



HARKINSON · DEWAN
COMMERCIAL



LEASE

Center City Shopping Center
210 E. Pleasant Run Rd., Desoto (Dallas MSA), TX.

Harkinson Dewan Commercial
4560 Belt Line Road, Suite 400
Addison, Texas 75001
HarkinsonDewanCommercial.com
972-934-8414

PROPERTY HIGHLIGHTS

This high-quality, grocery-anchored shopping center is located in DeSoto, Texas, a well-established submarket in the DFW Metroplex. Just 15 miles south of downtown Dallas, this property has been anchored by Tom Thumb, one of DFW's top tier grocery store operators, for over 24 years. Built in 1995, this property has remained stable and historically well occupied.

The Property is located at the dominant commercial intersection of Hampton Road and Pleasant Run Road, which boasts over 47,000 vehicles per day and is home to DeSoto City Hall.

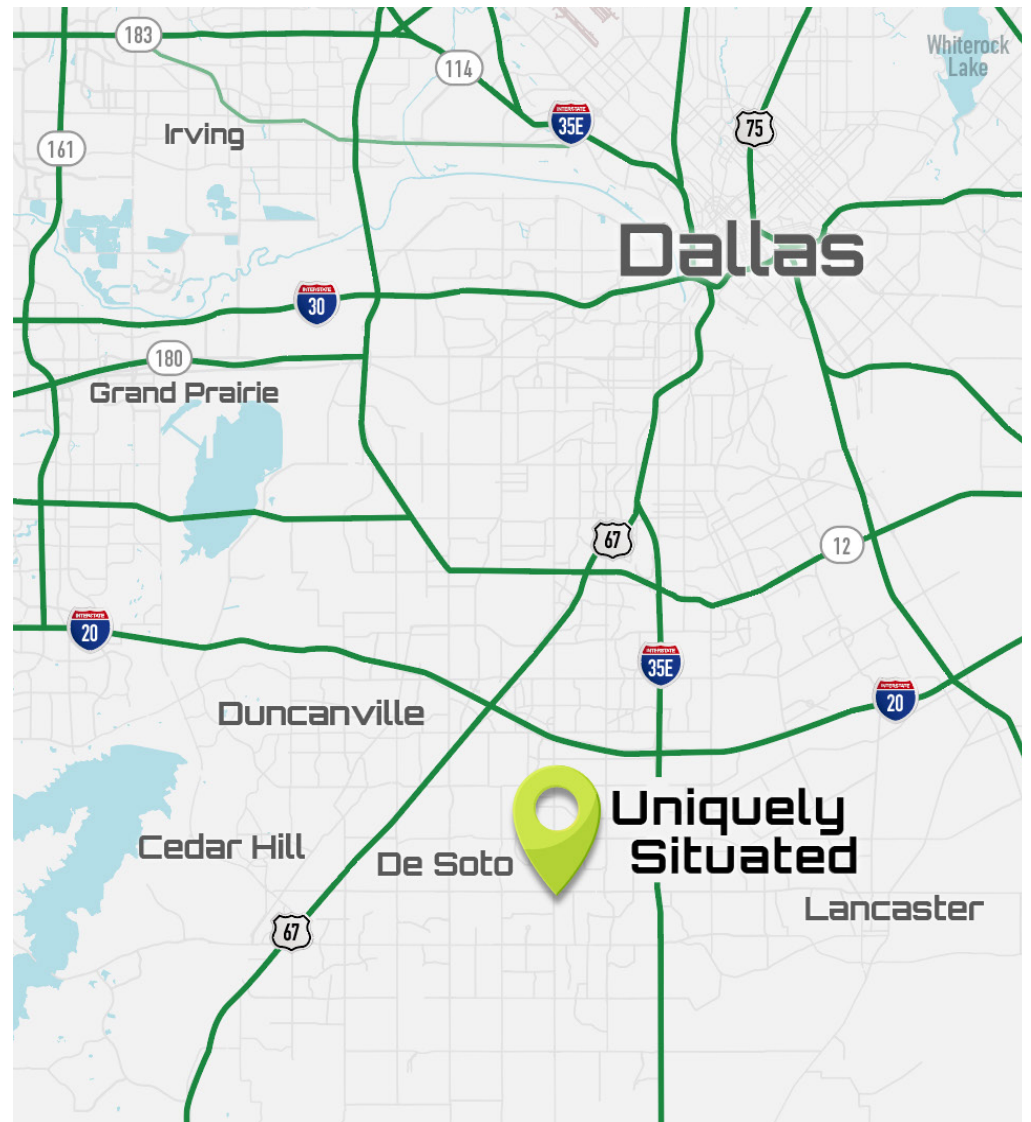
DeSoto's population is expected to increase 5% over the next 5 years to nearly 60,000 people and the average household income is projected to reach approximately \$92,000 by 2024.

ADDRESS	210 E. Pleasant Run Road, DeSoto, Texas
LOCATION	Southeast corner of the signalized intersection of E. Pleasant Run Road and Hampton Road.
PROPERTY TYPE	Lease
RENTABLE SQ. FEET	69,090 SF
STORIES	1 Story
PARKING RATIO	389 Spaces / 5.6 per 1,000 SF
TRAFFIC COUNT	29,556 VPD along Hampton Rd. and 17,732 VPD along E. Pleasant Run Road
AVG. HOUSEHOLD INCOME	\$71,707+ - within 1 mile of property



PROPERTY OVERVIEW

The Property has seen significant capital improvements over the last two years. In 2019, Tom Thumb early extended their lease in exchange for common area upgrades to the center. In addition, Tom Thumb has an agreement in place with the City of Desoto to receive a grant in exchange for capital improvements to Tom Thumb's Store. Under the leasing and management of Harkinson Dewan Commercial, this retail center will continue to be a



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PROPERTY OVERVIEW

7

MINUTES TO I-35

8

MINUTES TO I-20

9

MINUTES TO US-67

15

15 MINUTE TO
DOWNTOWN DALLAS

30

30 MINUTES TO
DFW AIRPORT



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INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate licensees 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.

Licensed Broker / Broker Firm or Primary Assumed Business Name

License No.

Email

Phone

Designated Broker of Firm

License No.

Email

Phone

Licensed Supervisor of Sales Agent / Associate

License No.

Email

Phone

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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