WHEATLAND VILLAGE

DALLAS, TX | 4041 WEST WHEATLAND ROAD









COME JOIN Joe V's SMART SHOP BY H-E-B

AVAILABILITY:

- SPACE 108: 1,750 SF [FORMER YOGA STUDIO]
- SPACE 112: 1,134 SF [BARBERSHOP—IN OPERATION FOR 10+ YEARS]
- SPACE 128: 2,905 SF [FORMER DAYCARE]
- SPACE 156: 1,050 SF [MAILROOM EXPRESS — TENANT STILL OPERATING, PLEASE DO NOT DISTURB]
- SPACE 178: 3,150 SF [FORMER MEDICAL]
- SPACE 4141: 2,750 SF [FORMER RESTAURANT]

LEASE RATES:
PLEASE CALL FOR DETAILS

NNN: $5.25 PSF

COMING SOON: Pathway CREDIT

AREA RETAILERS:

THE HOME DEPOT
Sam's Club
Walgreens
SUBWAY
Methodist SOUTHWEST MEDICAL CENTER

DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
2026 Population	18,094	82,781	234,322
2026 Total Households	7,553	31,135	83,777
2026 Daytime Population	20,591	91,796	225,840
2026 Average HH Income	$62,898	$85,235	$90,037
2026 Median HH Income	$44,947	$62,426	$68,450

TRAFFIC COUNTS:
US 67 N.: 113,819 VPD
W. Wheatland Rd.: 22,799 VPD
S. Westmoreland Rd.: 16,106 VPD

THE retail CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

DAVID LEVINSON
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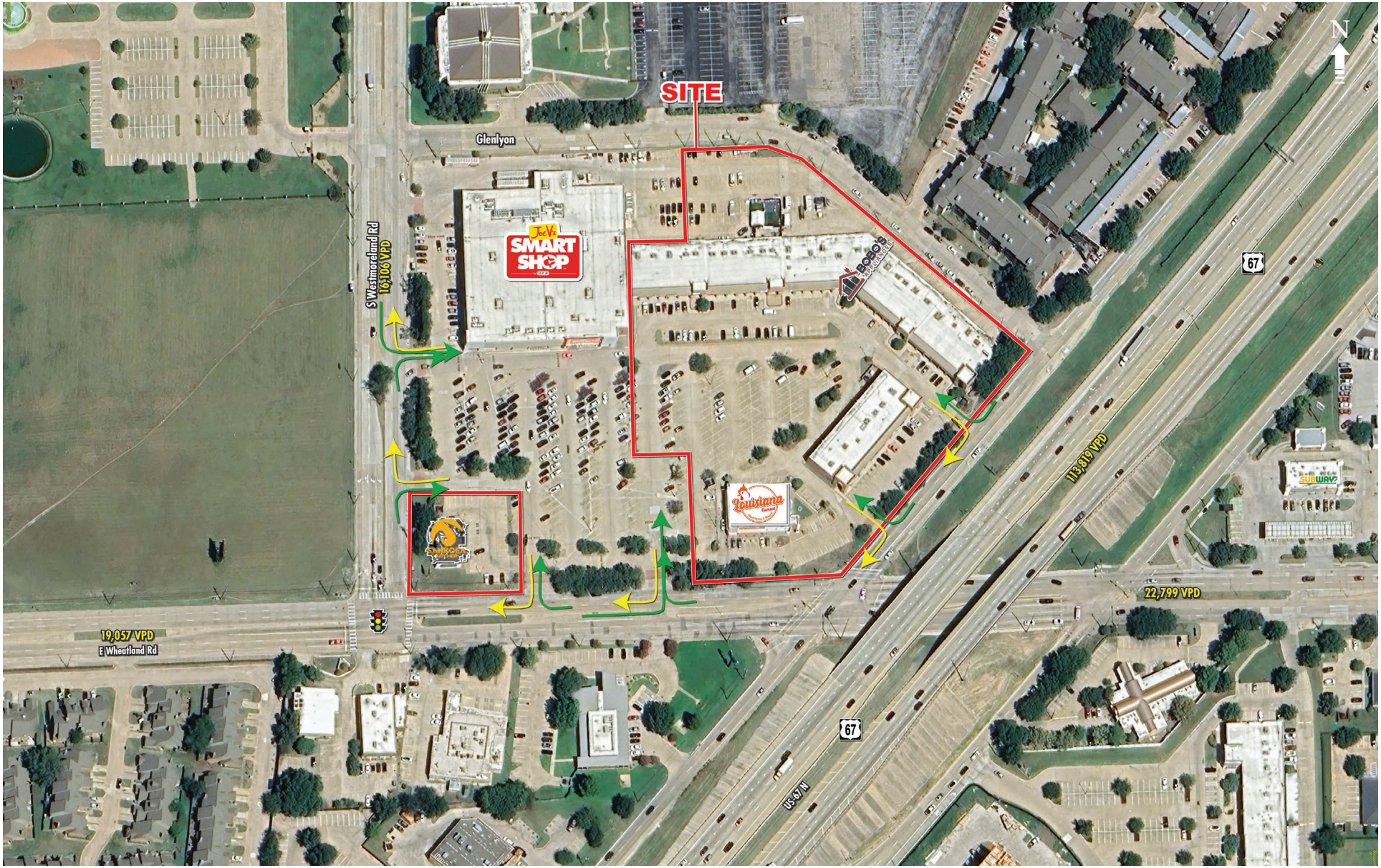
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UNIT	TENANT	SF
101	Pathway Credit [coming soon]	1,470
102	Cowboy Bail Bonds	1,050
106	Jerome Jones	1,400
108	Available [former Yoga studio]	1,750
112	Available [former Barber shop]	1,134
116	Family Healthwatch PC	1,840
118	Hi-Tech Insurance	1,225
120	Bobo's Appliances 4 Less	2,805

UNIT	TENANT	SF
126	Gorilla Nutz Restaurant	1,400
128	Available [former Daycare]	2,905
130	Devic Physical Therapy	1,575
132	City Lights DFW [Church Event]	1,750
135	Deliverance Point Church	3,430
150	StimpSmiles, PLLC	2,825
152	Lone Star Truck Driving Academy	2,260
156	Mailroom Express—still operating	1,050

UNIT	TENANT	SF
158	Fanta African Hair Braiding	1,155
160	New Convenant Church	2,030
164	Bouji Taxes	1,560
166	Gatesco Medical Supplies	3,378
168	Nail Supply Glamour	1,720
178	Available [former Medical]	3,150
202	Dream Dental Partners PLLC	2,260
204	Medfront LLC [Pharmacy]	997
210	Top 1 Nails	945
212	Donise M. Ruth [Tax Office]	1,890
216	Tiger Mart White Ribbon	1,221
220	Kitchen Kouture	1,236
222	Time Out Sports Clipz	1,089
224	Cinla Matute Retail Store	1,460
4001-100	Mexican Restaurant	3,648
4001-110	Louisiana Famous Fried Chicken	2,768
4141	Available [former Restaurant]	2,750

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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.

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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

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