



CEDAR HILL POINTE | 415-425 E PLEASANT RUN RD | 905 N HWY 67 | 949 N HWY 67 | 971 N HWY 67, CEDAR HILL, TX 75104

Features

Cedar Hill Pointe is an 85,535 SF center located on the northwest corner of US 67 and Pleasant Run Road. It has an excellent retail location and visibility in the growing Cedar Hill market. cedarhillpointe.com

- Pylon signage on US 67
- Strong tenant mix
- Vibrant Cedar Hill trade area

FOR LEASE

TOTAL SF: 85,535
AVAILABLE SF: 5,900
MIN CONTIGUOUS SF: 1,200
MAX CONTIGUOUS SF: 2,700
CONTACT FOR MORE INFORMATION
NNN: \$9.73 PER SF/YR EST.

Traffic Counts

US 67	67,596 VPD
E Pleasant Run Road	16,999 VPD

Demographics

	YEAR: 2023	1 MILE	3 MILE	5 MILE
Total Population		10,908	72,732	157,719
Total Households		3,933	24,685	55,270
Average Household Income		\$92,168	\$100,701	\$90,433
Total Daytime Population		12,633	62,106	140,425

Area Retailers & Businesses



Amber Bacon

Associate
 214.729.5056
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Maxwell Johnston

Associate
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The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

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CEDAR HILL POINTE | NWQ OF US 67 & PLEASANT RUN RD, CEDAR HILL, TX 75104

Current Tenants

971 N US 67

010A	Guitar Center	13,349 sf
400	Spec's Wine & Spirit	16,770 sf

415 E Pleasant Run Rd

101	Sherwin Williams	4,000 sf
125	Sylvan Learning Center	1,795 sf
157	La Hechizera	1,365 sf
165	Sleep Number	2,380 sf

425 E Pleasant Run Rd

201	Mattress Depot	2,600 sf
207	Fancy Lash Supply	1,076 sf
211	Starchies Cleaners	1,069 sf
249	UBreakiFix	1,375 sf
253	Marco's Pizza	1,200 sf

425 E Pleasant Run Rd (cont.)

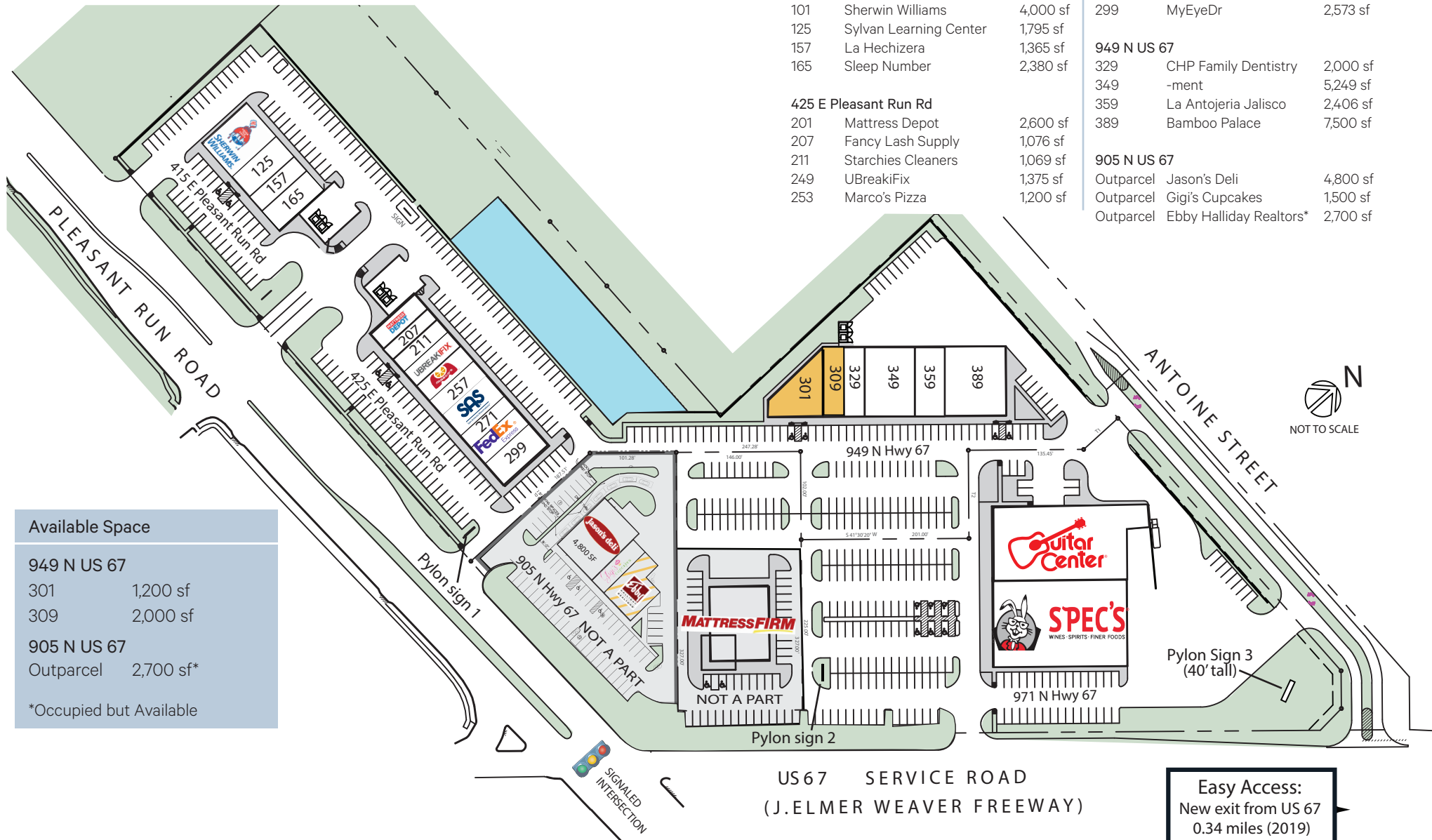
257	Brow Haus Salon	1,200 sf
265	SAS Shoes	2,001 sf
271	Deluxe Nails	1,700 sf
275	FedEx Office	1,727 sf
299	MyEyeDr	2,573 sf

949 N US 67

329	CHP Family Dentistry	2,000 sf
349	-ment	5,249 sf
359	La Antojeria Jalisco	2,406 sf
389	Bamboo Palace	7,500 sf

905 N US 67

Outparcel	Jason's Deli	4,800 sf
Outparcel	Gigi's Cupcakes	1,500 sf
Outparcel	Ebby Halliday Realtors*	2,700 sf



Available Space

949 N US 67

301	1,200 sf
309	2,000 sf

905 N US 67

Outparcel	2,700 sf*
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*Occupied but Available

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Easy Access:
New exit from US 67
0.34 miles (2019)

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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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Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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