



# HILLSIDE VILLAGE

305 FM 1382 | CEDAR HILL, TX 75104



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# PROPERTY FOR LEASE

HILLSIDE VILLAGE | CEDAR HILL, TX



## 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

## AREA RETAILERS



# VICTORIA'S SECRET









# SITE PLAN

HILLSIDE VILLAGE | CEDAR HILL, TX



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HILLSIDE VILLAGE | CEDAR HILL, TX

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
<b>108</b>	<b>AVAILABLE</b>	<b>3,401</b>	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
<b>112</b>	<b>AVAILABLE</b>	<b>1,200</b>	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
<b>202</b>	<b>AVAILABLE</b>	<b>4,851</b>	512	American Eagle	6,073	616	Hot Topic	1,329
<b>206</b>	<b>AVAILABLE</b>	<b>1,236</b>	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	<b>619</b>	<b>AVAILABLE</b>	<b>1,110</b>
219	Mayweather Boxing (At Lease)	4,500	524	LensCrafters	3,200	<b>621</b>	<b>AVAILABLE</b>	<b>2,694</b>
220	Orangetheory Fitness	3,200	528	Old Navy	15,000	700	Kay Jewelers	1,720
300	Allure Nail Spa	1,765	<b>530</b>	<b>AVAILABLE</b>	<b>10,000</b>	701	Express Women's / Men's	8,001
301	Chico's	4,500	532	Rue 21	4,498	<b>704</b>	<b>AVAILABLE</b>	<b>1,568</b>
<b>302</b>	<b>AVAILABLE</b>	<b>2,500</b>	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
<b>304</b>	<b>AVAILABLE</b>	<b>8,137</b>	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	<b>716</b>	<b>AVAILABLE</b>	<b>2,212</b>
401	Razzoo's	5,500	545	Kirkland's	9,748	717	Journeys Kids	1,499
402	Next Level Barber Shop	1,790	<b>548</b>	<b>AVAILABLE</b>	<b>12,500</b>	720	Pandora	883
<b>403</b>	<b>AVAILABLE</b>	<b>2,906</b>	<b>550</b>	<b>AVAILABLE</b>	<b>12,674</b>	722	Great American Cookie	996
<b>406</b>	<b>AVAILABLE</b>	<b>3,353</b>	551	Allied Universal	1,628	K-2	Wetzel's Pretzels	400
<b>410</b>	<b>RESTAURANT AVAILABLE</b>	<b>1,935</b>	562	Dick's Sporting Goods	53,037			
<b>418</b>	<b>AVAILABLE</b>	<b>10,528</b>	<b>566</b>	<b>OFFICE AVAILABLE</b>	<b>16,072</b>			
<b>420</b>	<b>AVAILABLE</b>	<b>3,033</b>	600	YummiBerry	1,000			
422	Avocado California Roll	5,020	606	Victoria's Secret / Pink	9,091			





**MEDIAN AGE**  
37

**EDUCATIONAL  
ATTAINMENT**  
39%

**AVERAGE  
HH INCOME**  
\$90,527

**POPULATION  
DENSITY (PSM)**  
3,357/mi<sup>2</sup>

**HOME  
OWNERSHIP**  
53%





## 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
    - 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
<b>Ryan Smith</b>	<b>638784</b>	<b>rsmith@northviewco.com</b>	<b>(214) 659-1181</b>
Designated Broker's Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent's Supervisor's Name	License No.	Email	Phone
<b>Ryan Smith</b>	<b>638784</b>	<b>rsmith@northviewco.com</b>	<b>214.659.1181</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date





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