



**HILLSIDE VILLAGE** | 305 W FM 1382, CEDAR HILL, TX 75104

**Features**

Hillside Village is a community-driven lifestyle center in Cedar Hill, TX with over 3.8M visitors in the last year. It is a place where families, teens and adults come together to shop, eat and play. On hot summer days, the interactive water fountain is the perfect place to cool off. Events are hosted year-round to entertain the community, encourage health and wellness and ultimately provide sales and foot-traffic for the retailers. With regional pulling anchors such as Dick's Sporting Goods, Barnes & Noble, Old Navy and H&M, Hillside Village draws shoppers from all over the southern Dallas region.

**FOR LEASE**

**TOTAL SF:** 458,590  
**AVAILABLE SF:** 116,129  
**MIN CONTIGUOUS SF:** 1,110  
**MAX CONTIGUOUS SF:** 16,072  
**CONTACT FOR MORE INFORMATION**  
**NNN:** \$10.84 PER SF/YR EST.

**Traffic Counts**

W FM 1382	29,567 VPD
Pleasant Run Rd	13,450 VPD

**Demographics**

	YEAR: 2025	1 MILE	3 MILE	5 MILE
Total Population		9,508	66,108	147,504
Total Households		3,461	22,779	51,625
Average Household Income		\$97,391	\$115,125	\$107,303
5 Year Population Growth		2.48%	-1.11%	0.23%

**Area Retailers & Businesses**



**Emilie Paulson**  
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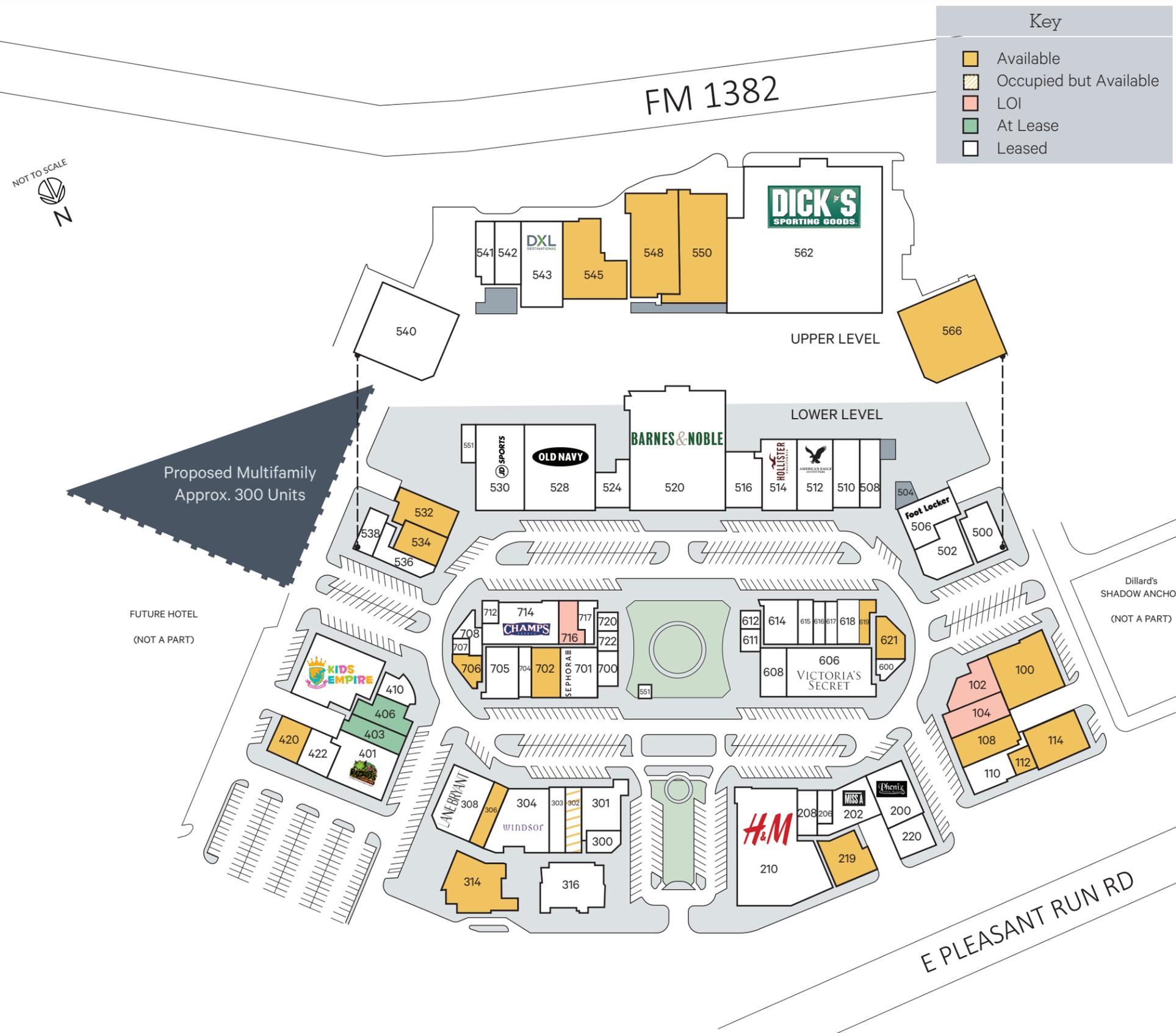
**Gretchen Miller**  
 Senior Vice President  
 214.720.6687  
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**Key**

- Available
- Occupied but Available
- LOI
- At Lease
- Leased

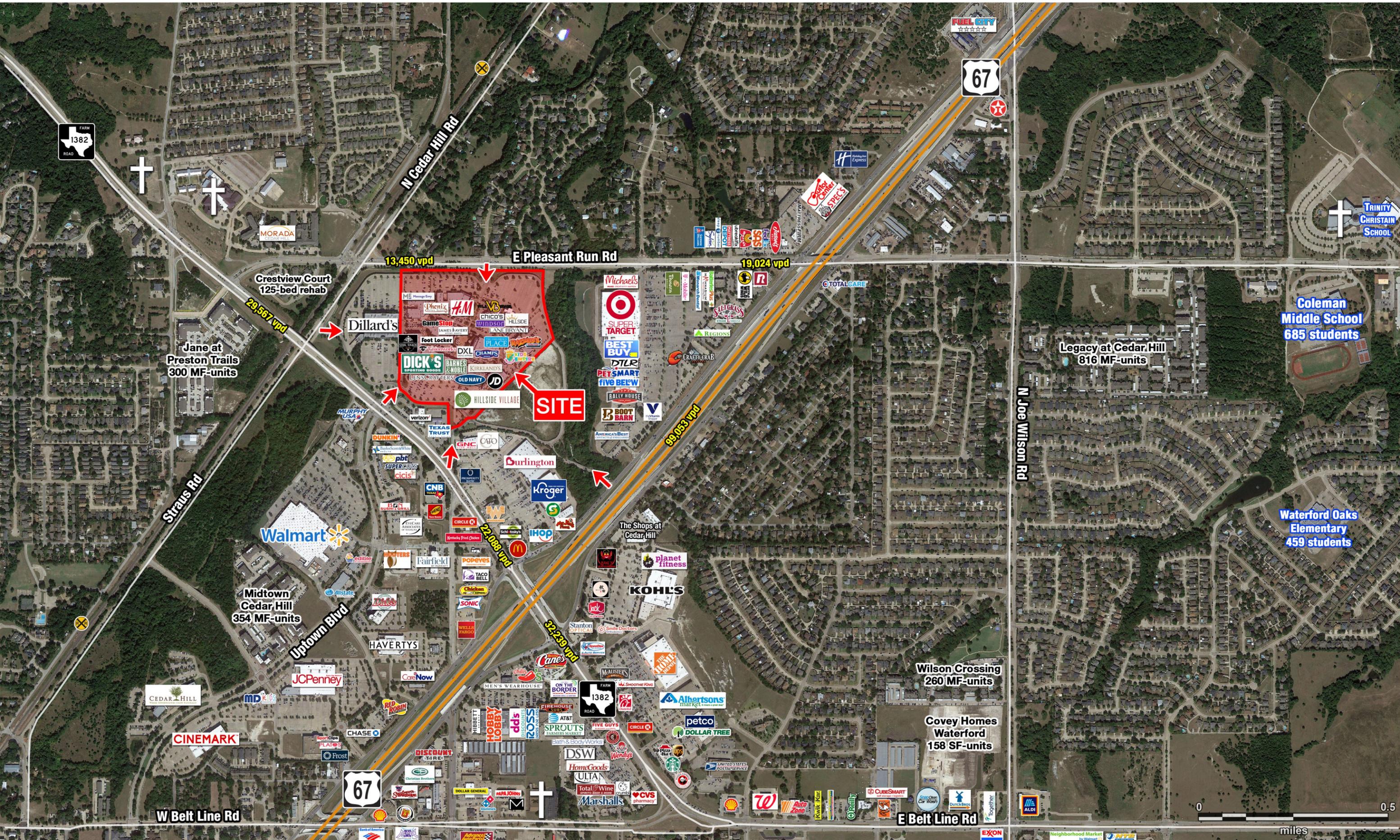
## Current Tenants

<b>100#</b>	<b>Available</b>	<b>6,650 sf</b>	<b>532</b>	<b>Available</b>	<b>4,498 sf</b>
<b>102</b>	<b>Available</b>	<b>5,999 sf</b>	<b>534</b>	<b>Available</b>	<b>3,500 sf</b>
<b>104</b>	<b>Available</b>	<b>4,572 sf</b>	536	Mo's Italia Express	2,936 sf
<b>108</b>	<b>Available</b>	<b>3,415 sf</b>	538	Honey Baked Ham	2,166 sf
110	Message Envy	3,621 sf	540	Gas Clip Technologies	15,079 sf
<b>112</b>	<b>Available</b>	<b>1,200 sf</b>	541	Osh Kosh	2,658 sf
<b>114+</b>	<b>Available</b>	<b>5,453 sf</b>	542	Carter's	4,049 sf
200	Phenix Salon Suites	5,380 sf	543	Destination DXL	8,545 sf
202	Miss A	4,851 sf	<b>545</b>	<b>Available</b>	<b>9,748 sf</b>
206	Feng Cha Boba Tea	1,236 sf	<b>548</b>	<b>Available</b>	<b>12,501 sf</b>
208	Journeys	2,217 sf	<b>550</b>	<b>Available</b>	<b>12,553 sf</b>
210	H&M	20,736 sf	551	Client's Choice Security	1,628 sf
<b>219++</b>	<b>Available</b>	<b>4,500 sf</b>	562	Dick's Sporting Goods	53,037 sf
220	Phenix Salon Suites	3,200 sf	<b>566**</b>	<b>Available</b>	<b>16,072 sf</b>
300	Allure Nail Spa	1,765 sf	600	YummiBerry	1,000 sf
301	Chico's	4,500 sf	606	Victoria's Secret/PINK	9,091 sf
<b>302*</b>	<b>Blooms Specialty Gifts</b>	<b>2,500 sf</b>	608	Bath & Body Works	4,083 sf
303	Torrid	2,500 sf	610	James Avery	1,600 sf
304	Windsor	8,137 sf	611	Popcorn Shop	1,075 sf
<b>306</b>	<b>Available</b>	<b>2,546 sf</b>	612	Menchie's Frozen Yogurt	875 sf
308	Lane Bryant & Cacique	6,776 sf	614	SmileBliss	3,837 sf
<b>314*</b>	<b>Hillside Social</b>	<b>7,500 sf</b>	615	GameStop	1,625 sf
316	Vila Brazil	6,528 sf	616	Hot Topic	1,329 sf
401	Razzoo's	7,290 sf	617	Claire's	1,213 sf
<b>403</b>	<b>Available</b>	<b>2,906 sf</b>	618	Spencer's	2,542 sf
<b>406</b>	<b>Available</b>	<b>3,353 sf</b>	<b>619</b>	<b>Available</b>	<b>1,110 sf</b>
410	Mudhook Bar & Grill	1,935 sf	<b>621</b>	<b>Available</b>	<b>2,694 sf</b>
418	Kids Empire	10,527 sf	700	Kay Jewelers	1,720 sf
<b>420</b>	<b>Available</b>	<b>3,033 sf</b>	701	Sephora	4,745 sf
422	Moon Sushi & Ramen	3,000 sf	<b>702</b>	<b>Available</b>	<b>3,327 sf</b>
500	Vision Works	3,943 sf	704	Next Level Barber	1,568 sf
502	Soul Shack	5,020 sf	705	The Children's Place	4,104 sf
504	One Services Staffing	1,159 sf	<b>706</b>	<b>Available</b>	<b>1,787 sf</b>
506	Foot Locker	5,054 sf	707	Perfect Brow	600 sf
508	Aeropostale	3,550 sf	708	Perfect Brow Skin Care	1,757 sf
510	Buckle	4,830 sf	712	Lids	900 sf
512	American Eagle	6,073 sf	714	Champs	6,843 sf
514	Hollister	6,238 sf	<b>716</b>	<b>Available</b>	<b>2,212 sf</b>
516	Dallas Cowboys Pro Shop	4,064 sf	717	Journeys Kidz	1,499 sf
520	Barnes & Noble	27,950 sf	720	Pandora	883 sf
524	LensCrafters	3,200 sf	722	Great American Cookie	996 sf
528	Old Navy	15,000 sf	723	Wetzel's Pretzels	400 sf
530	JD Sports	7,500 sf			

\* Occupied but Available  
 \*\* Office Space  
 + 2nd Gen Restaurant  
 ++ 2nd Gen Fitness  
 # Can be demised

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# HILLSIDE VILLAGE



# 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.

## WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:

A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see

section 1101.563 of the Texas Occupations Code.

**Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

### AS AGENT FOR OWNER (SELLER/LANDLORD):

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**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

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Emilie Gioia Paulson	682080	emilie@weitzmangroup.com	(214) 720-3626
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Date

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Gretchen Elise (Frankenthal) Miller	630575	gmiller@weitzmangroup.com	(214) 720-6687
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