



550 & 424-444 NORTH MAIN | 550 N MAIN ST, DUNCANVILLE, TX 75116

Features

This property offers great visibility and access on Main Street in Duncanville. Situated on Main Street, 550 N Main offers excellent visibility and easy access for both employers and customers. This is an excellent opportunity for retailers and office users alike.

- Main Street is a vibrant hub of activity with a variety of shops, restaurants and cafes. This lively and engaging atmosphere attracts professionals and shoppers alike.
- Ample parking available nearby

FOR LEASE

TOTAL SF: 29,372
AVAILABLE SF: 4,712
MIN CONTIGUOUS SF: 310
MAX CONTIGUOUS SF: 1,960
CONTACT FOR MORE INFORMATION

Traffic Counts		Demographics	YEAR: 2025	1 MILE	3 MILE	5 MILE
N Main St	11,378 VPD	Total Population		15,131	88,417	210,198
E Camp Wisdom Rd	14,714 VPD	Daytime Population		15,110	97,781	200,359
		Median Age		35	35	36
		Average Household Income		\$75,984	\$82,266	\$87,636

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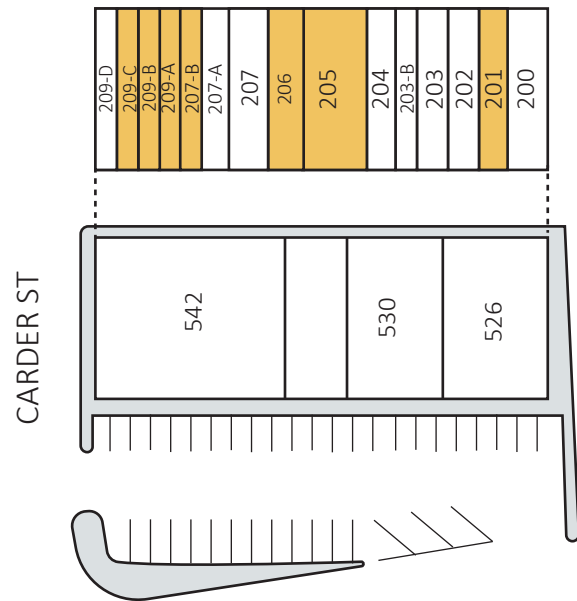
Area Retailers & Businesses



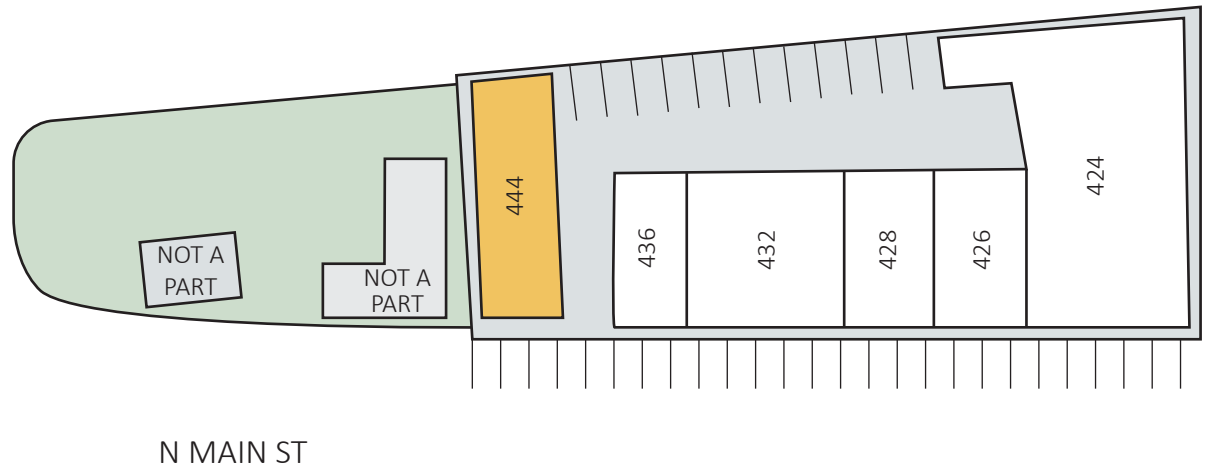
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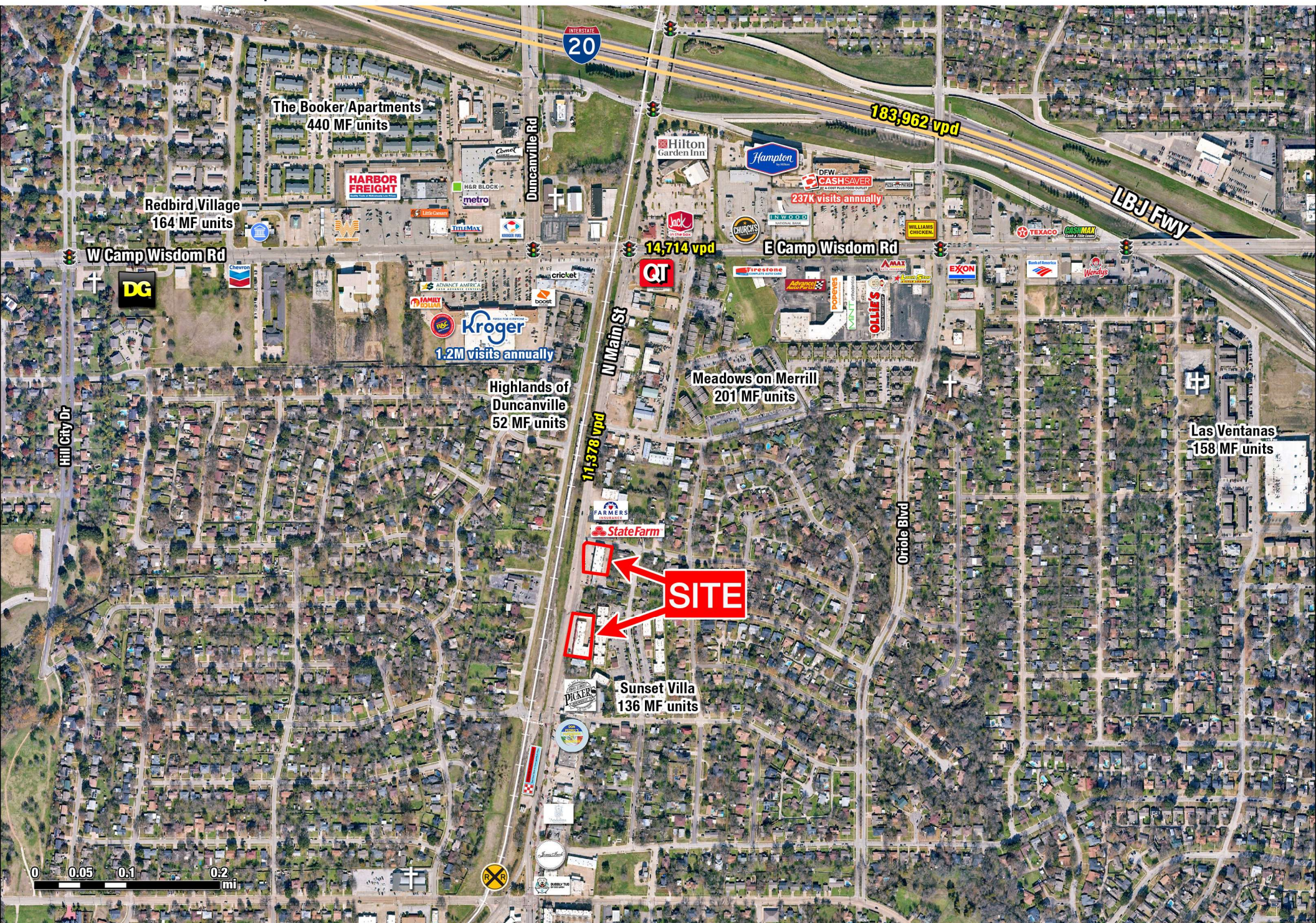


Available Space	
201	450 sf
205	1,100 sf
206	310 sf
207-A	190 sf
207-B	175 sf
209-A	190 sf
209-B	175 sf
209-C	162 sf
444	1,960 sf



Current Tenants

526	MFS Income Tax LLC	1,200 sf	204	Sonny Rios	440 sf	426	JVS Tax Services LLC	1,000 sf
530	Eunice Professional Hair Braiding	1,000 sf	205-B	Pretty Lashes	395 sf	428	2020 Barber Salon & Barber	1,000 sf
542	Hidden Treasures	3,738 sf	207	Clear Edge Title	440 sf	432	Fit Warrior	4,000 sf
200	The Maids	605 sf	207-C	HKB Hospice LLC	300 sf	436	Sharon's Loving Home Health	1,000 sf
202	Jerry Frazier, CPA	550 sf	208	Professional Massage Therapy	220 sf			
203	Domenica N. Avendano	750 sf	209-D	A Journey Renewed	111 sf			
203-B	Nitty Gritty Notary	366 sf	424	Draperies by Bonilla	6,800 sf			



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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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

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Date