

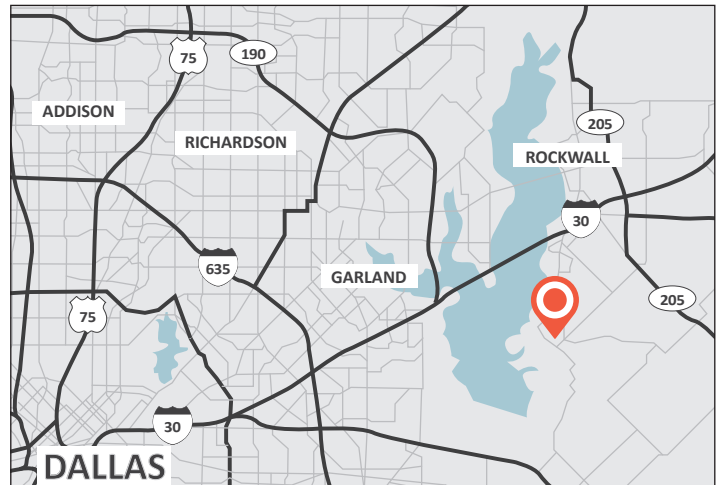
HEATH TOWN CENTER

FM 740 & FM 549 | HEATH, TX 75032



OVERVIEW

- End-cap available - suite 453 / 2,540 SF
- 77,669 SF Tom Thumb grocery-anchored retail center
- Ranked #3 fastest growing county in U.S.
- Median Household Income \$193,767
- Adjacent Rockwall-Heath High School – 2,824 Students; Amy Parks Elementary – 619 Students
- 24,307 population in 10 min drive radius
- Built in 2019



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- Suite 473 Ideal Dental
- Suite 469 Manny's Tex Mex
- Suite 465 Gianni's Italian
- Suite 461 100% Chiropractic
- Suite 459 Aria Nail Spa
- Suite 457 The UPS Store
- Suite 455 Great Clips
- Suite 453 Available

- Suite 537 Blue Koi Sushi
- Suite 535 Donut Supreme
- Suite 529 CommunityMed Urgent Care
- Suite 515 Heath Boba Tea
- Suite 511 MyFitMed
- Suite 507 The Anchor

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TOM THUMB

Tom Thumb is a distinguished supermarket chain, deeply ingrained in the fabric of the Dallas–Fort Worth Metroplex. Proudly affiliated with Albertsons, the renowned American grocery company with its origins in Boise, Idaho, Tom Thumb shares in this legacy. As part of the second-largest supermarket chain in North America, boasting an impressive \$62.46 billion in sales (2019) and employing over 270,000 professionals, Tom Thumb brings not only groceries but also a wealth of opportunities to the community.



TENANT PROFILE

Manny's Uptown Tex-Mex Restaurante is a Tex Mex Restaurant, with traditional family recipes founded by Manuel "Manny" Rios in 2005 in Uptown Dallas, Texas. This is one of 5 locations.

Gianni's is a family owned and operated restaurant that opened in December of 2019 serving classic Italian dishes. Gianni's is part of the Napoli's Family of restaurants in North Texas.

Great Clips is a hair salon franchise with over 4,100 locations across the United States and Canada.

Aria Nail Bar is a local nail salon offering manicures, pedicures, and facials. Aria Nail Bar is owned, operated by Henry Nygeun. Mr. Nygeun is one of the largest owners of nail salons in North Texas with over 50 locations. His salons operate under the brands of Champion and Aria.

The UPS Store network is the world's largest franchiser of retail shipping, postal, printing and business service centers. Today, there are more than 5,000 independently owned The UPS Store locations in the U.S., Puerto Rico, and Canada.

100% Chiropractic is a full-service wellness clinic offering chiropractic care, massage therapy and a full line of supreme quality nutritional supplements.

Haute Salon is a creative salon offering hair cuts, colorings, and facials. Through ongoing education, their stylists stay up to date on the latest cut and color styles and techniques to bring you the looks you want.

Ideal Dental is a premier destination for comprehensive dental care. They offer a wide range of services from routine check-ups and cleanings to advanced procedures, such as cosmetic dentistry and orthodontics, Ideal Dental provides personalized, high-quality care tailored to the patients unique needs.

FOR LEASE

MASEN STAMP | 214.294.4411 | masen.stamp@youngerpartners.com
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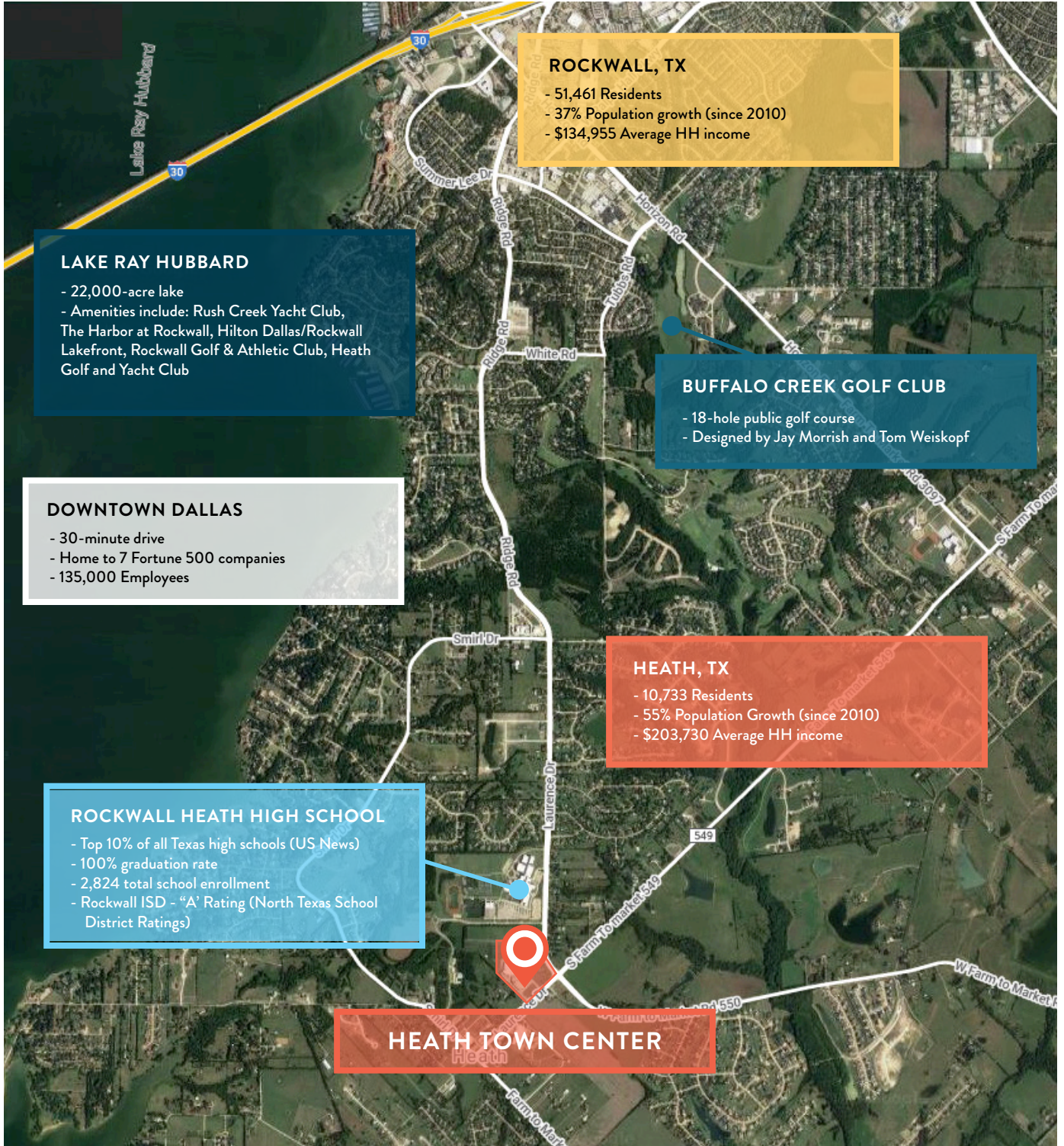
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HEATH'S BOOMING RESIDENTIAL MARKET

- \$543,400 Median home value
- 94.0% Rate of home ownership
- Over 9,000 undeveloped lots
- The City of Heath currently has 1,100+ lots over 1,500 acres currently under development or planned.

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2023 Population	1,990	19,521	60,995
2028 Population Projection	2,270	22,617	68,153
Annual Growth 2010-2023	4.7%	5.5%	3.4%
Annual Growth 2020-2028	2.8%	3.2%	2.3%
HOUSEHOLD INCOME			
Avg Household Income	\$183,130	\$154,747	\$122,350
Median Household Income	\$163,618	\$123,364	\$94,624



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Younger Partners, Dallas, LLC	9001486		214-294-4400
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Moody Younger	420370	moody.younger@youngerpartners.com	214-294-4412
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