

FOR LEASE

# Fountain Village

1100 E Pleasant Run Rd | Desoto, TX 75115



## SPACE AVAILABLE

900 - 1,500 SF

## PRICING INFORMATION

\$12 - 18 PSF NNN  
(Est. \$6.00)

## LOCATION

SEC Pleasant Run Rd  
& Meadows Pkwy

## TRAFFIC GENERATORS



- 900 to 1,500 SF Available in the 37,363 SF Shopping Center
- 1/3 Mile from I-35E and Only 3 Minutes from I-20
- High Visibility South Dallas Suburb with Significant Business Development in Area
- Perfect for Parcel/Postage Center, Insurance, Eyebrow/Beauty Bar, Cellphone, Restaurant
- Successful, Long Term Tenants at Center

DEMOGRAPHICS*	1 MILE	2 MILE	3 MILE	5 MILE
Population	9,813	32,571	69,838	168,369
Employees	4,395	13,541	20,708	43,316
Average HH Income	1.00%	1.31%	1.54%	1.55%
2017-2022 Annual Rate	\$67,023	\$66,232	\$68,411	\$66,535
Traffic Count	22,128 VPD @ E Pleasant Run Rd 6,780 VPD @ The Meadows Pkwy 131,000 VPD @ I-35E & E Pleasant Run Rd			

\*STDBonline.com 2018

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The data contained herein was obtained from sources deemed to be reliable, but in no way warranted by Vision Commercial RE DFW, LLC. The property is offered subject to errors, omissions, change in price and or terms, or removal from the market without notice.



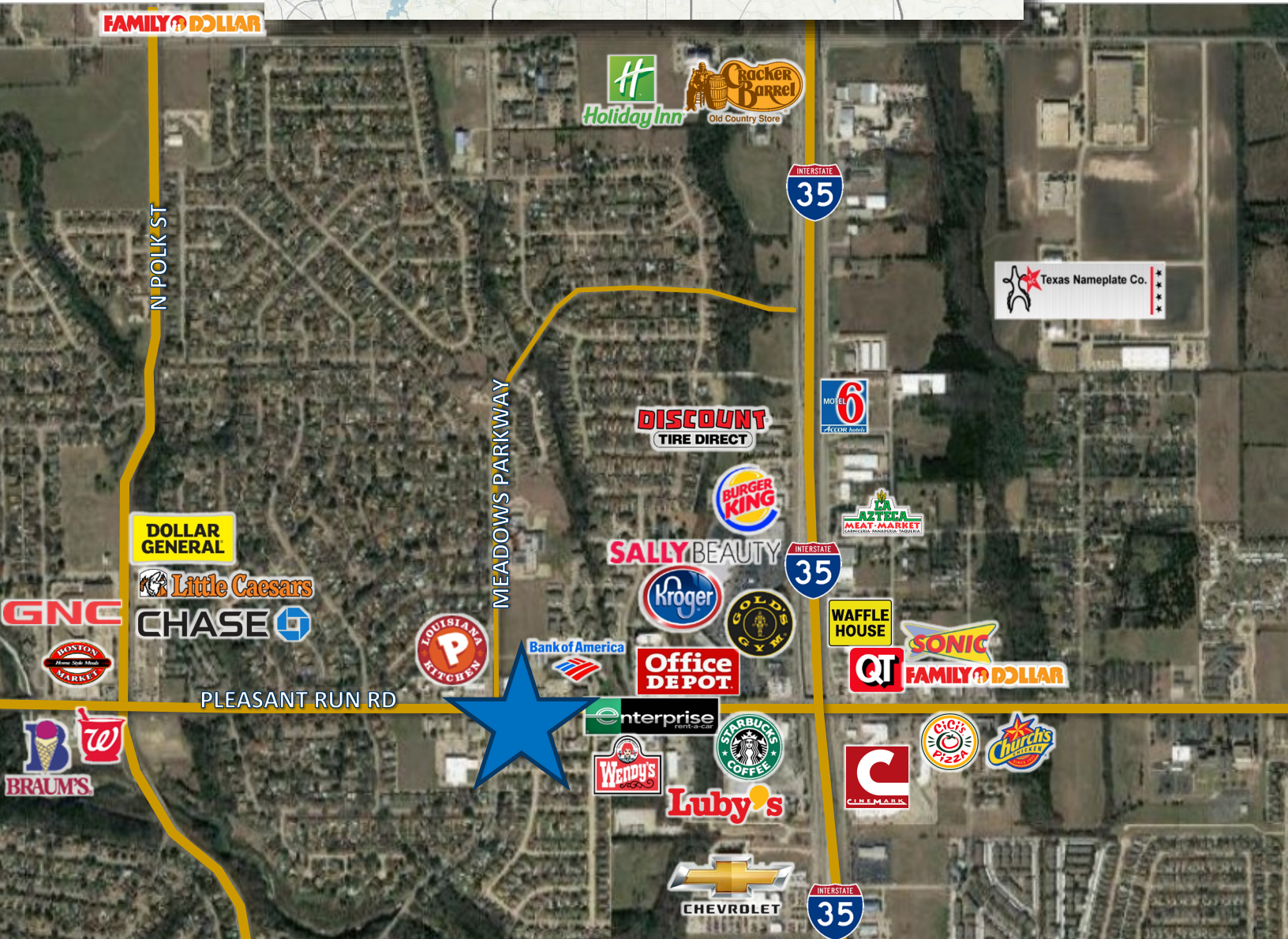
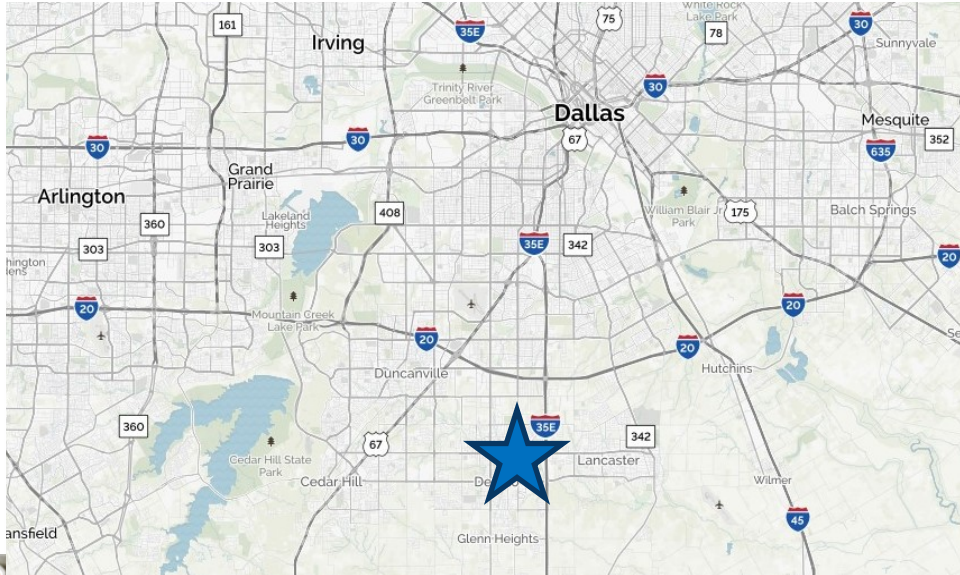
# 1100 E Pleasant Run Rd

Strong Residential Population

1/3 Mile from I-35



**VISION**  
COMMERCIAL REAL ESTATE



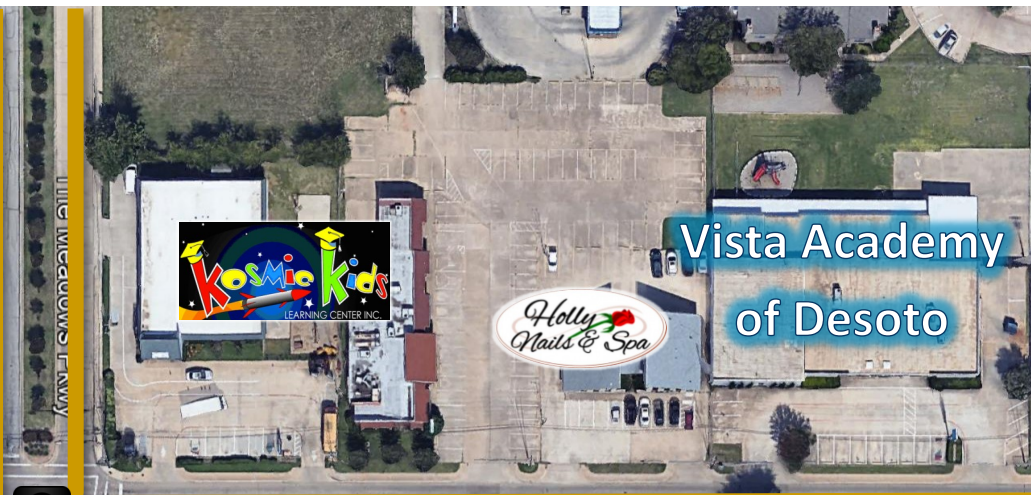


# 1100 E Pleasant Run Rd

Strong Residential Population  
1/3 Mile from I-35



Desoto Beer  
& Wine



Vista Academy  
of Desoto



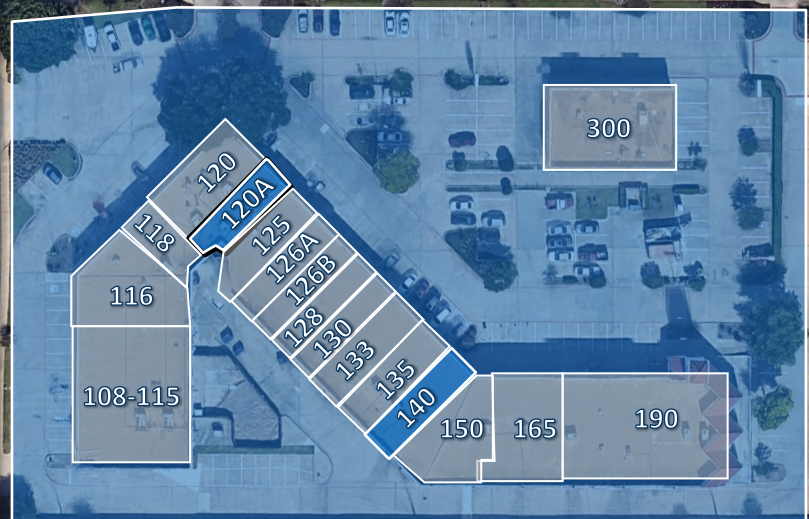
E PLEASANT RUN RD



O'Reilly  
AUTO PARTS



THE MEADOW PKWY



Suite	Tenant	Space
108-116	Dixie Land Daycare	7,776
118	Classic Salon	1,042
120	Evans BBQ	1,557
120A	Coming Available	1,500
125	Dry Cleaners	1,526
126	Tax Service	932
128	Donut Palace	932
130	Cash Store	1,402

Suite	Tenant	Space
133	Premier Solutions	1,173
135	SJ's Scents	1,293
140	AVAILABLE	900
150	Chiropractor	2,759
165	Mint Dentistry	3,000
190	ASC Agency	5,232
300	Golden Chick	3,669
130	Cash Store	1,402



# 1100 E Pleasant Run Rd

Strong Residential Population  
1/3 Mile from I-35





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Strong Residential Population  
1/3 Mile from I-35



## THE LANDLORD OF CHOICE FOR SMALL BUSINESS CHAMPIONS

*Baceline Investments is committed to the success of our tenants, regardless of size. We are proud to offer unique and custom programs to support small businesses unlike any other landlord.*

- 1 Personal Service:** When you work with Baceline you get a personal team; leasing, construction, property management and a community event planner. Our goal is to improve your business. We pride ourselves on providing personal service and support you can count on.
- 2 Partnership:** Community involvement goes a long way. Baceline organizes and markets events at every shopping center to drive new shopper traffic & encourage community loyalty. In addition, Baceline assists with digital marketing campaigns to boost sales for all retailers in our centers.
- 3 Green Programs:** Baceline offers programs that not only help the environment, but they help the pocketbook - something every small business owner can appreciate.



Baceline  
Investments LLC

INVESTING IN OUR COMMUNITIES

[www.bacelineinvestments.com](http://www.bacelineinvestments.com)

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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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Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)