

# OPERATING RESTAURANT FOR SALE OR LEASE

TENANT OPERATING - DO NOT DISTURB



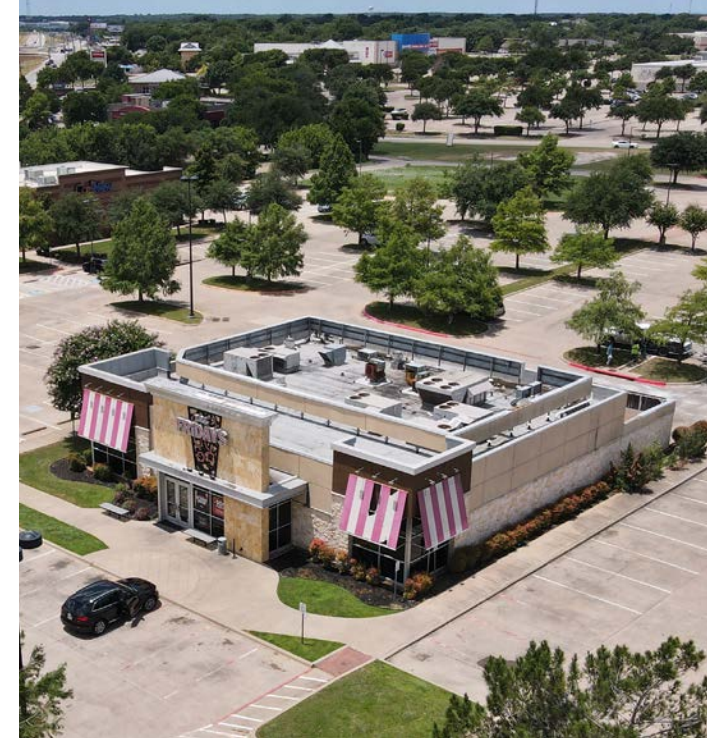
**OPERATING  
RESTAURANT**

311 North Clark Road | Cedar Hill, Texas  
**DALLAS-FORT WORTH MSA**

ACTUAL SITE



# PROPERTY PHOTOS



# OFFERING SUMMARY



## OFFERING

Price	Contact Broker
Tenant	Operating Restaurant
For Lease	Contact Broker
Zoning	LR: Local Retail District

## PROPERTY SPECIFICATIONS

Rentable Area	5,500± SF
Land Area	1.47± Acres (64,033 SF)
Property Address	311 North Clark Road Cedar Hill, Texas 75104
Year Built	2006
Parcel Number	160128300C02R0000
Ownership	Fee Simple (Land & Building Ownership)
Traffic Counts	N Clark Rd: 13,600 VPD Belt Line Rd: 24,000 VPD U.S. Hwy 67: 75,000 VPD



33,100  
VEHICLES PER DAY

HILLSIDE VILLAGES SHOPPING CENTER

**Dillard's** rue 21  
**DICK'S**  
**OLD NAVY**  
**BARNES & NOBLE**  
**FINISH LINE**  
**Foot Locker**  
**Orangetheory FITNESS**  
**CHAMPS SPORTS**  
**EXPRESS**  
**Buckle**  
**Lids**  
**HOLLISTER**  
**Stacey's**  
**Jockey**  
**PINK**  
**H&M**

PLEASANT RUN TOWN CROSSING

**TARGET**  
**BEST BUY**  
**Party City**  
**DTLR**  
**five BELOW**  
**Michael's**  
**RALLY HOUSE**  
**THE VITAMIN SHOPPE**  
**ZALES**  
 THE DIAMOND STORE

MARKET AT CEDAR HILL

**DUNKIN'**  
 cici's pizza  
**Jersey Mike's**  
 SUBS

**Kroger**  
**Burlington**  
**McDonald's**  
**CAFO**

CEEDAR HILL TOWN CENTER

**Walmart**  
 Supercenter

**Fairfield**  
 BY HARBOR

MIDTOWN CEDAR HILL APARTMENTS

HAVERTYS FURNITURE - EST. 1885

OPERATING RESTAURANT

**THE HOME DEPOT**  
 planet fitness  
**Albertsons**  
**KOHL'S**  
**DOLLAR TREE**  
**petco**

CINEMARK

**CRUNCH**  
**PLATO'S**  
 CLOSET  
**Sport Clips**  
 HAIRCUTS

**DISCOUNT TIRE**  
**Shell**

**Life Storage**

FARM TO MARKET RD. 1382

**USPS.COM**

**CUBE SMART**  
 self storage

**ALDI**

CEEDAR HILL VILLAGE

75,000  
VEHICLES PER DAY

BANK OF AMERICA

**TAKE 5**  
 OIL CHANGES

**HOBBY LOBBY**  
**SPROUTS**  
 FARMERS MARKET  
**HomeGoods**  
**Total Wine & MORE**  
**Marshalls**

**dd's DISCOUNTS**  
**DSW**  
**ROSS**  
 DRESS FOR LESS

**W**

**CAPTAIN D'S**  
 SEAFOOD RESTAURANT  
**Little Caesars**

**DUTCH BROS**  
 CAFE

BELT LINE RD.

24,000  
VEHICLES PER DAY

NJELMER WEAVER FRWY.  
U.S. HIGHWAY 67

13,600  
VEHICLES PER DAY

**ALTMARK**  
 SHOPPING CENTER  
**ANYTIME FITNESS**  
**FAMILY DOLLAR**  
 LAKERIDGE VILLAGE

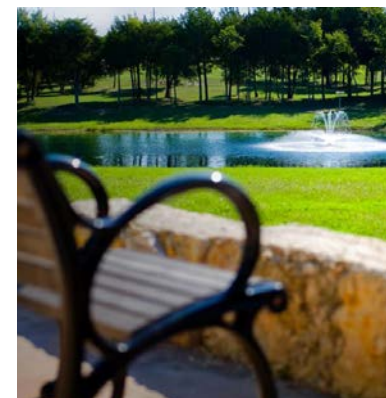
PLAZA AT CEDAR HILL





# AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2023 Estimated Population	10,818	59,697	132,764
2028 Projected Population	11,425	60,044	134,442
2010 Census Population	9,166	55,738	117,240
Projected Annual Growth 2023 to 2028	1.10%	0.12%	0.25%
Historical Annual Growth 2010 to 2020	1.23%	0.75%	1.16%
<b>Households &amp; Growth</b>			
2023 Estimated Households	3,923	20,171	45,286
2028 Projected Households	4,183	20,369	46,151
2010 Census Households	3,364	19,049	40,952
Projected Annual Growth 2023 to 2028	1.29%	0.20%	0.38%
Historical Annual Growth 2010 to 2020	1.01%	0.58%	0.92%
<b>Race &amp; Ethnicity</b>			
2023 Estimated White	23.70%	20.14%	21.73%
2023 Estimated Black or African American	51.90%	54.94%	51.76%
2023 Estimated Asian or Pacific Islander	1.63%	1.74%	1.96%
2023 Estimated American Indian or Native Alaskan	1.00%	0.91%	1.08%
2023 Estimated Other Races	11.22%	10.77%	11.86%
2023 Estimated Hispanic	25.57%	25.48%	28.00%
<b>Income</b>			
2023 Estimated Average Household Income	\$80,967	\$103,520	\$99,789
2023 Estimated Median Household Income	\$60,753	\$79,099	\$75,908
2023 Estimated Per Capita Income	\$29,163	\$35,007	\$33,967



# Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



## 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 an 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 Initials	Tenant Initials	Seller Initials	Landlord Initials	Date





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