



# HILLSIDE VILLAGE

CEDAR HILL, TX



LOCATION

305 W FM 1382  
CEDAR HILL, TX 75104

SIZE

615,000 SF

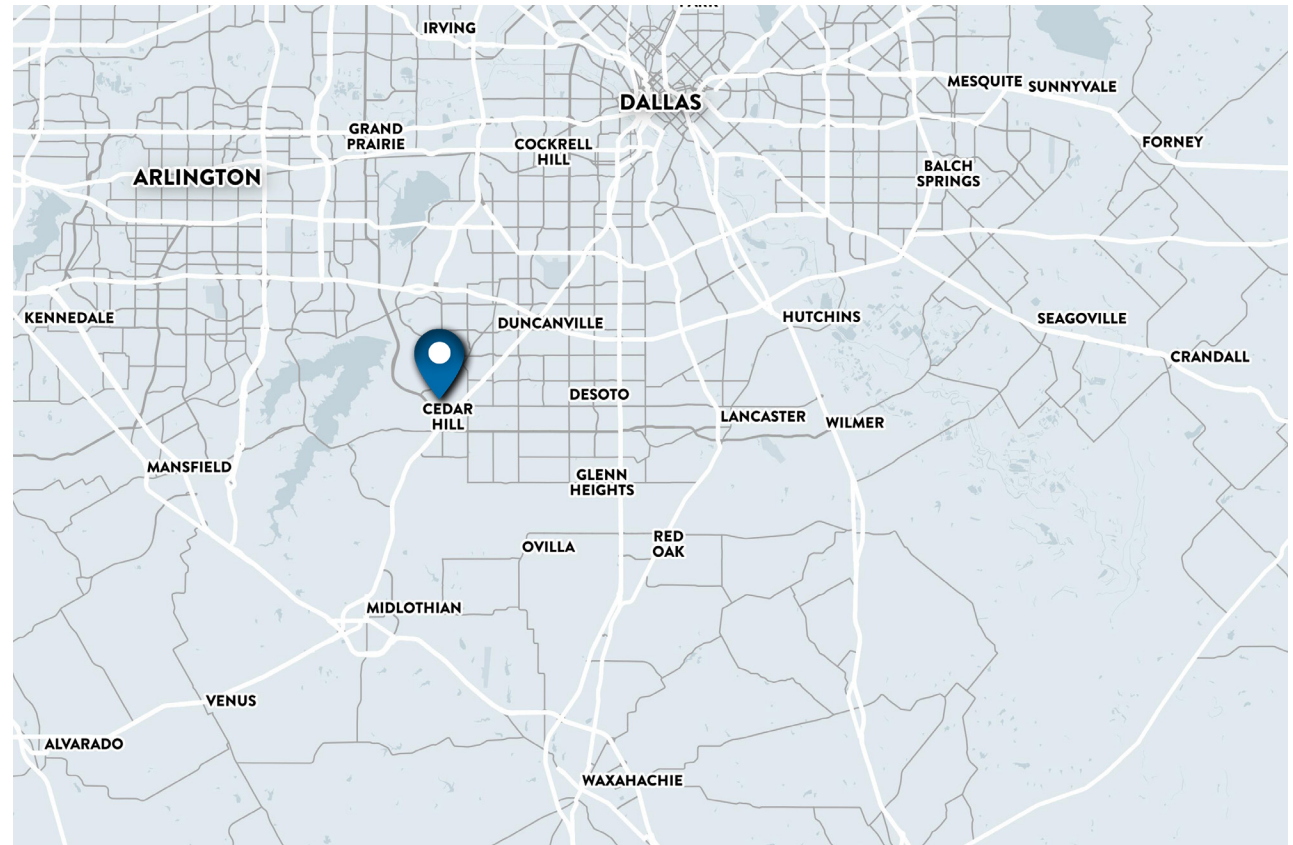
TRAFFIC COUNTS

FM 1382                      PLEASANT RUN RD  
28,697 VPD 2019              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 ATTRACTIONS

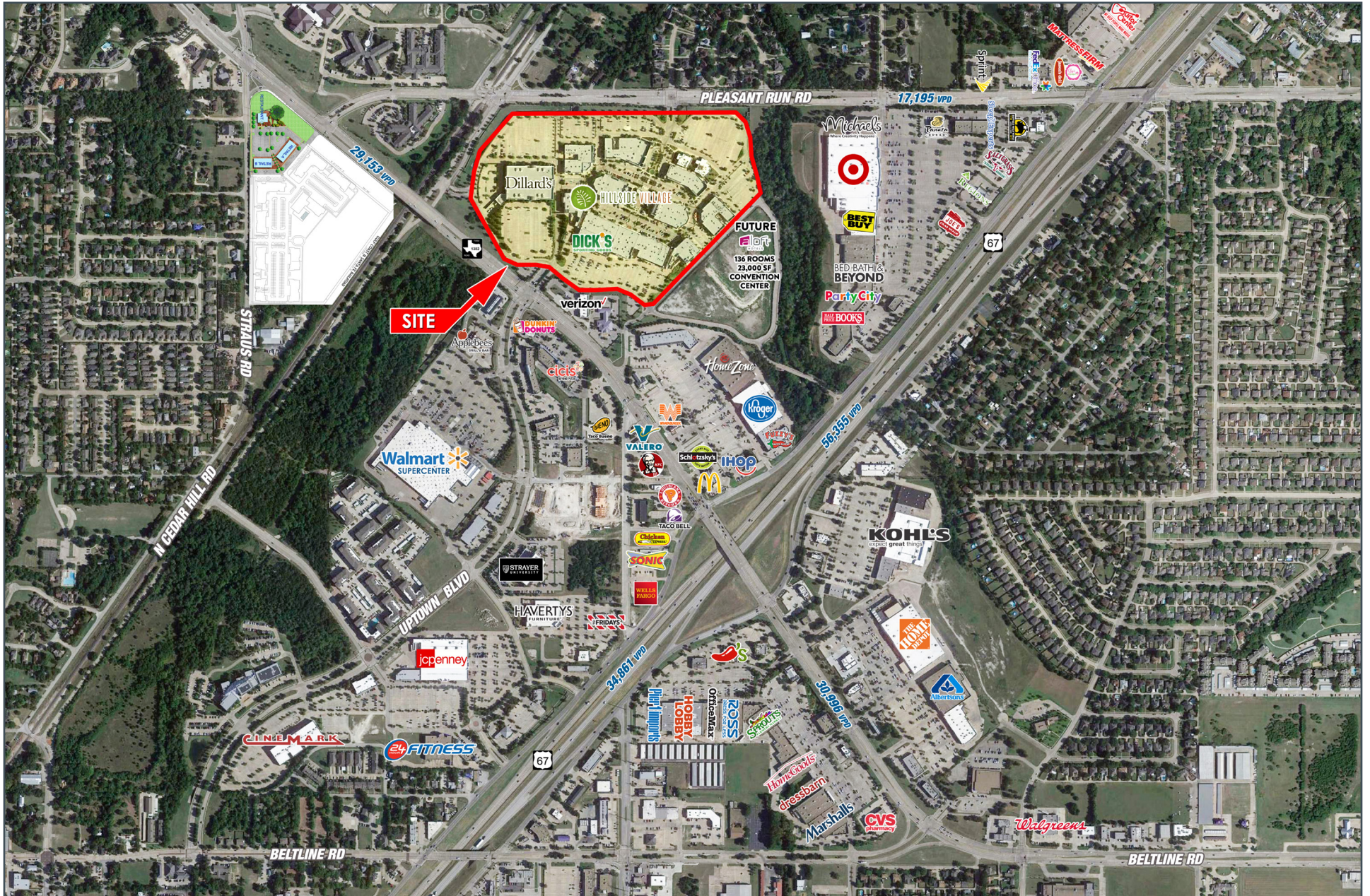






SUITE	TENANTS	SF	SUITE	TENANTS	SF	SUITE	TENANTS	SF
LOT 1	AVAILABLE	--	504	Regent Services	1,159	615	Gamestop	1,625
100	F21 Red	17,484	506	Foot Locker	5,054	616	Hot Topic	1,329
<b>108</b>	<b>AVAILABLE</b>	<b>3,401</b>	508	Aeropostale	3,550	617	Claire's	1,213
110	Massage Envy	3,621	510	Buckle	4,830	<b>618</b>	<b>AVAILABLE</b>	<b>3,652</b>
112	BBW	1,200	512	American Eagle	6,073	<b>621</b>	<b>AVAILABLE</b>	<b>2,694</b>
114	Frida's Tacos	5,453	514	Hollister	6,238	700	Kay Jewelers	1,720
200	Papaya	5,380	516	Fans United	4,064	701	Express Women's/Men's	8,001
<b>202</b>	<b>AVAILABLE</b>	<b>4,851</b>	520	Barnes & Noble	27,950	<b>704</b>	<b>AVAILABLE</b>	<b>1,568</b>
206	Bella Brides	1,236	524	LensCrafters	3,200	705	The Children's Place	4,104
208	Journeys	2,217	528	Old Navy	15,000	706	JS Boutique	1,787
210	H&M	20,736	530	Ulta	10,000	707	Perfect Salon	600
219	Mayweather Boxing (AT LEASE)	4,500	532	Rue 21	4,498	708	Perfect Brow Skin Care	1,757
220	Orangetheory Fitness	3,200	534	Finish Line	3,500	712	Lids	900
300	Allure Nail Spa	1,765	536	Mo's Italia Express	2,936	714	Champs	6,843
301	Chico's	4,500	538	Honey Baked Ham	2,166	<b>716</b>	<b>AVAILABLE</b>	<b>2,212</b>
<b>302</b>	<b>AVAILABLE</b>	<b>2,500</b>	540	Gas Clip Technologies	15,079	717	Journeys Kidz	1,499
303	Torrid	2,500	541	Osh Kosh	2,658	720	Pandora	883
304	Versona	8,137	542	Carter's	4,049	722	Great American Cookie	996
306	Kids Foot Locker	2,546	543	Destination DXL	8,545	K-2	Wetzel's Pretzels	400
308	Lane Bryant & Cacique	6,776	545	Kirkland's	9,748			
314	DJ's Steakhouse	7,500	<b>548</b>	<b>AVAILABLE</b>	<b>12,500</b>			
316	Boiling King Crab	6,528	<b>550</b>	<b>AVAILABLE</b>	<b>12,674</b>			
401	Razzoo's	5,500	551	Allied Universal	1,628			
402	Next Level Barber Shop	1,790	562	Dick's Sporting Goods	53,037			
<b>403</b>	<b>AVAILABLE</b>	<b>2,906</b>	<b>566</b>	<b>OFFICE AVAILABLE</b>	<b>16,072</b>			
<b>406</b>	<b>AVAILABLE</b>	<b>3,353</b>	600	YummiBerry	1,000			
<b>410</b>	<b>RESTAURANT AVAIL.</b>	<b>1,935</b>	606	Victoria's Secret/Pink	9,091			
<b>418</b>	<b>AVAILABLE</b>	<b>10,527</b>	608	Bath & Body Works	4,083			
<b>420</b>	<b>AVAILABLE</b>	<b>3,033</b>	610	James Avery	1,600			
422	Avocado California Roll	3,000	<b>611</b>	<b>AVAILABLE</b>	<b>1,075</b>			
500	VisionWorks	3,943	612	Menchie's Frozen Yogurt	875			
502	Wing Mac	5,020	<b>614</b>	<b>AVAILABLE</b>	<b>3,837</b>			











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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.

<b>Venture Commercial Real Estate, LLC</b>	<b>476641</b>	<b>info@venturedfw.com</b>	<b>214-378-1212</b>
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Michael E. Geisler</b>	<b>350982</b>	<b>mgeisler@venturedfw.com</b>	<b>214-378-1212</b>
Designated Broker's Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent's Supervisor's Name	License No.	Email	Phone
<b>Sarah Velten</b>	<b>730659</b>	<b>svelten@venturedfw.com</b>	<b>214-378-1212</b>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date





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Agent’s Supervisor’s Name	License No.	Email	Phone
<b>Ryan Smith</b>	<b>638784</b>	<b>rsmith@venturedfw.com</b>	<b>214-378-1212</b>
Sales Agent/Associate’s Name	License No.	Email	Phone

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