



HILLSIDE VILLAGE | 305 W FM 1382, CEDAR HILL, TX 75104

Features

Hillside Village is a community-driven lifestyle center in Cedar Hill, TX with over 3.8M visitors in the last year. It is a place where families, teens and adults come together to shop, eat and play. On hot summer days, the interactive water fountain is the perfect place to cool off. Events are hosted year-round to entertain the community, encourage health and wellness and ultimately provide sales and foot-traffic for the retailers. With regional pulling anchors such as Dick's Sporting Goods, Barnes & Noble, F21, Old Navy and H&M, Hillside Village draws shoppers from all over the southern Dallas region.

FOR LEASE

TOTAL SF: 458,590
AVAILABLE SF: 96,197
MIN CONTIGUOUS SF: 1,110
MAX CONTIGUOUS SF: 28,055
CONTACT FOR MORE INFORMATION

Traffic Counts

W FM 1382	23,670 VPD
Pleasant Run Rd	12,588 VPD

Demographics

	YEAR: 2023	1 MILE	3 MILE	5 MILE
Total Population		10,103	66,167	141,658
Total Households		3,676	22,561	48,944
Average Household Income		\$83,260	\$102,842	\$95,927
5 Year Population Growth		3.77%	0.22%	1.19%

Area Retailers & Businesses



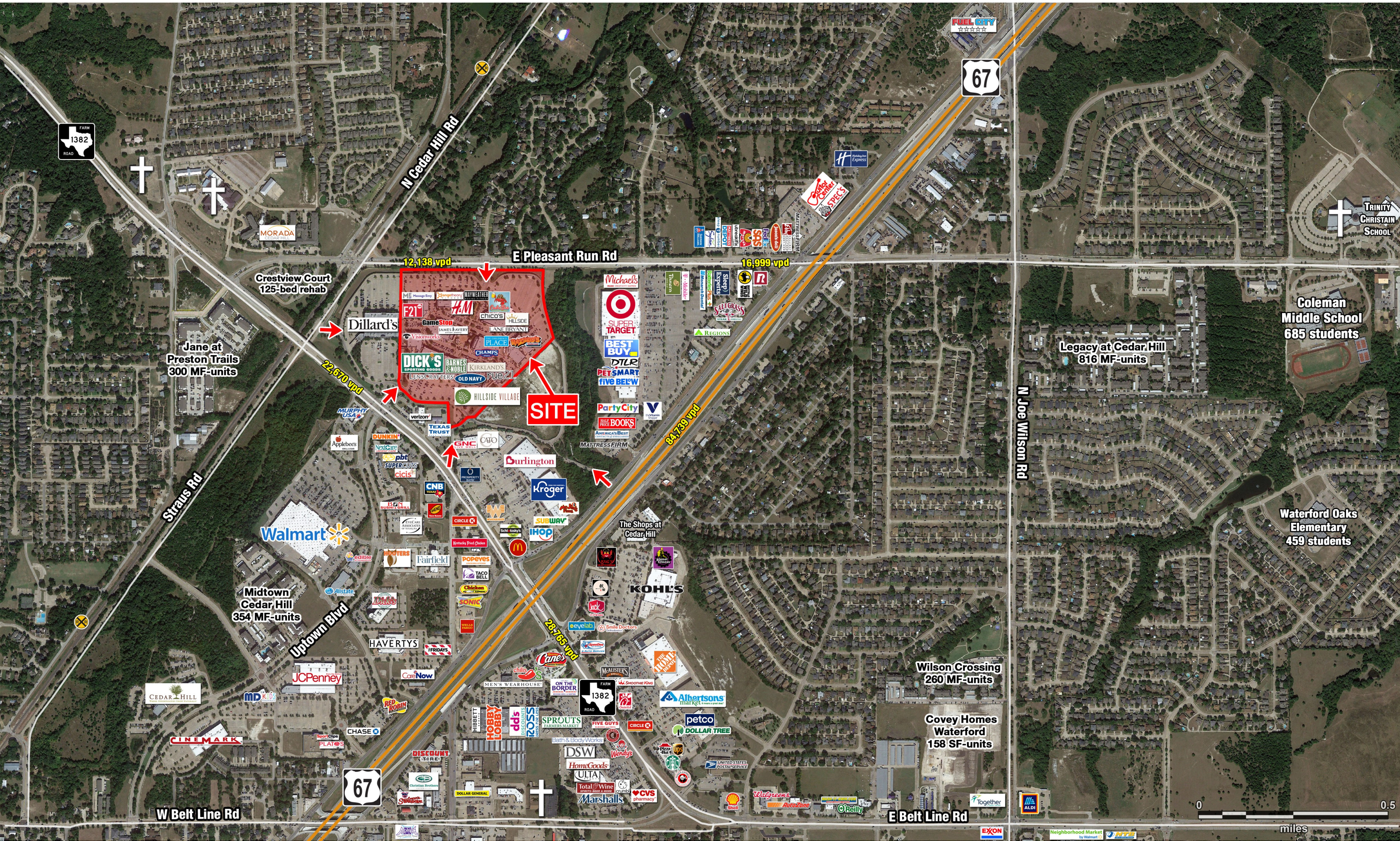
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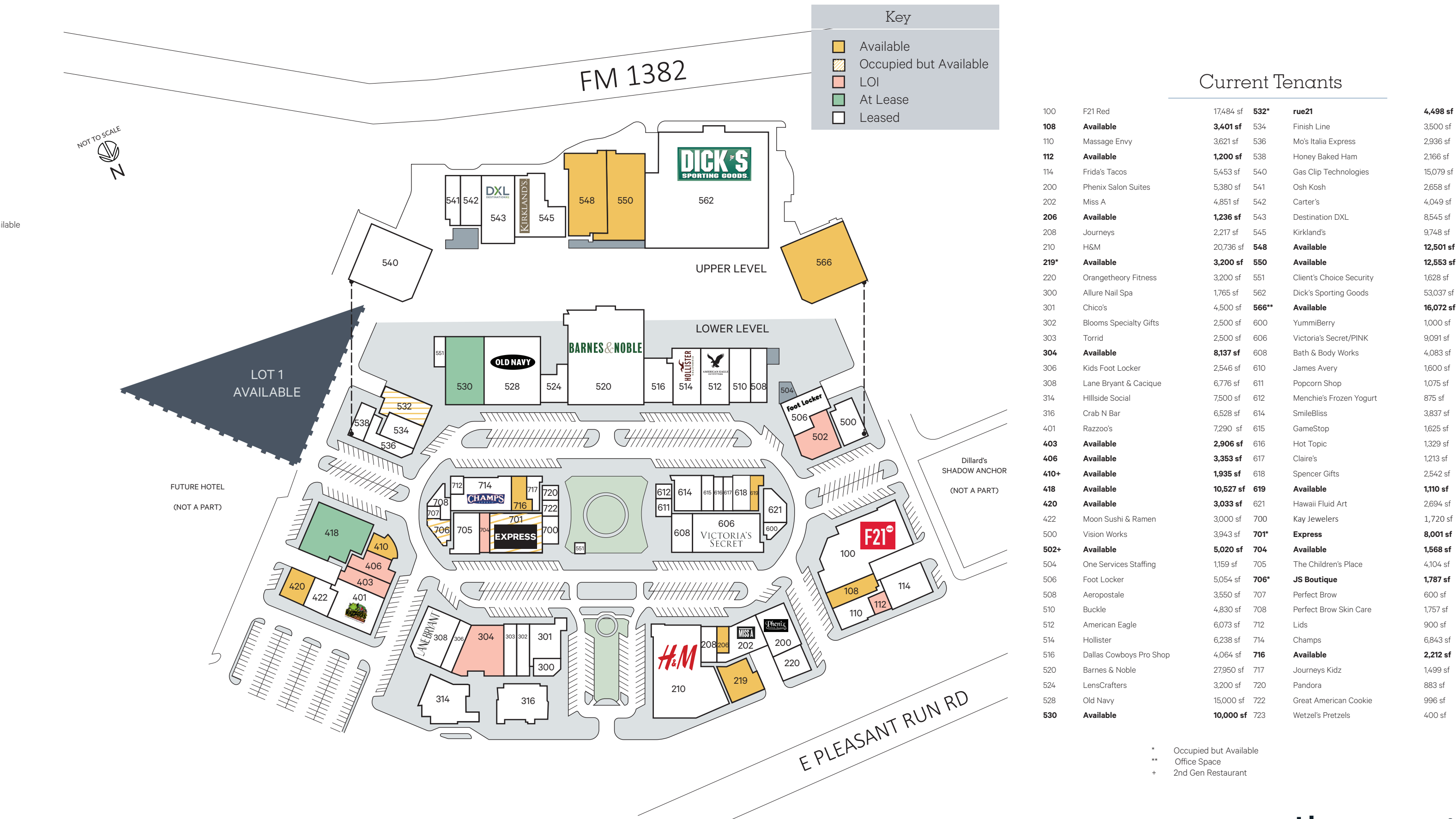
Bryn Carden
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weitzman®



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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 on 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 listening 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.

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.

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:

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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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Robert E. Young, Jr.

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Licensed Supervisor of Sales Agent/ Associate

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Emilie Gioia Paulson

Sales Agent/Associate's Name

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Buyer/Tenant/Seller/Landlord Initials

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