



RETAIL AVAILABLE FOR LEASE



Wheatland Towne Crossing

2525 W Wheatland Rd, Dallas, TX 75237

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LOCATION

2525 W Wheatland Road
Dallas, TX 75237



SIZE

206,854 GLA

AVAILABLE SPACE

1,050



TRAFFIC COUNTS

147,191 CPD

I-20



2025 DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	10,523	89,525	246,665
DAYTIME POPULATION	15,881	96,232	243,418
AVG HH INCOME	\$53,709	\$63,459	\$73,434

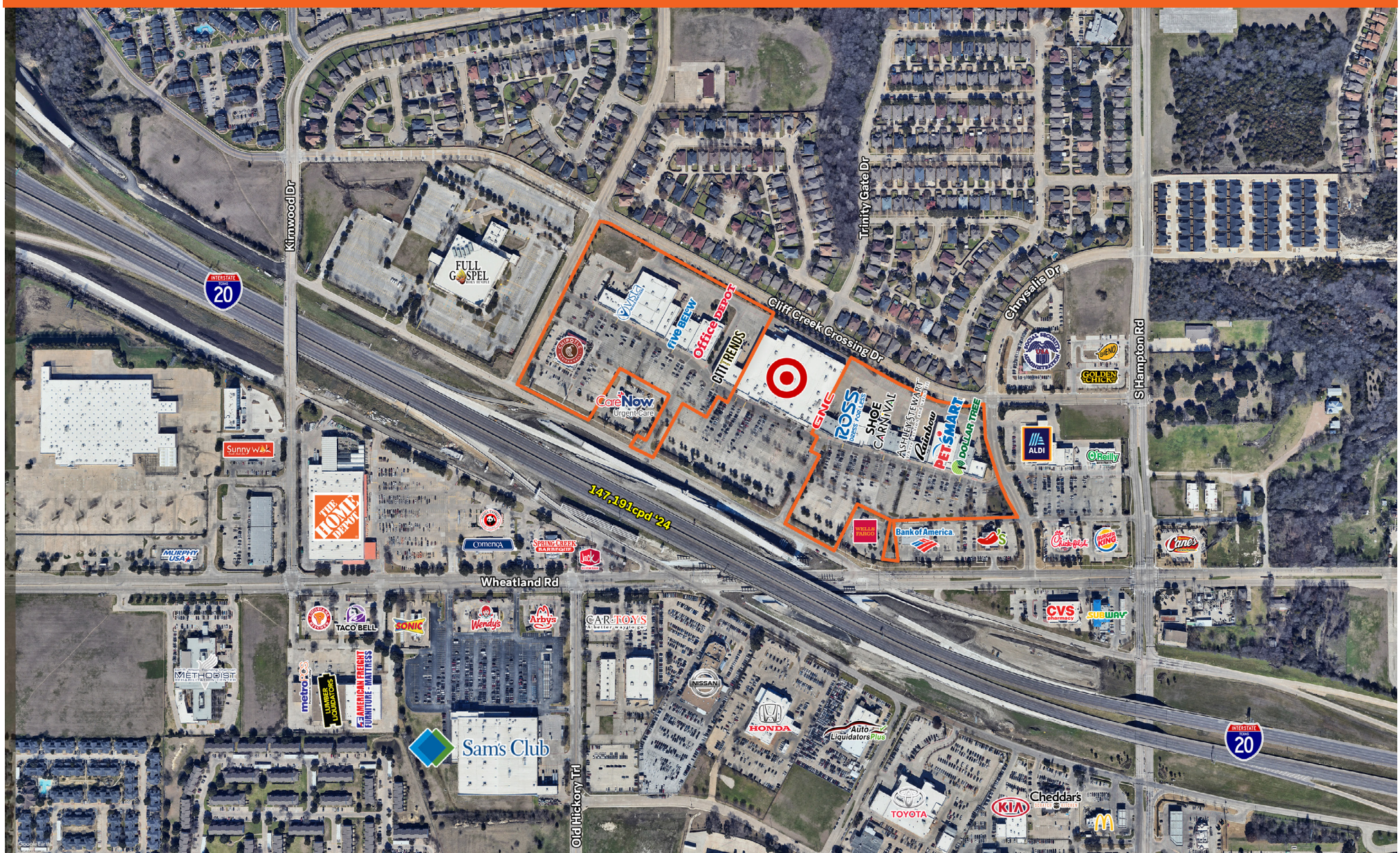
AREA RETAILERS

Redbird Mall (Hibbett, Burlington, Chuck E. Cheese), Joe V's Smart Shop, La Michoacana, Lowe's, Home Depot, Sam's Club, Aldi,

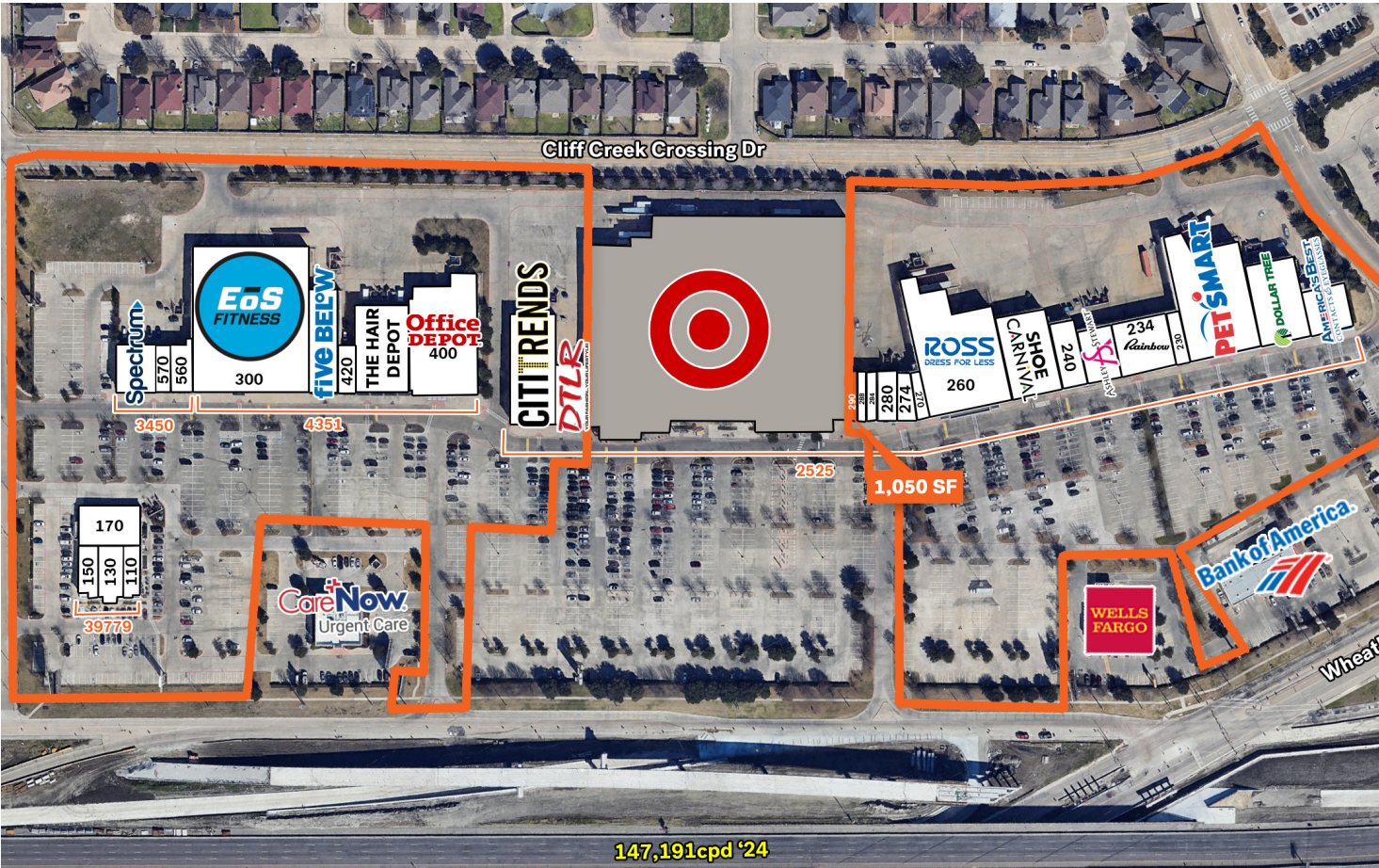
PROPERTY INFORMATION

- Shadow anchored by Target, the exclusive location for over 5 miles, and conveniently located adjacent to Aldi
- Ranks in top 5% of shopping centers in DFW, per Placer. AI
- Strong Regional Pull





UNIT	TENANT	SF
2525-204	America's Best	4,900
2525-210	Dollar Tree	10,000
2525-220	Petsmart	19,882
2525-230	Chiropractor	1,585
2525-234	Rainbow	7,000
2525-238	Ashley Stewart	5,000
2525-240	Bath & Body Works	3,600
2525-250	Shoe Carnival	10,000
2525-260	Ross	22,000
2525-270	LV Nail Spa	1,466
2525-274	Sally Beauty Supply	1,500
2525-280	Mariner Finance	2,200
2525-284	GNC	1,200
2525-288	EyeBrow Threading	903
2525-290	AVAILABLE	1,050
2525-310	DTLR	4,250
2525-320	CitiTrends	11,500
3450-560	Physical Therapy	2,471
3450-570	Dental Center	1,609
3450-590	Spectrum	4,061
39779-A	Chipotle	2,345
39779-B	Citrus Salon	2,325
39779-C	AT&T	2,130
39779-D	Texas Juicy Seafood	5,347
4351-300	EOS Fitness	40,120
4351-400	Office Depot	16,800
4351-410	The Hair Depot	12,000
4351-420	Nothing Bundt Cakes	1,610
4351-500	Five Below	8,000
NAP-2535-BOA	NAP- Bank of America	---
NAP-39703-WF	NAP- Wells Fargo Bank	---
NAP-T	NAP - Target	---



Approved by the Texas Real Estate Commission for Voluntary Use

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

INFORMATION ABOUT BROKERAGE SERVICES

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 br ker'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.

Edge Realty Partners LLC	594592	info@edge-re.com	214.545.6900
BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE

BUYER, SELLER, LANDLORD OR TENANT	DATE
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Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.