



PLEASANT RUN VILLAGE | 917 N HAMPTON RD, DESOTO, TX 75115

Features

Pleasant Run Village offers the opportunity to reach a dense residential trade area in an underserved retail market. The center, located at Pleasant Run Road and Hampton Road, offers easy access and visibility and the traffic draw of popular concepts like Subway, Beauty Max, KrabKingz7 and more. Additionally, Pleasant Run Village benefits from a retail intersection anchored by traffic draws like Tom Thumb and Aldi. The location offers the only grocery-anchored retail intersection between Polk Street all the way beyond Cockrell Hill Road.

- 4,160 SF of move-in ready space available

FOR LEASE

TOTAL SF: 45,925
AVAILABLE SF: 20,243
MIN CONTIGUOUS SF: 1,600
MAX CONTIGUOUS SF: 9,534
CONTACT FOR MORE INFORMATION
NNN: \$3.50 PER SF/YR EST.

| Traffic Counts | | Demographics | YEAR: 2022 | 1 MILE | 3 MILE | 5 MILE |
|---------------------|------------|--------------------------|------------|----------|----------|----------|
| N Hampton Road | 25,178 VPD | Total Population | | 11,769 | 73,761 | 209,830 |
| W Pleasant Run Road | 24,430 VPD | Total Households | | 9,898 | 67,394 | 181,410 |
| | | Average Household Income | | \$86,437 | \$90,443 | \$83,884 |
| | | 5 Year Population Growth | | 0.01% | 0.12% | 0.12% |

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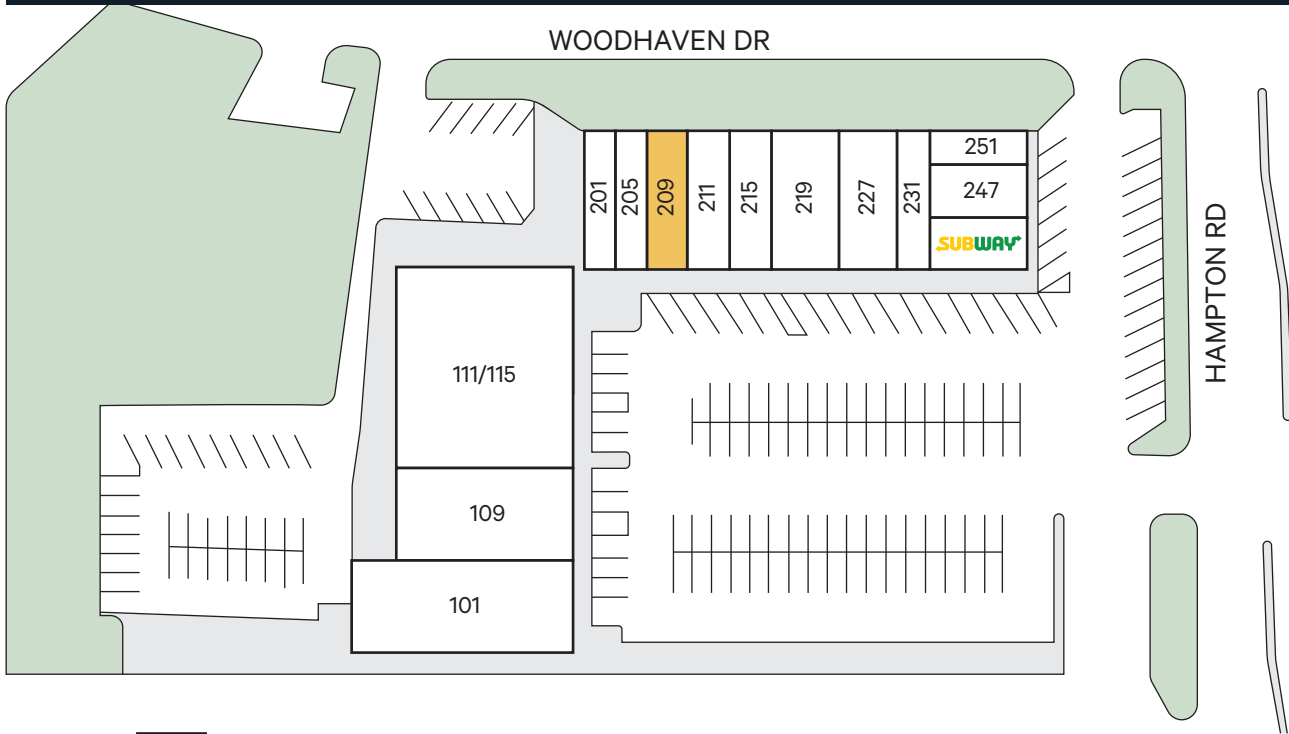
Area Retailers & Businesses



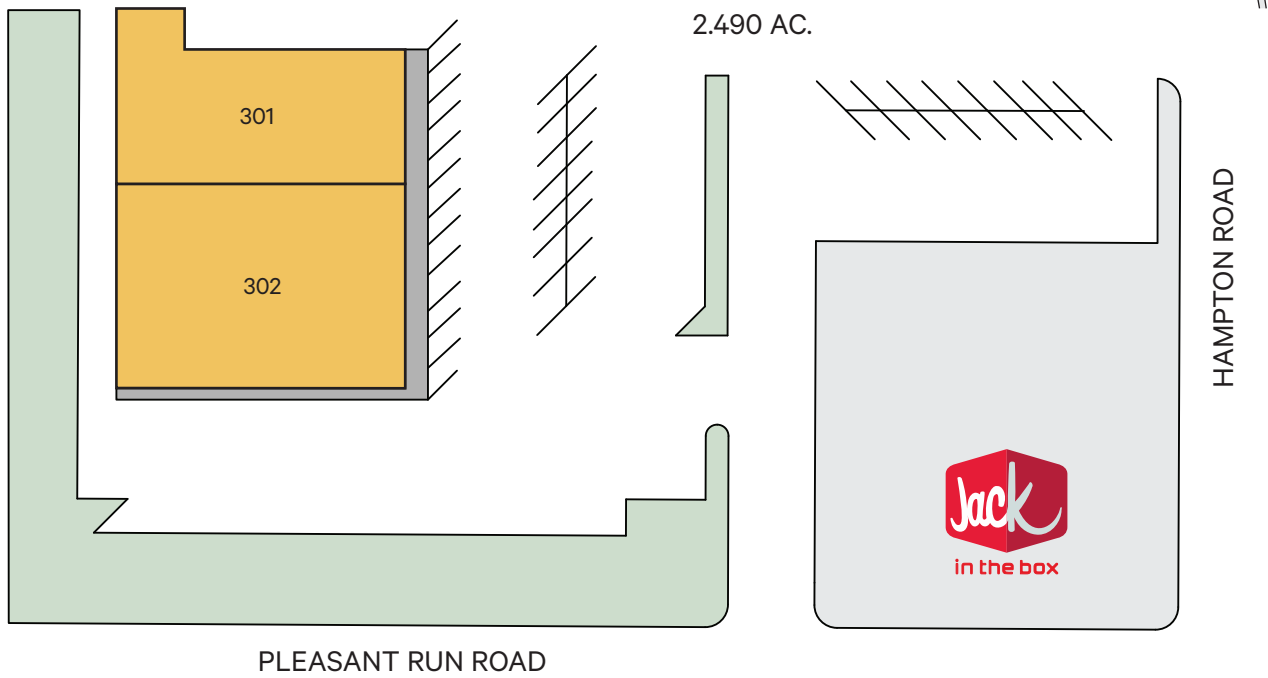
The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.



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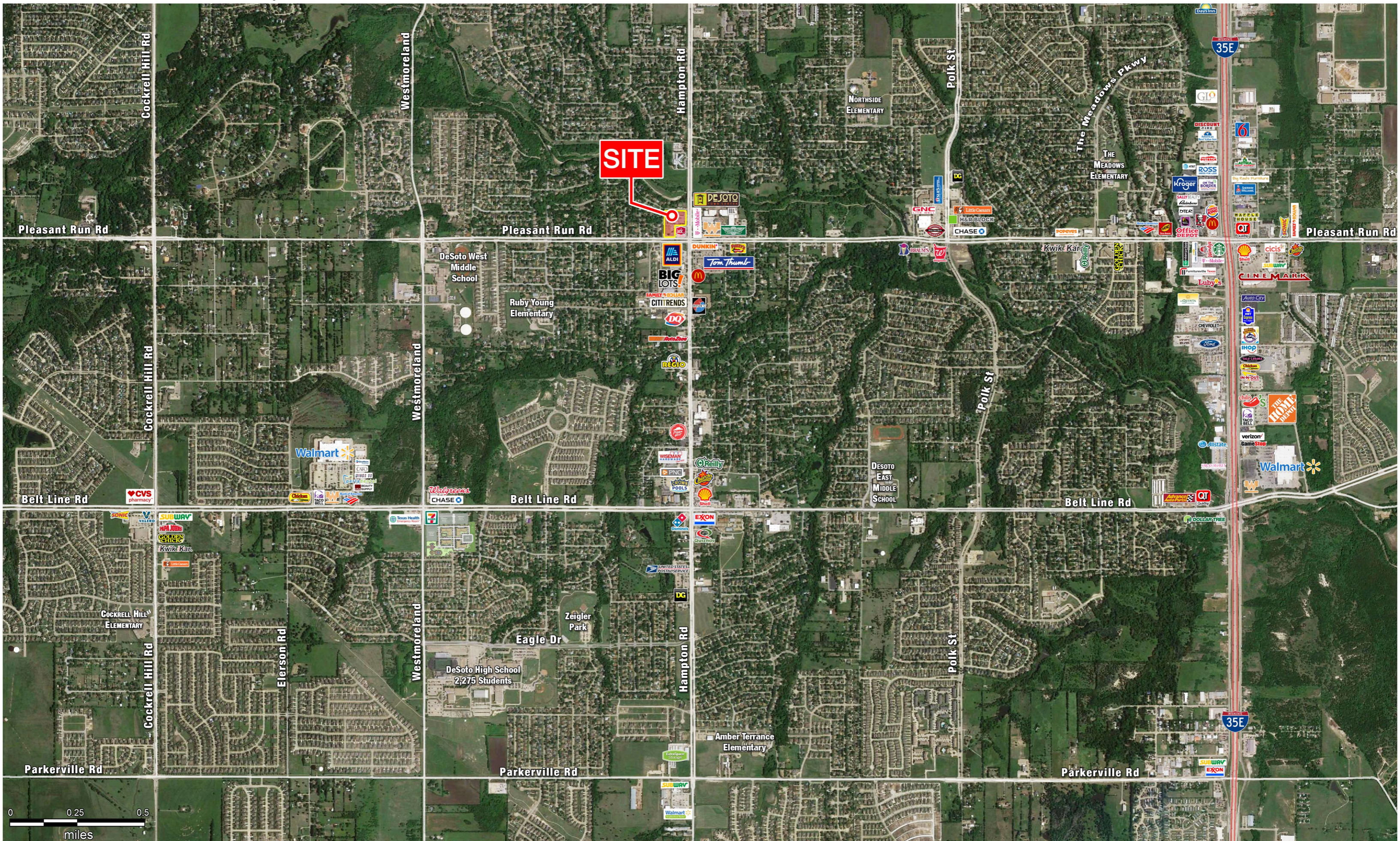
| Available Space | |
|-----------------|----------|
| 209 | 1,600 sf |
| 301 | 9,534 sf |
| 302 | 9,109 sf |



Current Tenants

| | | |
|---------|-------------------------------------|----------|
| 101 | Krab Kingz7 | 4,000 sf |
| 109 | Beauty Max | 4,000 sf |
| 111/115 | Winning Circles Beauty & Barber Bar | 6,650 sf |
| 201 | We Print | 1,088 sf |
| 205 | Ernie Williams Insurance | 1,152 sf |
| 211 | Cleaning Etc. | 768 sf |
| 215 | I Repair Phone Repair | 961 sf |
| 219 | Art Nails | 1,150 sf |
| 227 | The Missing Sock | 1,856 sf |
| 231 | All-Star Barber Shop | 1,020 sf |
| 235 | Subway | 1,150 sf |
| 247 | Liberty Tax | 1,228 sf |
| 251 | Cadillac Cleaners | 750 sf |

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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 on 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 listening 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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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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Buyer/Tenant/Seller/Landlord Initials

Date

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