

**FOR LEASE**

# Wheatland Plaza

420 E Wheatland Rd | Duncanville, TX 75116



## SPACE AVAILABLE

**1,488 - 18,172 SF**

## PRICING INFORMATION

**\$5.50-\$7.50 PSF NNN  
(Est. \$4.25)**

## LOCATION

**SEQ S Main St & E  
Wheatland Rd**

## AREA RETAILERS



- 👁️ 18,172 SF Fmr. Minyard's Grocery Available (\$5.50 PSF)
- 👁️ 1,488 - 5,490 SF of In-Line Space Available (\$7.50 PSF)
- 👁️ Tremendous Value in Great Traffic Area (21K VPD)
- 👁️ Only 1 Mile from TX-67 & 1.3 Miles from I-20
- 👁️ Perfect for Fitness Gym, Furniture Store, Medical/Dental, Nail Salon & Beauty Bar
- 👁️ Popular Neighborhood Retail Center; Directly Across Reed Middle School
- 👁️ Long-Term, Successful Tenants in Place

DEMOGRAPHICS*	1 MILE	2 MILE	3 MILE	5 MILE
Population	15,020	52,252	87,657	218,177
Employees	5,980	22,791	37,409	71,093
Average HH Income	0.86%	1.04%	1.21%	1.24%
2017-2022 Annual Rate	\$58,680	\$58,617	\$64,690	\$66,962
Traffic Count	21,264 VPD @ E Wheatland Rd 16,402 VPD @ S Main St			

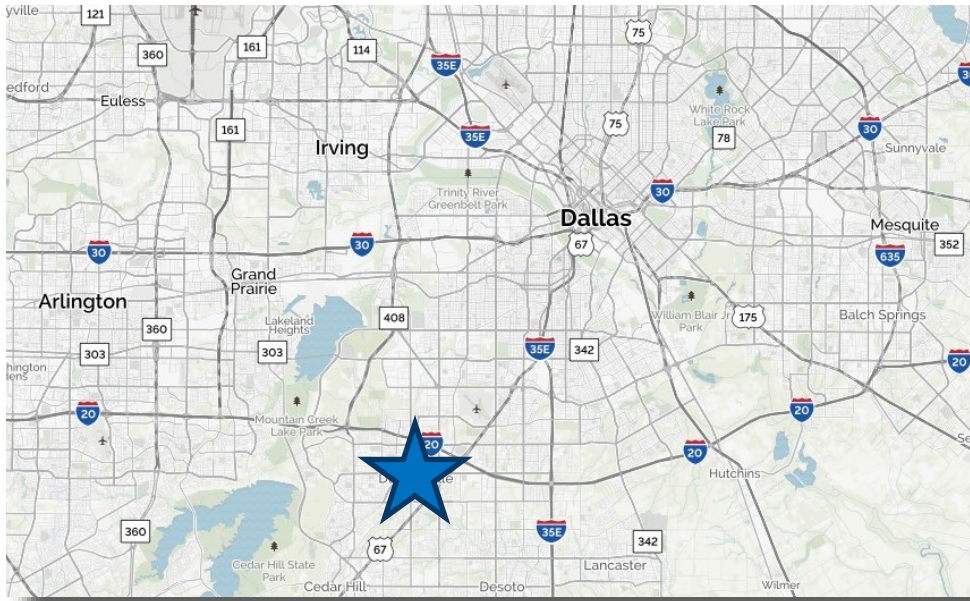
\*STDBonline.com 2018

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# 420 E Wheatland Rd

Dollar General Anchored Shopping Center  
Near Proximity to I-20



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Suite	Tenant	Space	Suite	Tenant	Space
402 / 1	Domino's Pizza	1,750	450 / 11	Kim & Jenny Café	1,455
406 / 2	K&J Donuts	1,000	454 / 12	Zumba/Nutrition Center	1,845
410 / 3	NEW - MetroPCS	1,852	458 / 13	BIC - Photography & Tee's	1,800
414 / 4	Salon Elite	6,198	466 / 14	Kwik Wash Laundry	2,000
418 / 5	Dollar General	10,000	502 / 15	Barber	500
422 / 5	AmeriPower	1,190	<b>518 / 16</b>	<b>AVAILABLE -Fmr Cleaners</b>	<b>5,490</b>
<b>426 / 6</b>	<b>AVAILABLE</b>	<b>1,488</b>	526 / 17	Martial Arts Center	4,000
430 / 7	Tax King	1,997	530 / 18	Final Touch Hair Gallery	1,200
438 / 8	Wings-N-Rings	1,400	534 / 19	Anthony's Upholstery	2,800
442 / 9	Fitness Center	1,400	544 / 20	Every Season School Supply	21,450
446 / 10	Women's Braiding	800	<b>550 / 21</b>	<b>Former Minyard's AVAILABLE</b>	<b>18,172</b>

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# Information On 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:
  - 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.

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