

GROW DESOTO MARKET PLACE

324 EAST BELTLINE ROAD
DESOTO, TEXAS 75115

**OFFICE/RETAIL
FOR LEASE**



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111 E. Davis Street Suite 101
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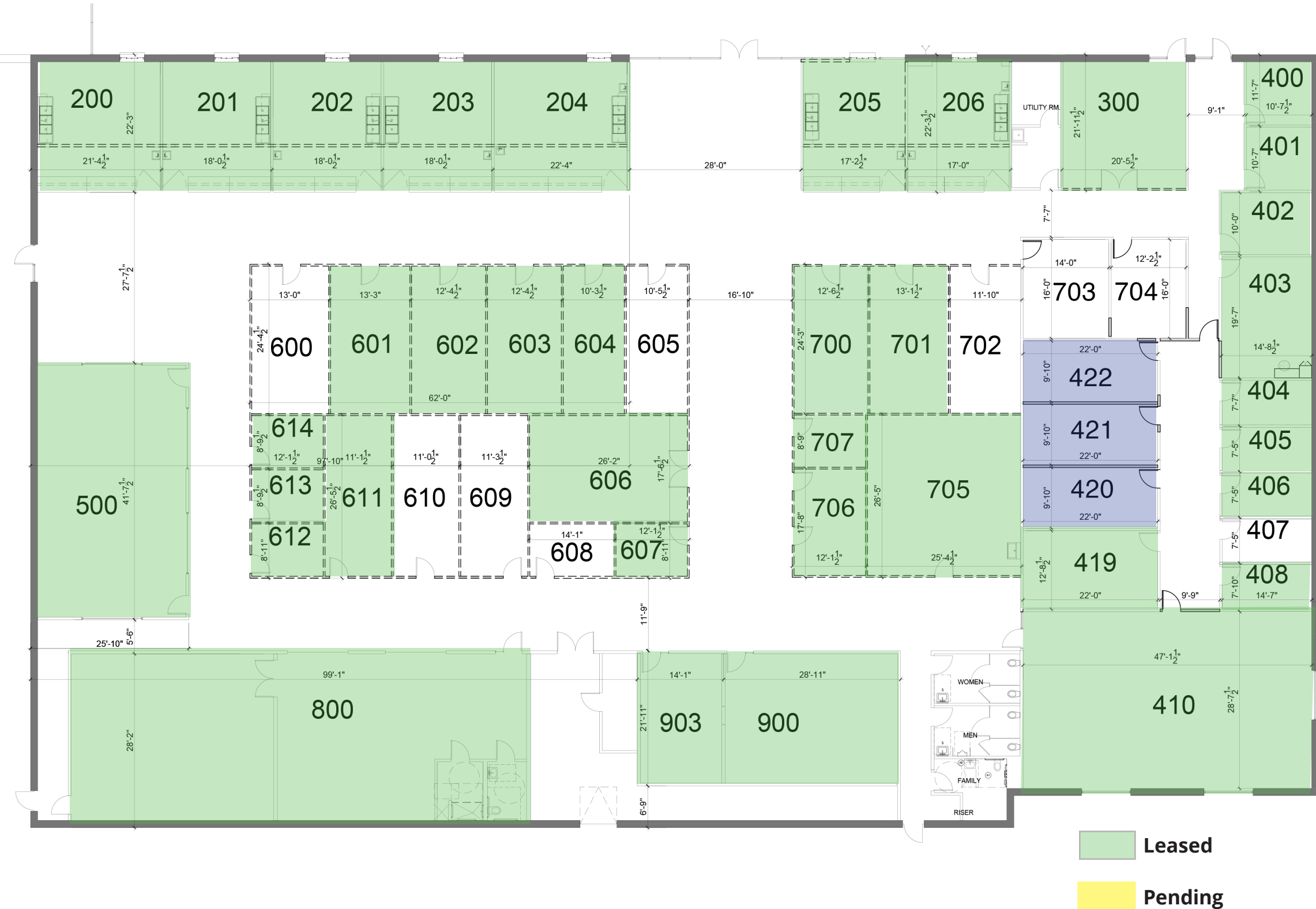
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AVAILABLE SPACES

SUITE	SIZE (RSF)	LEASE RATE
#407	172 ft ²	\$425/mo
#420	346 ft ²	\$695/mo
#421	346 ft ²	\$695/mo
#422	346 ft ²	\$695/mo
#600	473 ft ²	\$850/mo
#605	379 ft ²	\$900/mo
#608	188 ft ²	\$395/mo
#609	446 ft ²	\$675/mo
#610	436 ft ²	\$675/mo
#702	428 ft ²	\$850/mo
#703	360 ft ²	\$825/mo
#704	321 ft ²	\$750/mo

Available in 30 Days



CURRENT TENANTS



SUITE	BUSINESS	USE	SUITE	BUSINESS	USE
200	2 Neighbors Burgers & Shakes	Burgers & Shakes	500	Motivate Your Womb	Women's Wellness
201	2 Neighbors Southern Food	Fried Chicken	600	Staple Styles	Clothing
202	Pho ThaiBinh	Vietnamese Cuisine	601	DeClosique	Clothing sales
203	JS International	International Food	602	La Thick Madame Boutique	Women's Plus Size
204	Shelton's Cafe	Brunch	603	Canvas Bar	Art Tools & Classes
205	Best Tex Tamales	Tamales	604	TTT Clothing Company	Christian T-Shirts
206	Delightful Suites by Mary	Cupcakes	605	Ase Ronnyl	Men's Clothing
300	The Shop	Hair Salon	606	Little Bow Feet	Clothing
400	LEC KIX	Sports Clothing	612	Taylor'd Treasures	Art & Accessories
401	Westbrand Studios	Branding & Photo	614	KB Wireless	Online Cell Phones
402	BlinkedByCoya	Lashes	700	Flobinna's Fashion & Braided Wigs	African Apparel
403	Unique Pieces, Inc	Office	701	Jewels Forever	Jewelry
405	HP Small Business Solutions	Business Solutions	702	Scents by Sisters Candle Co.	Candles
407	Beauty by Breandria	Make Up Artist	704	Chas Fragrance	Body Oils
415	Fademasters	Barber	800	Essence Dance Academy	Dance Studio
419	Start to Finish Real Estate	Real Estate Sales			



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OPTIONS REAL ESTATE INVESTMENTS, INC

Serving the real estate needs of Southern Dallas and Northern Ellis Counties

Options Real Estate was founded in October of 1991 as a full service commercial real estate company specializing in Southern Dallas County with one mission in mind: To make our neighborhoods and business owners better through the built environment. Our team believes in enhancing the quality of life and advancing the image of our area, in order to provide an enduring inheritance to our children and grandchildren.

We aim to build a community where residents can enjoy educational and employment opportunities that utilize the technologies of the 21st century, find cultural and spiritual fulfillment, and have a diversity of OPTIONS for shopping, dining, entertainment, or living.

Not only has our team done thousands of transactions over the years, but we've restored and built places like the Belmont Hotel, the Texas Theatre, various buildings in the Bishop Arts, Downtown Duncanville, surrounding Downtown Midlothian, Thorntree Country Club and much more. Through active participation in civic groups and community organizations, preservation, urbanism and environmentalism, we have done community development for profit.

SERVICES PROVIDED



Brokerage & Leasing

We buy and sell properties and offer short and long-term leases for many of the properties we own. This not only reduces up front costs for our tenants, many of which are small business owners, but it also lowers ongoing expenses and provides flexibility as their businesses grow.



Property Management

We provide professional property management that includes bookkeeping, maintenance, tenant finish out, real estate tax consulting, and value enhancement. We use our experience to help reduce expenses while maintaining properties for increased returns and maximized asset value.



Development

Whether you need designing, building, or financing, our team can help make your vision reality. Strong places are built with trust from the bottom up. It's a difficult work, but we know how to optimize your assets and maximize their value.



Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - 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 coincidental 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.

Options Real Estate Investments, Inc.	0418929		(972)283-1111
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
James B. Ousley	550082	jace@optionsre.com	(972)283-1111
Designated Broker of Firm	License No.	Email	Phone
Monte Anderson	399722	monte@optionsre.com	(972)283-1111
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Amariss Feemster	517410	amariss@optionsre.com	(972)762-5523
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0

