FOR PLUMBING
- ⊕ = DOOR WIDTH/TYPER
- ⊕ = 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

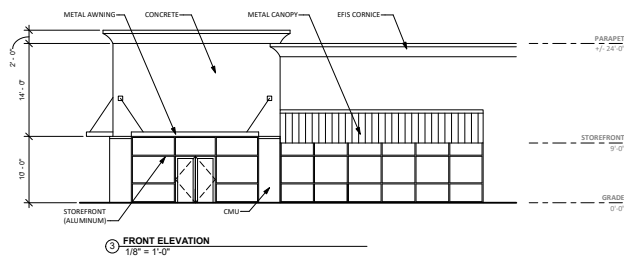
COMPONENT	MANUFACTURE	CATALOG NO.	VOLTAGE	AMPS	PHASING	CIRCUITS	COMMENTS
PANEL A	CUTLER/HAMMER	-	120/240	225	3PH/4W	34 USED	

### EXISTING FINISH/CONDITIONS SUMMARY (003)

ROOM	FLOOR MAT'L	FLOOR COND.	BASE	WALL MAT'L	WALL COND.	CLG MAT'L	CLG HGT	CLG COND.	ADD'L COMMENTS
001	CARPET	GOOD	4" RUBBER	GYP BD (PTD)	GOOD	ACT (PTD)	9'-11"	GOOD	
002	LVT	GOOD	4" RUBBER	GYP BD (PTD)	GOOD	ACT (PTD)	8'-6"	GOOD	FRP WAJNSCOT
003	ACT	GOOD	4" RUBBER	GYP BD (PTD)	GOOD	ACT (PTD)	9'-11"	GOOD	
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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# 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.

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
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