



TOWNSEND SQUARE - FOR LEASE

901 N. Polk St, Desoto, TX 75115

Erik Fulkerson Broker 214.696.6677 erik@crestcommercial.com

Townsend Square - For Lease

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For Lease



PROPERTY HIGHLIGHTS

- 2nd Gen Restaurant Space Available
- Flexible suite sizes from 1,040-30,090 SF
- Strong Neighborhood traffic and established tenant mix
- Easy access to I-35E and major DFW corridors

OFFERING SUMMARY

Lease Rate:	\$10.00-20.00 PSF + \$4.70 NNN
Available SF:	1,040 - 30,090 SF
Building Size:	83,894 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,097	25,170	68,806
Total Population	10,117	66,562	185,516
Average HH Income	\$67,727	\$70,211	\$66,099

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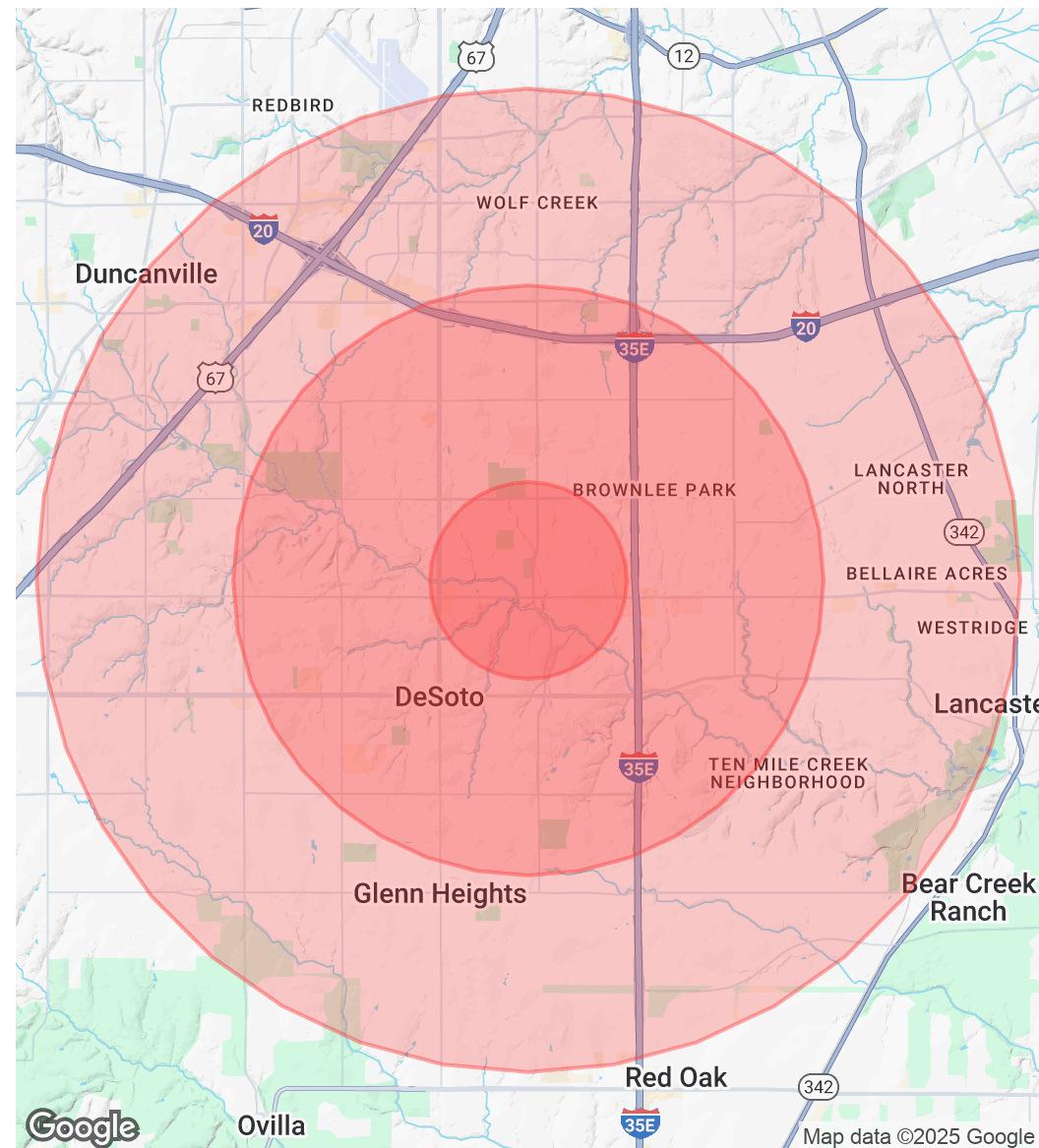
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,117	66,562	185,516
Average Age	38.7	37.3	36.0
Average Age (Male)	35.2	34.4	33.7
Average Age (Female)	40.5	38.0	37.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,097	25,170	68,806
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$67,727	\$70,211	\$66,099
Average House Value	\$164,550	\$159,619	\$144,080

2020 American Community Survey (ACS)



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SUITE	TENANT NAME	SIZE SF
303	Desoto Food Mart	2,970 SF
309	Desoto Smoke & Vape	2,000 SF
311	Leslie Poolmart	3,688 SF
320	Home Fashions & More	5,200 SF
330	The Color Purple Cafe	1,040 SF
332	Wise Staffing	1,040 SF
335	KG Designs	1,820 SF
340	Desoto Children's	10,250 SF
345	My Fab Florals	1,950 SF
347	Red Dot Solutions	1,225 SF
349	International Leadership of Texas	975 SF
350	A-B Nails Spa	1,300 SF
365	Kids at Heart	4,157 SF
380	Fast Martial Arts	2,560 SF
TOTALS		40,175 SF
AVERAGES		2,870 SF

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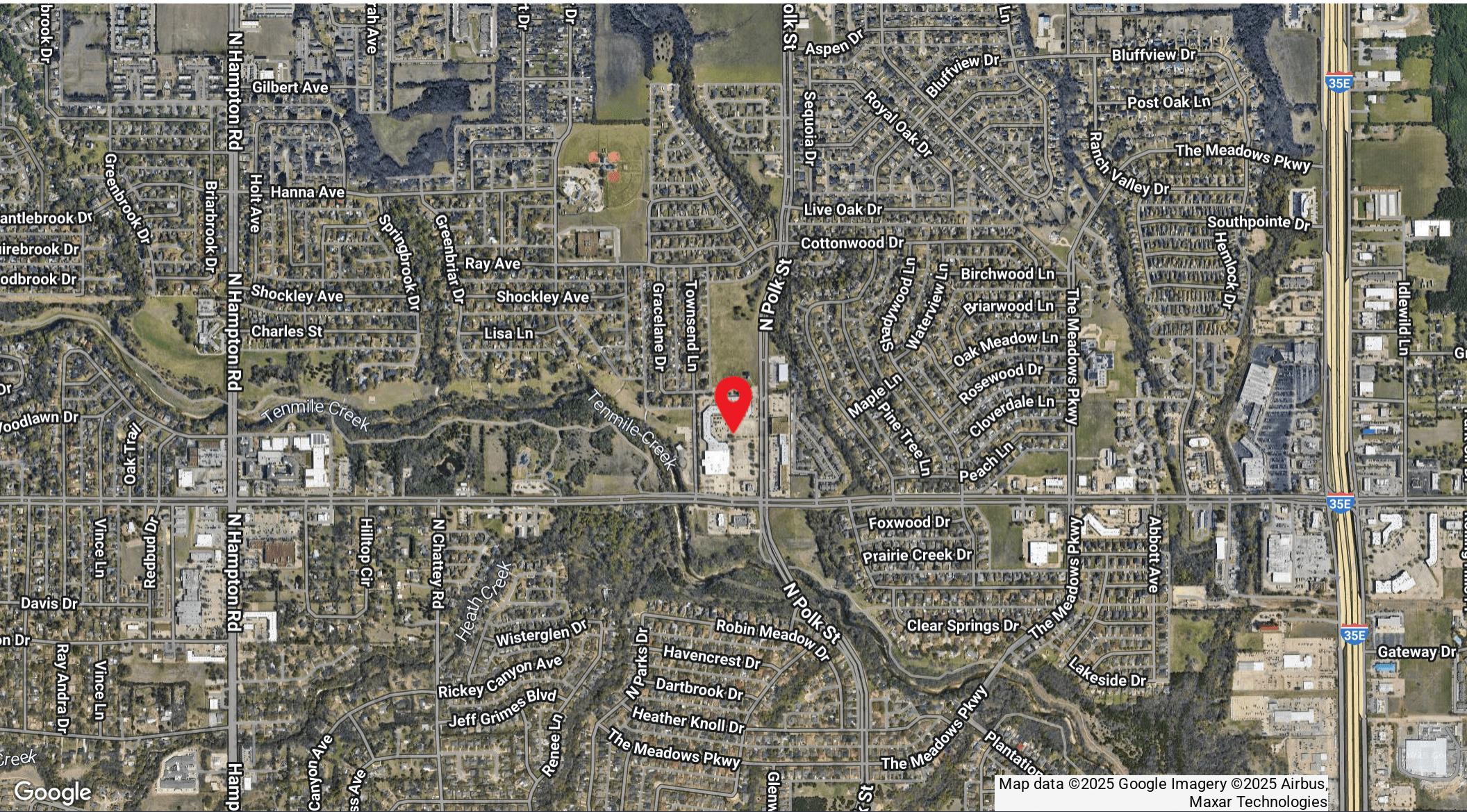
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Information About Brokerage Services

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.

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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date