

MACLAY PROPERTIES COMPANY

Leasing and Management



THE CROSSING

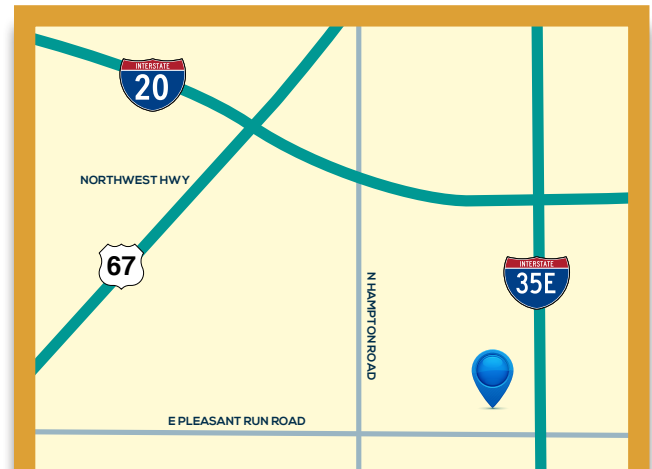
1001 North 1-35E - DeSoto, Texas

LOCATION

NWC of IH-35E & Pleasant Run Road
DeSoto, Texas 75115

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	11,025	67,872	159,114
Average HH Income	\$50,694	\$61,150	\$59,329



AVAILABLE SPACES

Ste 408C 1,295 SF
Ste 200A 17,480 SF



RATE

Call for Info



TRAFFIC COUNT

128,000 Car Per Day - N IH-35E
27,000 Car Per Day - Pleasant Run Road

PROPERTY HIGHLIGHTS

- Front door of DeSoto, TX
- High traffic intersection
- Excellent exposure to IH-35E
- Convenient access
- Regional Shopping Center

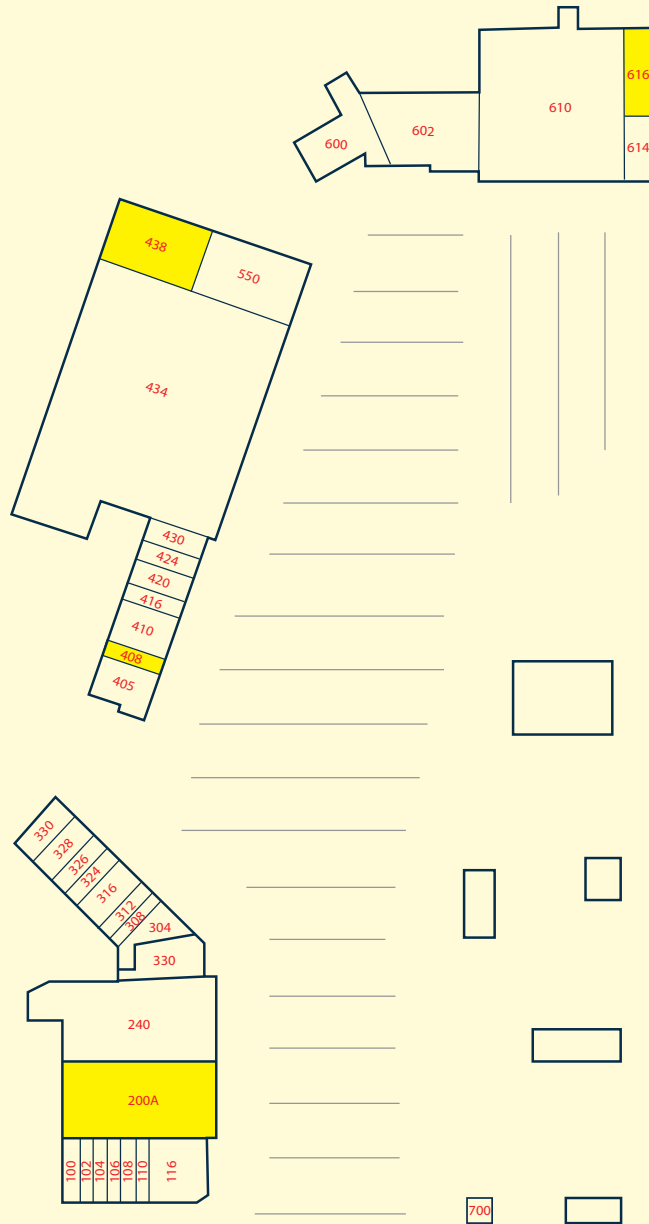
leasing@maclayproperties.com

www.maclayproperties.com

7557 Rambler Road, Suite 915 | Dallas, Texas 75231
Phone : 214.522.8200 | Fax: 214.521.8631

All information pertaining to this property is from sources deemed reliable; however, Owner and Broker have not performed an independent investigation of this real estate information and acknowledge that it is subject to errors, omissions, change of price, retail or other conditions, prior sale or lease or withdrawal without notice.

SUITE	TENANT	SF
100A	COMET CLEANERS	1,408
102A	SHARPER IMAGE	960
104A	CRICKET WIRELESS	896
106A	A AFFORDABLE INSURANCE	1,152
108A	CANDY PICKLE FACTORY	1,152
110A	GIRLFRIENDS AFRICAN HAIR	809
114A	PIZZA PATRON	2,078
116A	CHIPOTLE	2,249
200A	AVAILABLE	17,480
240	PLANET FITNESS	17,085
300B	RENTERS CHOICE	4,015
304B	COSMETIC & FAMILY DENTISTRY	2,311
308B	TOP NAILS	1,050
312B	SOI BROW	1,260
316B	GEICO INSURANCE	2,520
324B	SIRG WINGS	1,400
326B	MASTERS CHIROPRACTIC	1,400
330B	SNEAKER VILLA SHOES	4,399
405C	LOS TAPATIOS	3,150
408C	AVAILABLE	1,295
410C	TOBACCO N BEYOND	3,535
416C	SALLY BEAUTY SUPPLY	1,540
420C	OASIS MASSAGE	1,890
424C	JACKSON HEWITT	1,750
430C	NEXTCARE URGENT CARE	2,899
434C	KROGER	62,442
438	AVAILABLE	9,800
550	RAINBOW	8,000
600D	FIRESTONE	6,268
602D	EZ PAWN TEXAS	8,520
610D	ROSS STORE	28,175
614D	AT&T WIRELESS	2,275
616D	AVAILABLE	2,317
700	TASTEE ICE	171



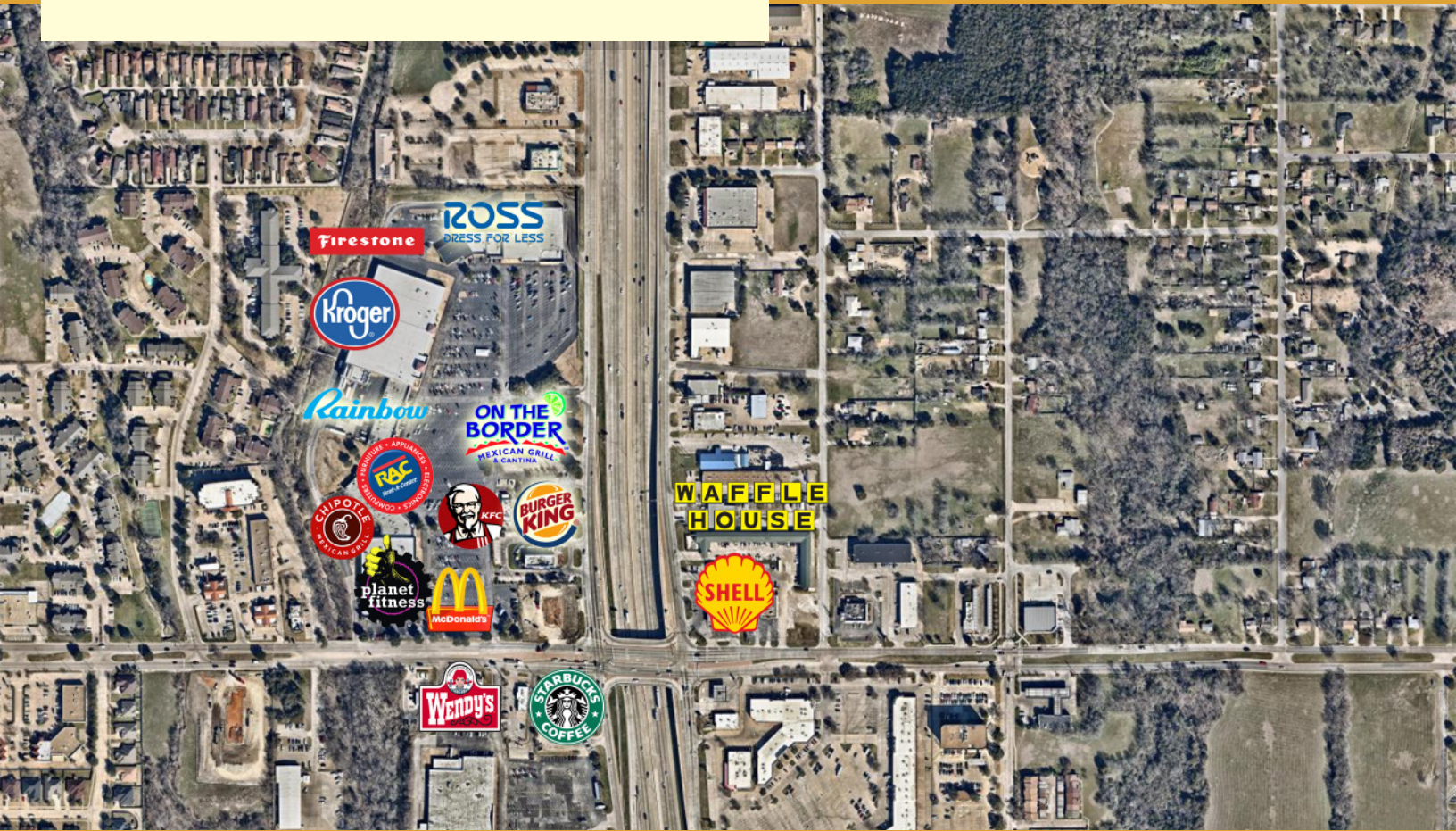
IH-35E

PLEASANT RUN ROAD

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AREA RETAILERS



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Information About Brokerage Services

Approved by the Texas Real Estate Commission for Commercial Use.

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

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