



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: 89,031
MIN CONTIGUOUS SF: 1,110
MAX CONTIGUOUS SF: 28,055
CONTACT FOR MORE INFORMATION

Traffic Counts

W FM 1382	23,670 VPD
Pleasant Run Rd	12,588 VPD

Demographics

	YEAR: 2024	1 MILE	3 MILE	5 MILE
Total Population		9,488	65,877	143,198
Total Households		3,474	22,518	49,630
Average Household Income		\$92,673	\$112,014	\$105,965
5 Year Population Growth		0.47%	-0.23%	0.02%

Area Retailers & Businesses



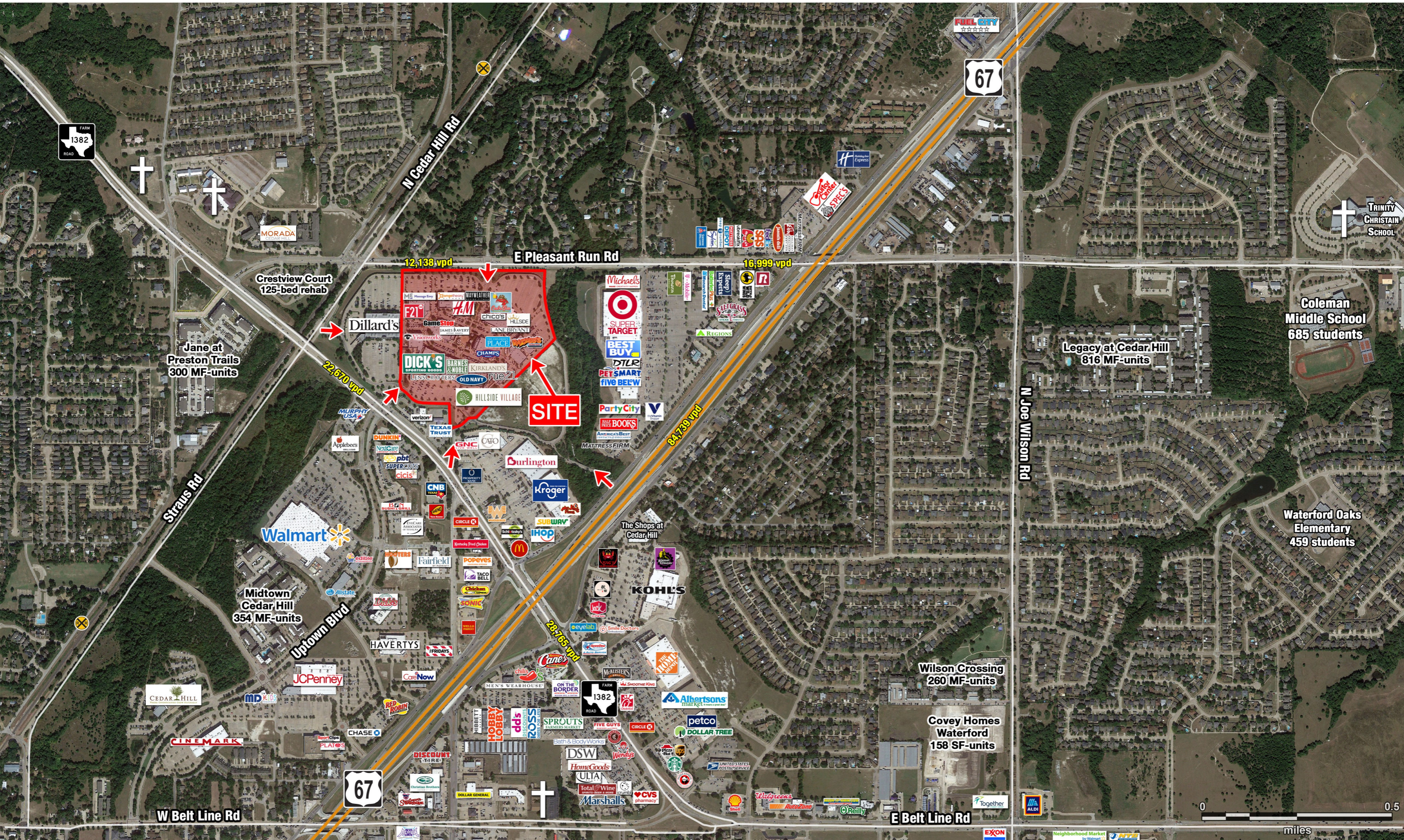
Emilie Paulson
 Senior Vice President
 214.720.3626
 emilie@weitzmangroup.com

Gretchen Miller
 Senior Vice President
 214.720.6687
 gmiller@weitzmangroup.com

Bryn Carden
 Associate
 214.954.0600
 bcarden@weitzmangroup.com

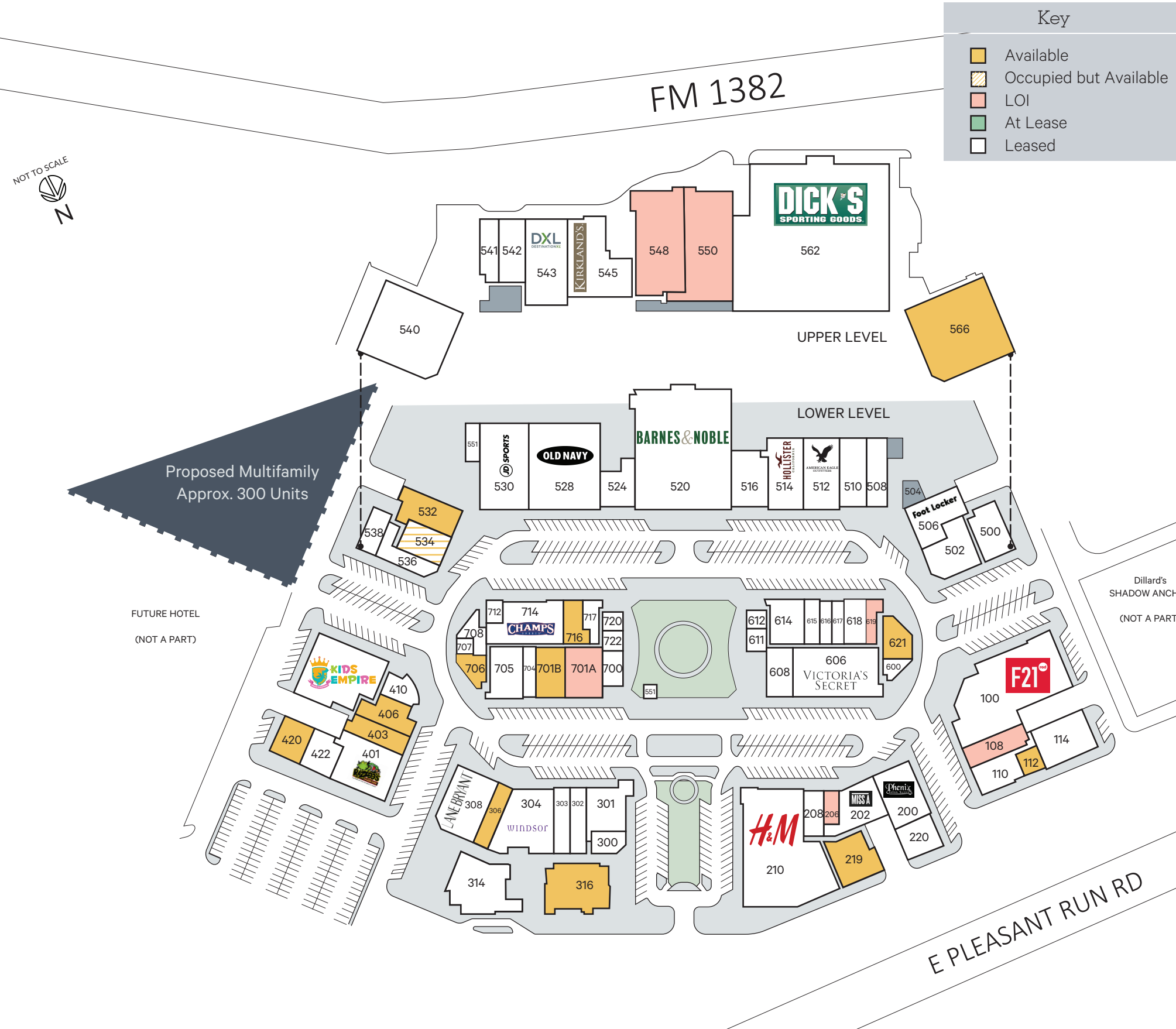
The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior 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.





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. R:PS\Dallas\FA\67 & 1382 2.5mi July 2023

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



Key

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

Current Tenants

100	F21 Red	17,484 sf	532	Available	4,498 sf
108	Available	3,401 sf	534*	Finish Line	3,500 sf
110	Massage Envy	3,621 sf	536	Mo's Italia Express	2,936 sf
112	Available	1,200 sf	538	Honey Baked Ham	2,166 sf
114	Frida's Tacos	5,453 sf	540	Gas Clip Technologies	15,079 sf
200	Phenix Salon Suites	5,380 sf	541	Osh Kosh	2,658 sf
202	Miss A	4,851 sf	542	Carter's	4,049 sf
206	Available	1,236 sf	543	Destination DXL	8,545 sf
208	Journeys	2,217 sf	545	Kirkland's	9,748 sf
210	H&M	20,736 sf	548	Available	12,501 sf
219	Available	3,200 sf	550	Available	12,553 sf
220	Orangetheory Fitness	3,200 sf	551	Client's Choice Security	1,628 sf
300	Allure Nail Spa	1,765 sf	562	Dick's Sporting Goods	53,037 sf
301	Chico's	4,500 sf	566**	Available	16,072 sf
302	Blooms Specialty Gifts	2,500 sf	600	YummiBerry	1,000 sf
303	Torrid	2,500 sf	606	Victoria's Secret/PINK	9,091 sf
304	Windsor	8,137 sf	608	Bath & Body Works	4,083 sf
306	Available	2,546 sf	610	James Avery	1,600 sf
308	Lane Bryant & Cacique	6,776 sf	611	Popcorn Shop	1,075 sf
314	Hillside Social	7,500 sf	612	Menchie's Frozen Yogurt	875 sf
316	Available	6,528 sf	614	SmileBliss	3,837 sf
401	Razzoo's	7,290 sf	615	GameStop	1,625 sf
403	Available	2,906 sf	616	Hot Topic	1,329 sf
406	Available	3,353 sf	617	Claire's	1,213 sf
410	Mudhook Bar & Grill	1,935 sf	618	Spencer Gifts	2,542 sf
418	Kids Empire	10,527 sf	619	Available	1,110 sf
420	Available	3,033 sf	621	Available	2,694 sf
422	Moon Sushi & Ramen	3,000 sf	700	Kay Jewelers	1,720 sf
500	Vision Works	3,943 sf	701A	Available	4,745 sf
502	Soul Shack	5,020 sf	701B	Available	3,256 sf
504	One Services Staffing	1,159 sf	704	Next Level Barber	1,568 sf
506	Foot Locker	5,054 sf	705	The Children's Place	4,104 sf
508	Aeropostale	3,550 sf	706	Available	1,787 sf
510	Buckle	4,830 sf	707	Perfect Brow	600 sf
512	American Eagle	6,073 sf	708	Perfect Brow Skin Care	1,757 sf
514	Hollister	6,238 sf	712	Lids	900 sf
516	Dallas Cowboys Pro Shop	4,064 sf	714	Champs	6,843 sf
520	Barnes & Noble	27,950 sf	716	Available	2,212 sf
524	LensCrafters	3,200 sf	717	Journeys Kidz	1,499 sf
528	Old Navy	15,000 sf	720	Pandora	883 sf
530	JD Sports	7,500 sf	722	Great American Cookie	996 sf
			723	Wetzel's Pretzels	400 sf

* Occupied but Available
 ** Office Space
 + 2nd Gen Restaurant

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.



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 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.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

402795

License No.

twgre@weitzmangroup.com

Email

214-954-0600

Phone

Robert E. Young, Jr.

Designated Broker of Firm

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Licensed Supervisor of Sales Agent/ Associate

License No.

Email

Phone

Emilie Gioia Paulson

Sales Agent/Associate's Name

682080

License No.

emilie@weitzmangroup.com

Email

214-720-3626

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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 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:
 - 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.

The Weitzman Group

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

402795

License No.

twgre@weitzmangroup.com

Email

214-954-0600

Phone

Robert E. Young, Jr.

Designated Broker of Firm

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Licensed Supervisor of Sales Agent/ Associate

License No.

Email

Phone

Gretchen Elise (Frankenthal) Miller

Sales Agent/Associate's Name

630575

License No.

gmiller@weitzmangroup.com

Email

214-720-6687

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

402795

License No.

twgre@weitzmangroup.com

Email

214-954-0600

Phone

Robert E. Young, Jr.

Designated Broker of Firm

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Licensed Supervisor of Sales Agent/ Associate

License No.

Email

Phone

Bryn Carden

Sales Agent/Associate's Name

807178

License No.

bcarden@weitzmangroup.com

Email

214-954-0600

Phone

Buyer/Tenant/Seller/Landlord Initials

Date