



PLEASANT RUN VILLAGE

917 N HAMPTON RD, DESOTO, TX 75115

weitzman®

PROPERTY OVERVIEW

Pleasant Run Village serves as an ideal location for small businesses, including franchises, to establish a presence along the dense and underserved Hampton Road corridor.

Pleasant Run Village is a multi-tenant retail center with approximately 27,000 square feet of space. This center is located at the intersection of Hampton Road and Pleasant Run Road, where it benefits from a strong retail district with traffic draws like Tom Thumb, Aldi and a number of restaurants such as Whataburger, Dunkin' and Fuzzy Tacos.

Ownership recently invested in a significant refresh of the center. The renovation involved replacing the metal façade panels, painting the entire building, moving all the old barrel tenant signage and replacing it with more appealing backlit signs, replacing the fluorescent under-canopy lighting with brighter, modern LED lighting, adding high-security LED lighting to the parking lot and adding a fresh seal coat and striping to the parking lot.

The tenancy includes Subway and other food options like Krab King, as well as services such as Liberty Tax, Ernie Williams Insurance Agency, We Print, I Repair Phones, The Missing Sock laundromat and Cadillac Cleaners and cleaners, All Star Barber Shop, Beauty Max, Art Nails and newly signed concepts Happy Fragrance and More and Winning Circle Beauty and Barber.

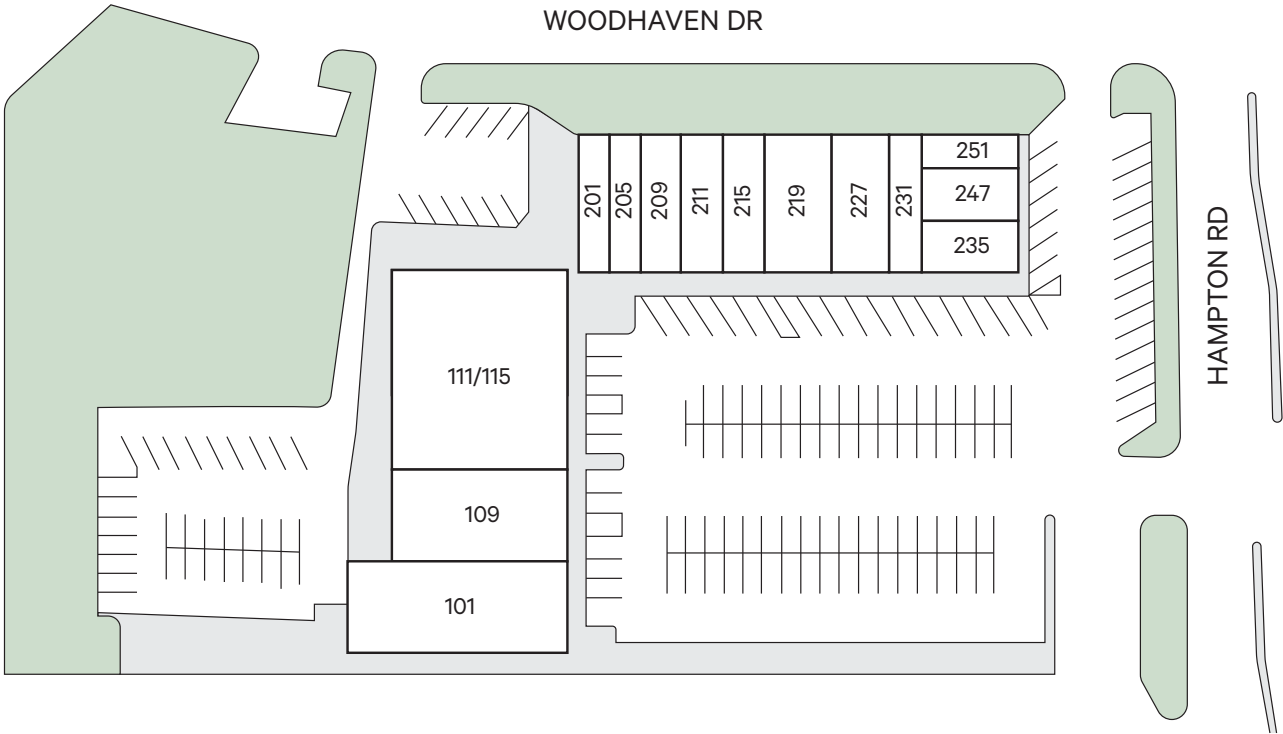


PROPERTY DETAILS

ADDRESS	917 N Hampton Rd DeSoto, Texas 75115
GLA	27,341 SF
YEAR BUILT	1974
ACREAGE	2.56 AC
PARKING	152 Parking Spots
LIST PRICE	Contact Brokers For Pricing



SITE PLAN



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
209	Happy Fragrance	1,600 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

OBLIQUE AERIAL



PROPERTY AERIAL





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SENIOR VICE PRESIDENT

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GUILLERMO LOPEZ

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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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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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Date