

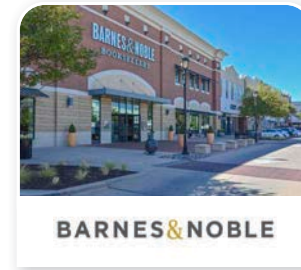
HILLSIDE VILLAGE

305 W FM 1382 | CEDAR HILL, TX 75104



HILLSIDE VILLAGE

OVERALL SITE PLAN



HILLSIDE VILLAGE

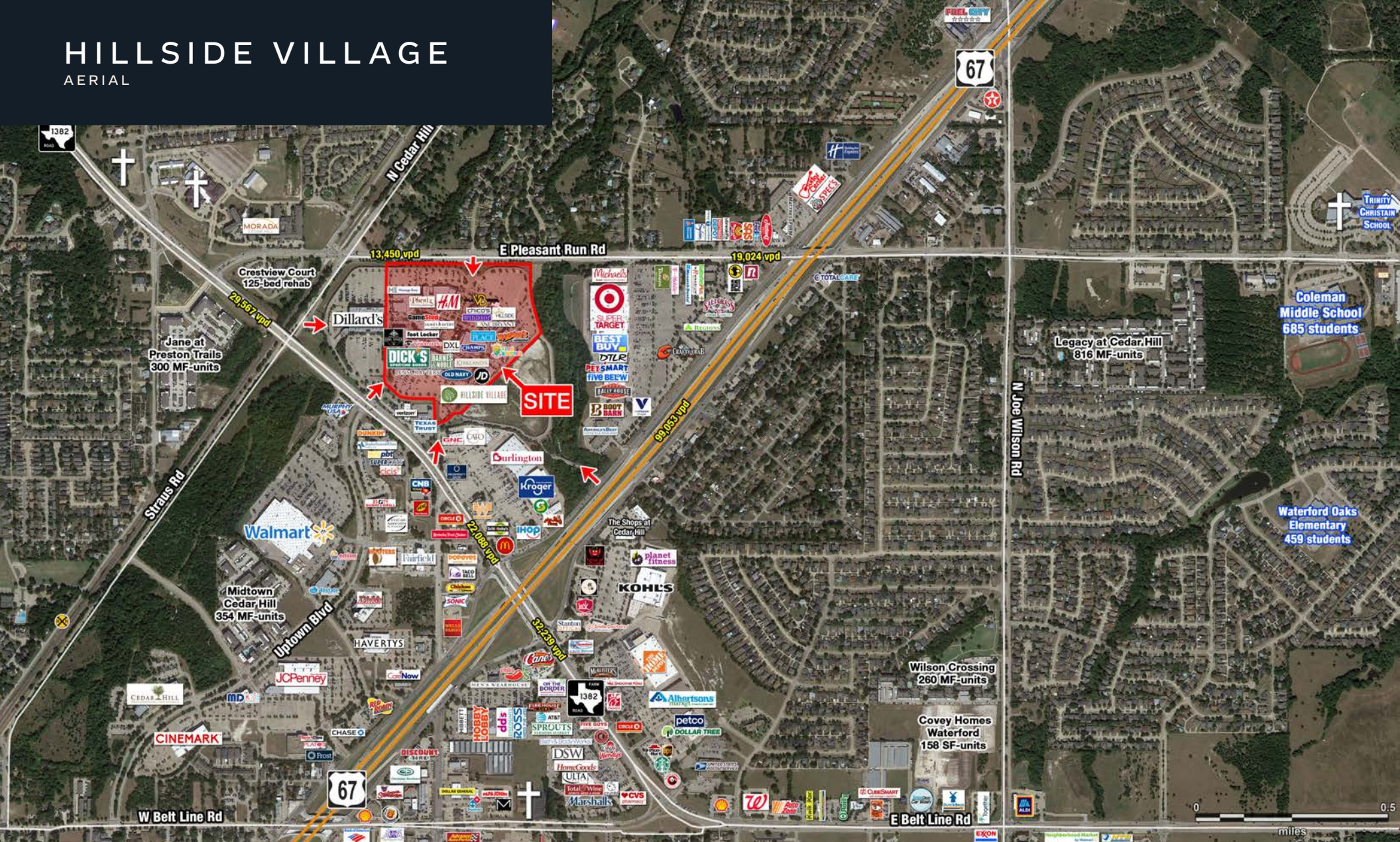
MASTER PLAN LEGEND

100	Available (can be demised)	6,650 sf
110	Massage Envy	3,621 sf
112	Available	1,200 sf
114+	Available	5,453 sf
200	Phenix Salon Suites	5,380 sf
202	Miss A 4,	851 sf
206	Feng Cha Boba Tea	1,236 sf
208	Journeys	2,217 sf
210	H&M	20,736 sf
219++	Available	4,500 sf
220	Phenix Salon Suites	3,200 sf
300	Allure Nail Spa	1,765 sf
301	Chico's	4,500 sf
302*	Blooms Specialty Gifts	2,500 sf
303	Torrid	2,500 sf
304	Windsor	8,137 sf
306	Available	2,546 sf
308	Lane Bryant & Cacique	6,776 sf
314*	Hillside Social	7,500 sf
316	Vila Brazil	6,528 sf
401	Razzoo's	7,290 sf
403-406	Kid 2 Kid	6,259 sf
410	Mudhook Bar & Grill	1,935 sf
418	Kids Empire	10,527 sf
420	Available	3,033 sf
422	Moon Sushi & Ramen	3,000 sf
500	Vision Works	3,943 sf
502	Soul Shack	5,020 sf
504	One Services Staffing	1,159 sf
506	Foot Locker	5,054 sf
508	Aeropostale	3,550 sf
510	Buckle	4,830 sf
512	American Eagle	6,073 sf
514	Hollister	6,238 sf
516	Dallas Cowboys Pro Shop	4,064 sf
520	Barnes & Noble	27,950 sf
524	LensCrafters	3,200 sf
528	Old Navy	15,000 sf
530	JD Sports	7,500 sf

532	Available	4,498 sf
534	Available	3,500 sf
536	Mo's Italia Express	2,936 sf
538	Honey Baked Ham	2,166 sf
540	Gas Clip Technologies	15,079 sf
541	Osh Kosh	2,658 sf
542	Carter's	4,049 sf
543	Destination DXL	8,545 sf
545	Available	9,748 sf
548	Available	12,501 sf
550	Available	12,553 sf
551	Client's Choice Security	1,628 sf
562	Dick's Sporting Goods	53,037 sf
566**	Available	16,072 sf
600	YummiBerry	1,000 sf
606	Victoria's Secret/PINK	9,091 sf
608	Bath & Body Works	4,083 sf
610	James Avery	1,600 sf
611	Popcorn Shop	1,075 sf
612	Menchie's Frozen Yogurt	875 sf
614	SmileBliss	3,837 sf
615	GameStop	1,625 sf
616	Hot Topic	1,329 sf
617	Claire's	1,213 sf
618	Spencer's	2,542 sf
619	Available	1,110 sf
621	Available	2,694 sf
700	Kay Jewelers	1,720 sf
701	Sephora	4,745 sf
702	Available	3,327 sf
704	Next Level Barber	1,568 sf
705	The Children's Place	4,104 sf
706	Available	1,787 sf
707	Perfect Brow	600 sf
708	Perfect Brow Skin Care	1,757 sf
712	Lids	900 sf
714	Champs	6,843 sf
716	Available	2,212 sf
717	Journeys Kidz	1,499 sf
720	Pandora	883 sf
722	Great American Cookie	996 sf
723	Wetzel's Pretzels	400 sf

HILLSIDE VILLAGE

AERIAL



DEMOGRAPHICS | 2 MILE RADIUS

*Source: Costar & Placer.ai



4.1M
Visits per year



864.2K
Visitors per year



71.2K SF
Class A Office Space



292
new hotel rooms



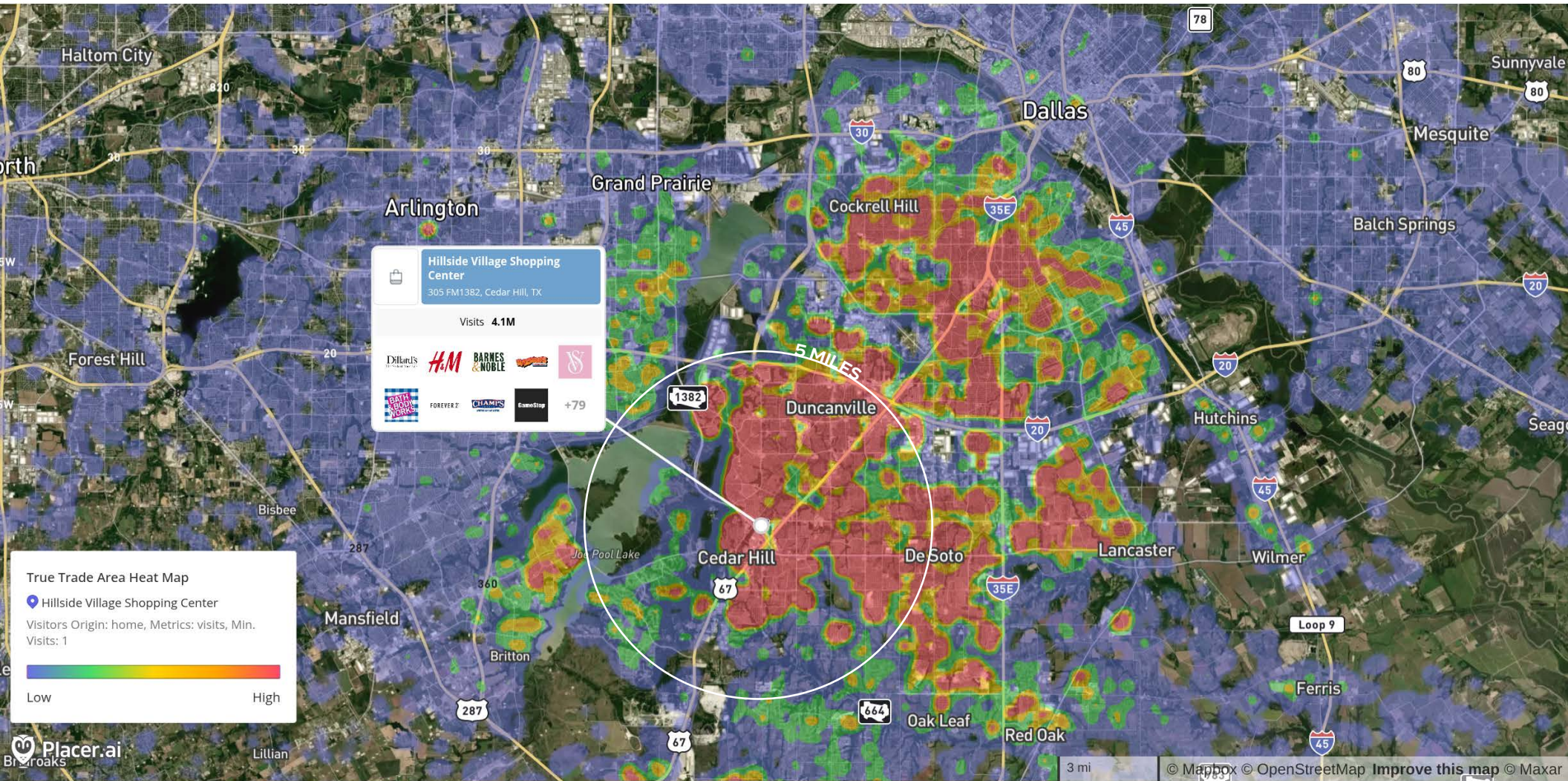
2,526
Multifamily Units



127-Lot
luxury subdivision with homes starting at
\$1.5 Million

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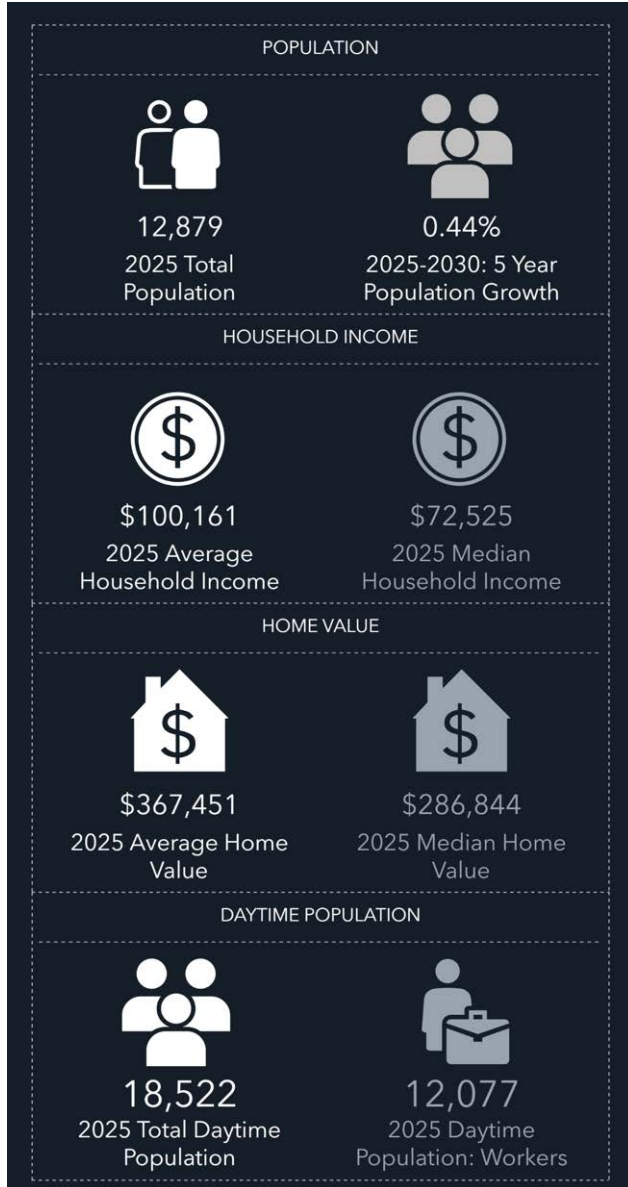
TRADE AREA HEAT MAP



HILLSIDE VILLAGE

1,3,5 MILE DEMOGRAPHICS

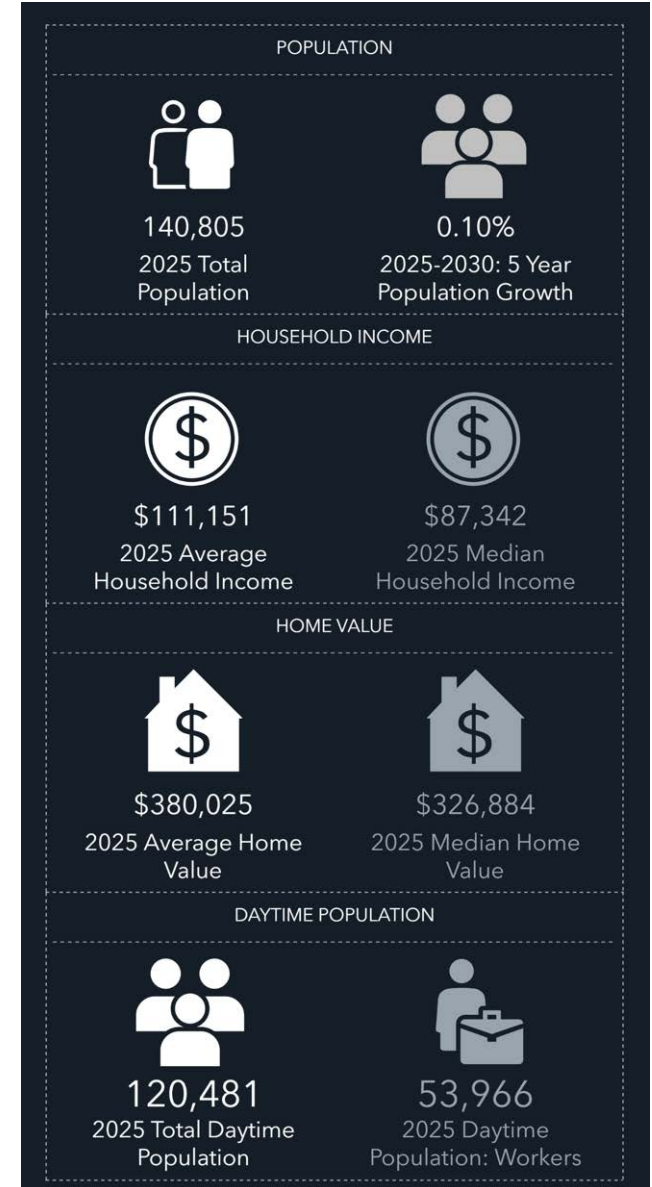
1 MILE



3 MILE

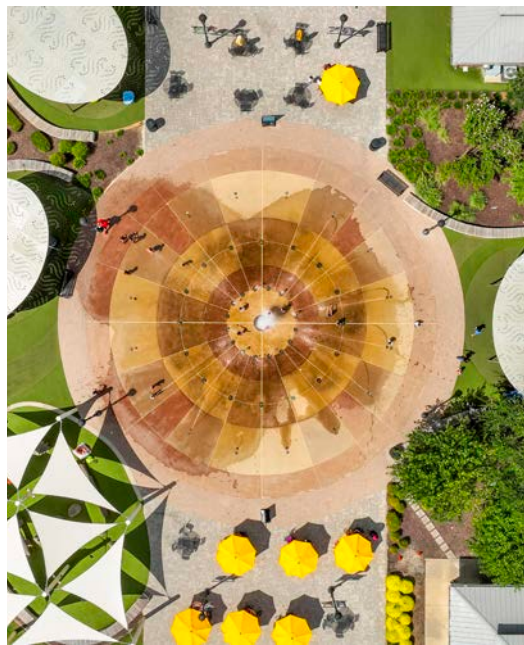


5 MILE



HILLSIDE VILLAGE

PROPERTY PHOTOS



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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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:

A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see

section 1101.563 of the Texas Occupations Code.

Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 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

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- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

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