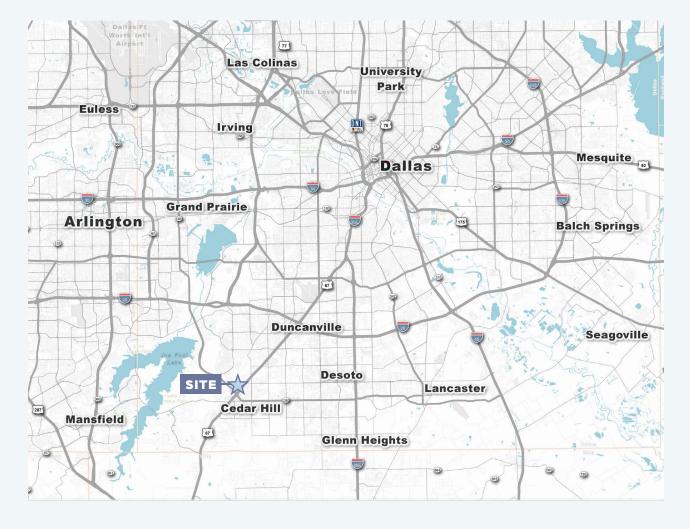




RYAN SMITH

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LOCATION

305 W FM 1382 CEDAR HILL , TX 75104

SIZE

615,000 SF

TRAFFIC COUNTS

FM 1382

28,697 VPD 2019

PLEASANT RUN RD

12.588 VPD 2019

HWY 67

58,081 VPD 2019

PROPERTY HIGHLIGHTS

- Open air mall with high foot traffic
- Retail & fashion co-tenancy
- Regional & local customer draw

2021 DEMOGRAPHIC SUMMARY

	1 mile	3 miles	5 miles
Est. Population	9,893	64,394	134,636
Est. Daytime Population	6,753	18,682	40,377
Est. Avg. HH Income	\$81,792	\$92,989	\$86,860

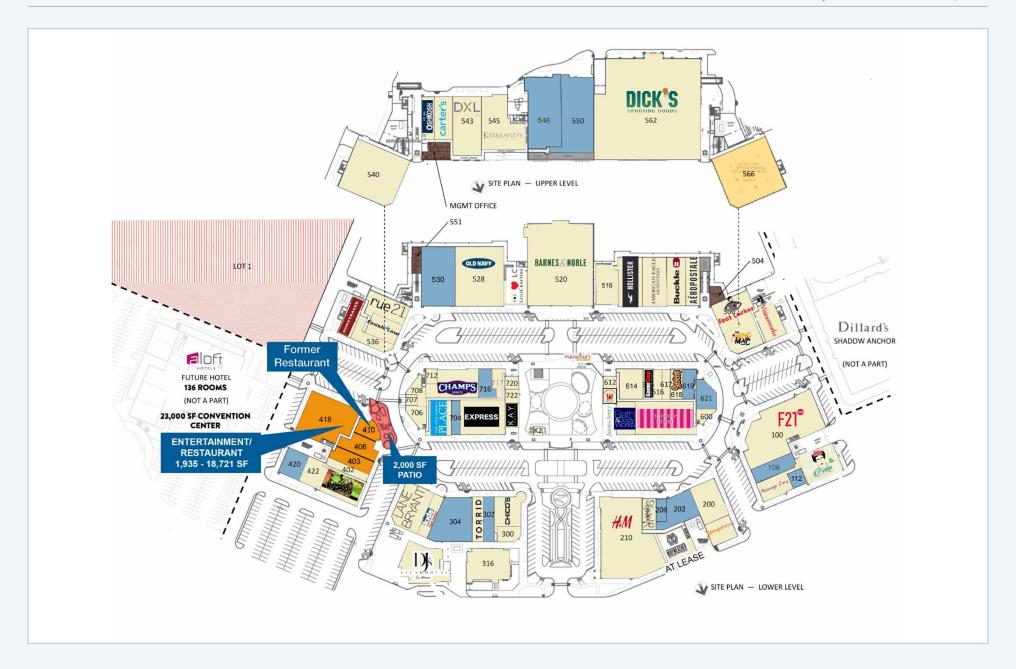




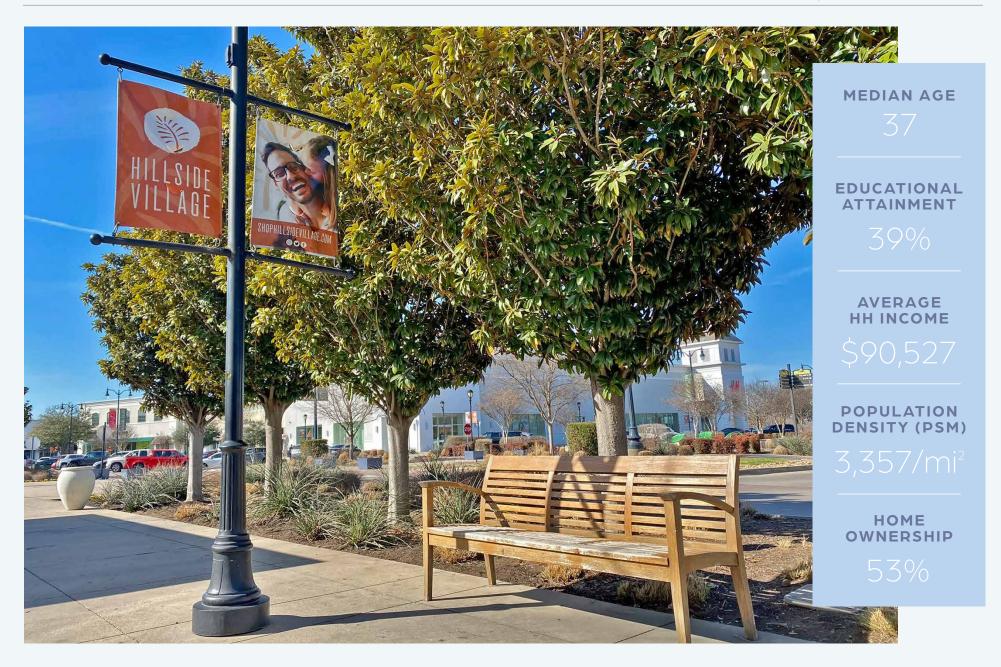








SUITE	TENANTS	SF	SUITE	TENANTS	SF	SUITE	TENANTS	SF_
100	F 21 Red	17,484	500	VisionWorks	3,943	608	Bath & Body Works	4,083
108	AVAILABLE	3,401	502	Wing Mac	5,020	610	James Avery	1,600
110	Massage Envy	3,621	504	Regent Services	1,159	611	Popcorn Stop	1,075
112	AVAILABLE	1,200	506	Foot Locker	5,054	612	Menchie's Frozen Yogurt	875
114	Frida's Tacos	5,453	508	Aeropostale	3,550	614	Smile Bliss/Orthodontic Avenue	3,837
200	Papaya	5,380	510	Buckle	4,830	615	Gamestop	1,625
202	AVAILABLE	4,851	512	American Eagle	6,073	616	Hot Topic	1,329
206	AVAILABLE	1,236	514	Hollister	6,238	617	Claire's	1,213
208	Journeys	2,217	516	Fans United	4,064	618	Spencers	3,652
210	H&M	20,736	520	Barnes & Noble	27,950	619	AVAILABLE	1,110
219	Mayweather Boxing (At Lease)	4,500	524	LensCrafters	3,200	621	AVAILABLE	2,694
220	Orangetheory Fitness	3,200	528	Old Navy	15,000	700	Kay Jewelers	1,720
300	Allure Nail Spa	1,765	530	AVAILABLE	10,000	701	Express Women's / Men's	8,001
301	Chico's	4,500	532	Rue 21	4,498	704	AVAILABLE	1,568
302	AVAILABLE	2,500	534	Finish Line	3,500	705	The Children's Place	4,104
303	Torrid	2,500	536	Mo's Italia Express	2,936	706	JS Boutique	1,787
304	AVAILABLE	8,137	538	Honey Bakes Ham	2,166	707	Perfect Salon	600
306	Kids Foot Locker	2,546	540	Gas Clip Technologies	15,079	708	Perfect Brow Skin Care	1,757
308	Lane Bryant & Cacique	6,776	541	Osh Kosh	2,658	712	Lids	900
314	DJ's Steakhouse	7,500	542	Carter's	4,049	714	Champs	6,843
316	Boiling King Crab	6,528	543	Destination DXL	8,545	716	AVAILABLE	2,212
401	Razzoo's	5,500	545	Kirkland's	9,748	717	Journeys Kids	1,499
402	Next Level Barber Shop	1,790	548	AVAILABLE	12,500	720	Pandora	883
403	AVAILABLE	2,906	550	AVAILABLE	12,674	722	Great American Cookie	996
406	AVAILABLE	3,353	551	Allied Universal	1,628	K-2	Wetzel's Pretzels	400
410	RESTAURANT AVAILABLE	1,935	562	Dick's Sporting Goods	53,037			
418	AVAILABLE	10,528	566	OFFICE AVAILABLE	16,072			
420	AVAILABLE	3,033	600	YummiBerry	1,000			
422	Avocado California Roll	5,020	606	Victoria's Secret / Pink	9,091			





Suburban Style

Middle-aged, ethnically-mixed suburban families and couples earning upscale incomes

Avarage Houshold Side: 2 persons

Median Age: 36-45

Median Household income: \$75,000 - \$99,999

Type of Property: Single family Home Ownership: Home owner

Features: Comfortable lifestyle, Suburban living, Politically diverse, Family-centric activities, Parents, Financial investments



Singles and Starters

Young singles starting out and some starter families living a city lifestyle

Avarage Houshold Side: 1 person

Median Age: 25-30

Median Household income: \$50,000 - \$74,999

Type of Property: Single family

Home Ownership: Renter

Features: Rental housing, Single adults, Politically disengaged, Engage via radio,

Foodies, Digitally savvy



Booming with Confidence

Prosperous, established couples in their peak earning years living in suburban homes

Avarage Houshold Side: 5+ persons

Median Age: 51-65

Median Household income: \$100,000 - \$124,999

Type of Property: Single family Home Ownership: Home owner

Features: Highly educated, Affluent, Upscale

housing, Savvy investors, Tech apprentices,

Environmental philanthropists



MAJOR: HOME IMPROVEMENT

Married-couple families occupy well over half of these suburban households. Most Home Improvement residences are single-family homes that are owner occupied, with only one-fifth of the households occupied by renters. Education and diversity levels are similar to the US as a whole. These families spend a lot of time on the go and therefore tend to eat out regularly. When at home, weekends are consumed with home improvement and remodeling projects

- Enjoy working on home improvement projects and watching DIY networks.
- Make frequent trips to warehouse/club and home improvement stores in their minivan or SUV.
- Own a giant screen TV with fiber-optic connection and premium cable; rent movies from Netflix.
- Very comfortable with new technology; embrace the convenience of completing tasks on a mobile device.
- Enjoy dining at Chili's, Chick-fil-A, and KFC
- Frequently buy children's clothes and toys.











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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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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
 - o 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.

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.

Northview Company LLC	9011898	info@northviewco.com	(214) 659-1181
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Ryan Smith	638784	rsmith@northviewco.com	(214) 659-1181
Designated Broker's Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXX
Agent's Supervisor's Name	License No.	Email	Phone
Ryan Smith	638784	rsmith@northviewco.com	214.659.1181
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



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Agent's Supervisor's Name	License No.	Email	Phone
Sarah Velten	730659	svelten@northviewco.com	214.300.9245
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	