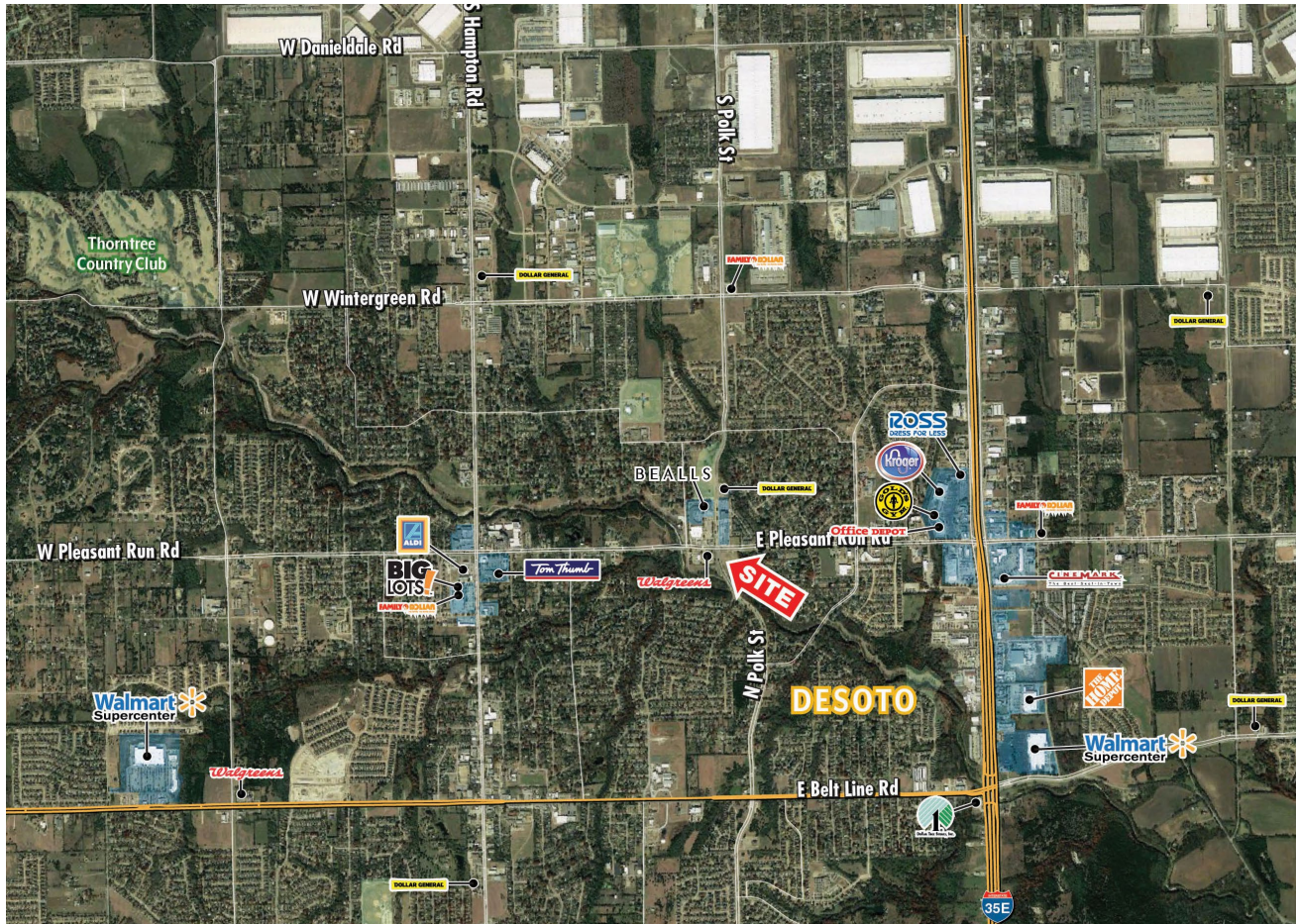


750 E. PLEASANT RUN ROAD

DESOTO, TX | 750 E. PLEASANT RUN ROAD



AVAILABILITY:
91,334 SF | LAND

FOR SALE OR LEASE:
CALL FOR DETAILS

AREA RETAILERS:

Walgreens



GOLD'S GYM.



DEMOGRAPHICS: 1 MILE 3 MILE 5 MILE

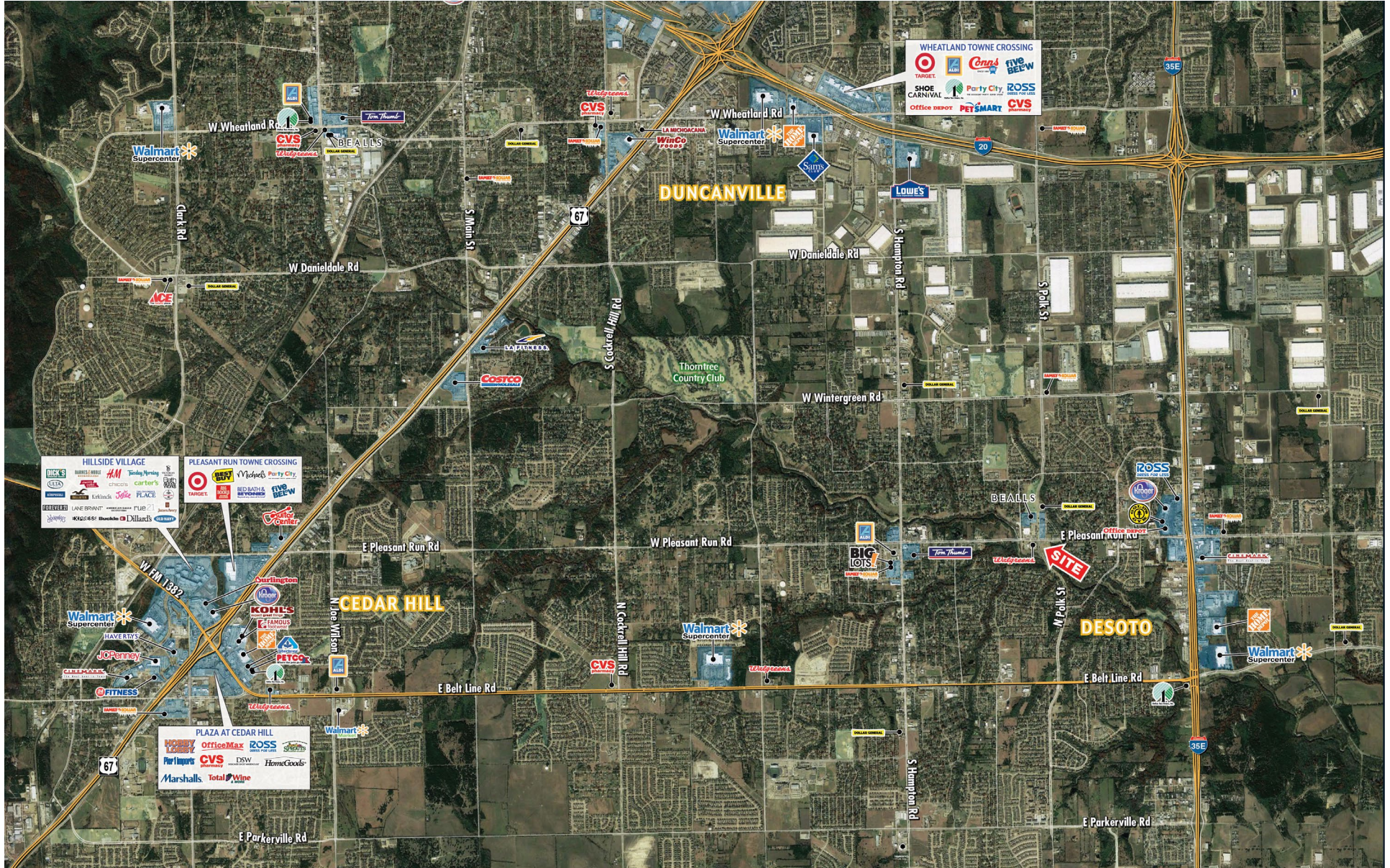
2019 Population	10,547	66,002	177,085
2019 Total Households	4,060	23,459	62,442
2019 Daytime Population	10,011	53,671	144,244
2019 Average HH Income	\$75,775	\$69,192	\$65,719

TRAFFIC COUNTS:

Polk Street: 8,083 VPD
E. Pleasant Run Road: 18,400 VPD

750 E. PLEASANT RUN ROAD

DESOTO, TX | 750 E. PLEASANT RUN ROAD



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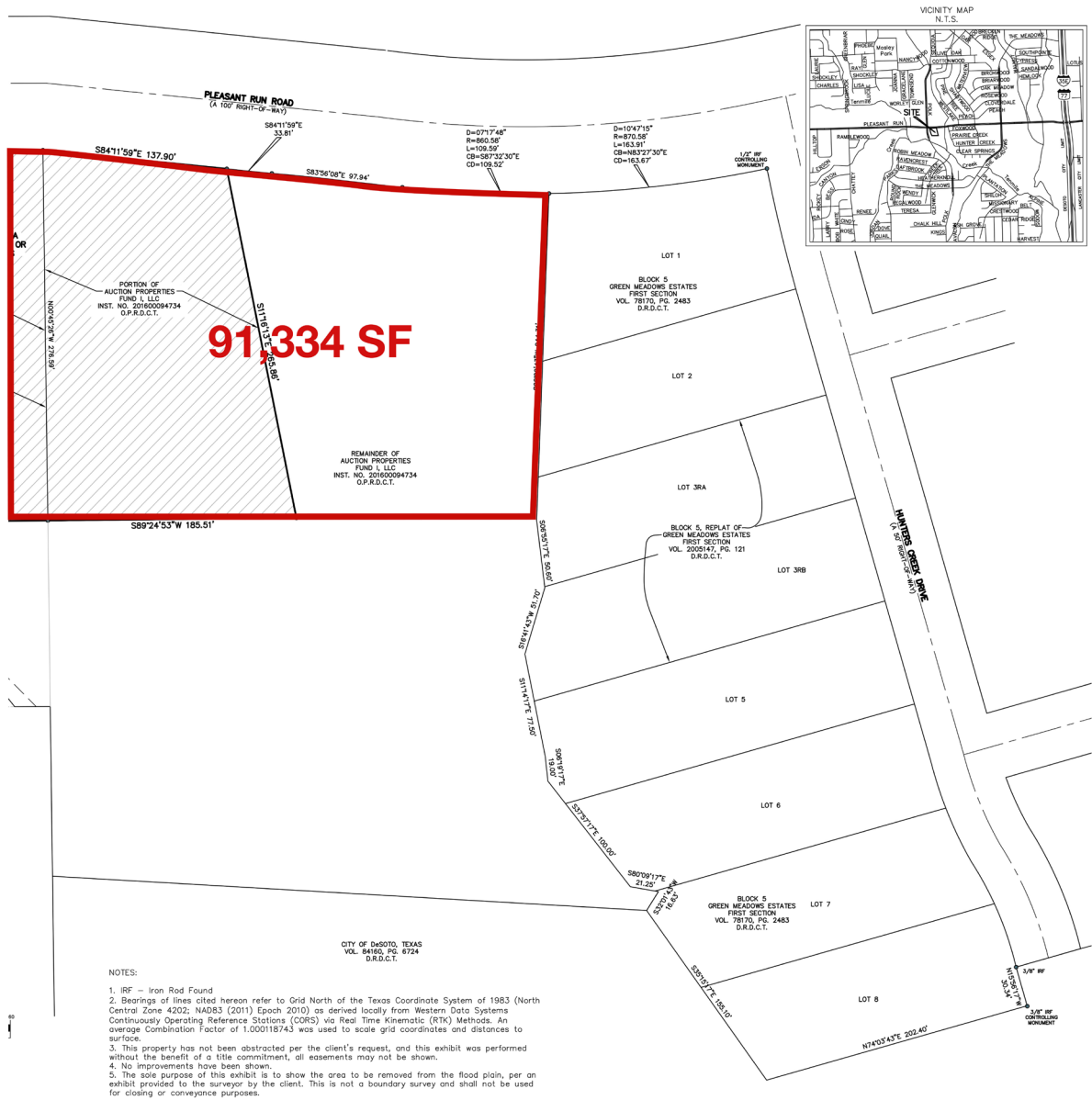
THE **retail** CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

BRANDON BRAWNER
214.276.5262
bbrawler@theretailconnection.net

750 E. PLEASANT RUN ROAD

DESOTO, TX | 750 E. PLEASANT RUN ROAD



Being that certain tract of 1/2 acre, Dallas County, Texas LLC, by deed recorded in line and being all that certain tr Instrument No. 201600094734, Tract E, an addition thereof recorded in Volume 6 particularly described as follows:

BEGINNING at a 1/2 inch iron rod Auction Properties tract of the south right-of-way of right-of-way line of Polk St

THENCE North 89 deg. 51 m (Instrument No. 201600094734), the northwest corner of said tract, (Instrument No. 20160 Run Road, a total distance of Properties tract, (Instrument same being the northwest cc 201600094734);

THENCE South 84 deg. 11 m Properties tract (Instrument Run Road, a distance of 137 tract;

THENCE through the interior follows:

South 11 deg. 16 min. 13 se of the herein described tract

South 89 deg. 24 min. 53 s Auction Properties tract (line aforesaid Auction Properties aforesaid Lot 1;

THENCE South 89 deg. 24 m tract, (Instrument No. 20160 201600094734), a distance of described tract, same being

THENCE along the common l said N. Polk Street, and thrc

North 38 deg. 16 min. 44 st

North 24 deg. 00 min. 51 st through the interior of said of 92.06 feet to a point for

THENCE along the common l said N. Polk Street as follow

North 04 deg. 47 min. 13 st

North 05 deg. 01 min. 05 st containing 91,334 square feet

Bearings of lines cited hereo Central Zone 4202; NAD83 (Continuously Operating Refer Combination Factor of 1.000

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.

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:
 1. that the owner will accept a price less than the written asking price;
 2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 3. 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.

The Retail Connection GP, Inc.	0512517	reception@theretailconnection.net	214-572-0777
Licensed Broker/Broker Firm Name 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	