



Property Highlights

- 1,120 SF Available Now
- 5,400 SF Space Available October 2026
- Located at the northwest corner of FM 1382 & Hwy 67, with more than 100,000 vehicles per day passing the property
- 128,383 sq. ft. shopping center anchored by Kroger, Home Zone & Burlington
- Primary retail intersection in Cedar Hill
- Call for Lease Rate
- NNNs: \$6.82 PSF

Traffic Counts

US Hwy 67: 99,053 VPD (TXDOT 2024)
FM 1382: 32,239 VPD (TXDOT 2024)

Demographics

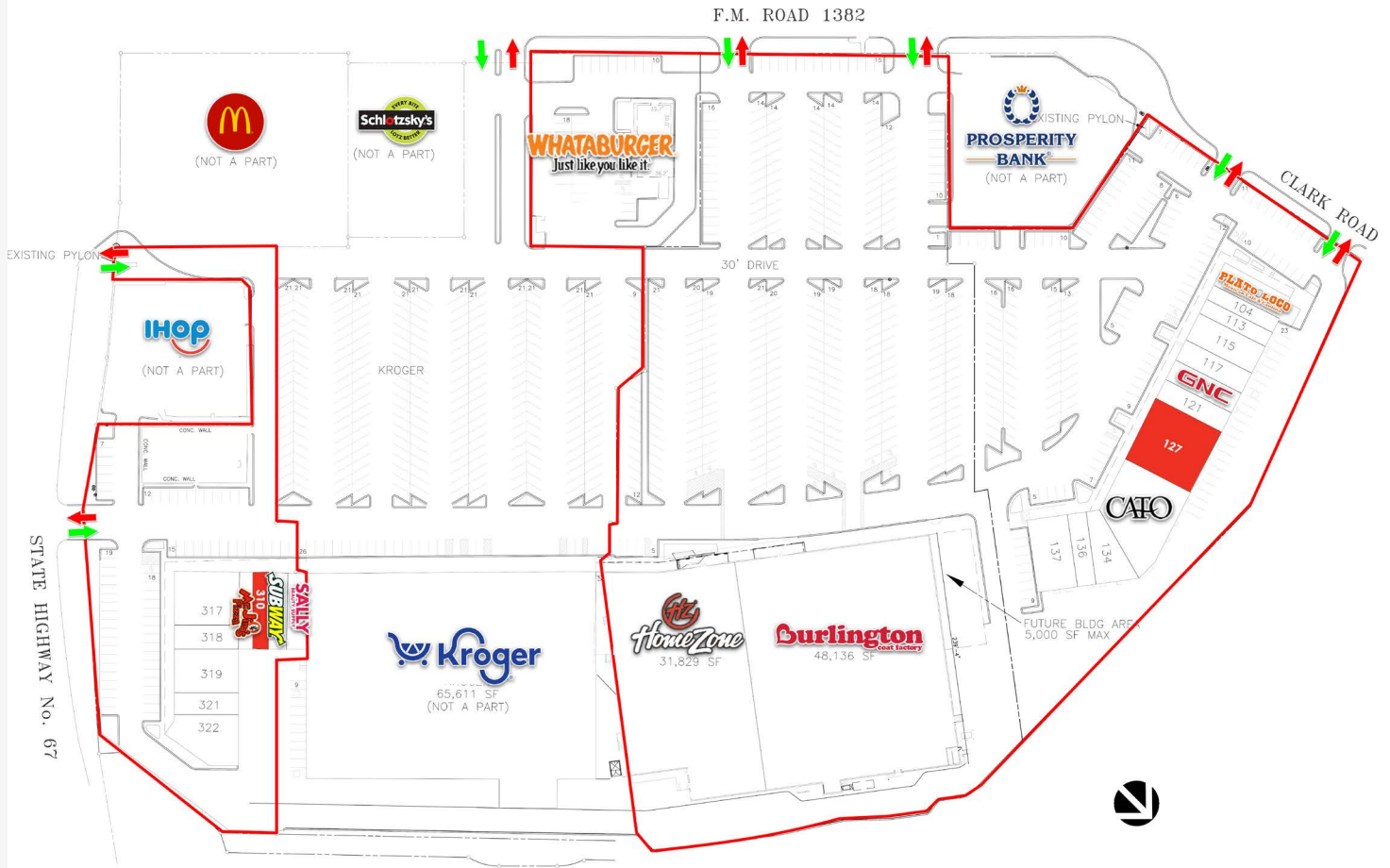
	1 mile
2025 Population	10,935
Daytime Population	16,523
Average HH Income	\$97,106
	3 mile
2025 Population	63,412
Daytime Population	51,987
Average HH Income	\$115,763

Area Retailers



For More Information:
Mark Hajdu - 214.676.7214
Ed Frieze - 214.402.9409

Triumph Commercial Real Estate
5310 Harvest Hill Road, Suite 229
Dallas, Texas 75230
www.triumphcommercial.com



SUITE	TENANT	SF	SUITE	TENANT	SF
100	Plato Loco	1,980	307	Sally Beauty	1,600
104	Dentist	1,500	308	Subway	1,486
113	Kris Koffee Beauty	1,280	310	AVAILABLE NOW	1,120
115	Tranquility Spa	2,260	316	M.r Jim's Pizza	1,303
117	Luxury Eyebrow	1,875	317	Sunny Thai	3,200
120	GNC	1,800	318	Affordable Care	2,042
121	Q Nail	1,130	319	Affordable Care	3,263
127	AVAILABLE 10/2026	5,400	321	Zen Wellness	1,300
130	Cato	6,000	322	Orthodontist	3,094
134	American Karate	2,023	500	Burlington	48,136
136	We Print	1,540	520	Home Zone	31,829
137	Pho # One & Sushi Bar	3,222	999	Kroger (owned by others)	65,611

For More Information:
Mark Hajdu - 214.676.7214
Ed Frieze - 214.402.9409

Triumph Commercial Real Estate
 5310 Harvest Hill Road, Suite 229
 Dallas, Texas 75230
www.triumphcommercial.com



For More Information:
Mark Hajdu - 214.676.7214
Ed Frieze - 214.402.9409

Triumph Commercial Real Estate
5310 Harvest Hill Road, Suite 229
Dallas, Texas 75230
www.triumphcommercial.com



For More Information:
Mark Hajdu - 214.676.7214
Ed Frieze - 214.402.9409

Triumph Commercial Real Estate
5310 Harvest Hill Road, Suite 229
Dallas, Texas 75230
www.triumphcommercial.com



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Triumph Commercial Realty, LLC

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mark Hajdu	0368326	mhajdu@yahoo.com	214-676-7214
Designated Broker of Firm	License No.	Email	Phone
Ed Frieze	0592904	efrieze@suburbanproperties.net	214-402-9409
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date