INFORMATION PACKAGE

EUREKA BUSINESS GROUP

FOR LEASE

3215 W Pleasant Run Rd.

Lancaster, TX 75146

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Retail Space Available

Executive Summary

This versatile retail center at 3215 W Pleasant Run Road in Lancaster offers an exceptional opportunity for businesses seeking high-visibility space in one of DFW's growth corridors. With multiple suites available on both the first and second floors, the property provides flexible configurations to accommodate a wide range of retail, medical, and professional office uses. The landlord's willingness to assist with tenant buildout further enhances the appeal for businesses looking to customize their space to specific operational needs.

The property's location delivers outstanding exposure with 27,986 vehicles per day passing the site on W. Pleasant Run Road, complemented by easy highway access via I-35E. Established national tenants including QuikTrip, Dutch Bros, Sonic, and Family Dollar anchor the surrounding retail corridor, creating consistent traffic patterns and strong co-tenancy benefits. The trade area demographics reflect a stable market with over 66,000 residents within three miles and household incomes that support diverse retail and service concepts.

Lancaster's position within the resilient Dallas-Fort Worth retail market provides an ideal foundation for businesses ready to establish or expand their presence. Available spaces range from 1,050 to 6,052 square feet, offering options for both compact specialty operations and larger-format users requiring substantial square footage. Whether seeking a prominent street-level location or second-floor professional space, this center delivers immediate availability in a proven retail environment backed by strong fundamentals and consistent traffic counts.

The Property

Property Profile	
Available SF:	Up to 13,262 SF
Type:	Retail/Medical/Office
Year Built:	1986
Other:	Spaces available on the first and second floors
Traffic:	27,986 VPD!

Click to View Google Map

Click to View Street View

Highlights

- Prominent Location on W. Pleasant Run Rd. with 27,986 VPD!
- First & Second floor spaces available
- **Landlord willing to help with buildout**
- **Perfect for Coffee Shop, Medical, Therapy Center, Fitness, Tutoring, professional office, Escape room, studios, etc.**
- Easy access to I-35E highway
- **Available Immediately**

Pictures

3215 W Pleasant Run Rd
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Site plan

3215 W Pleasant Run Rd
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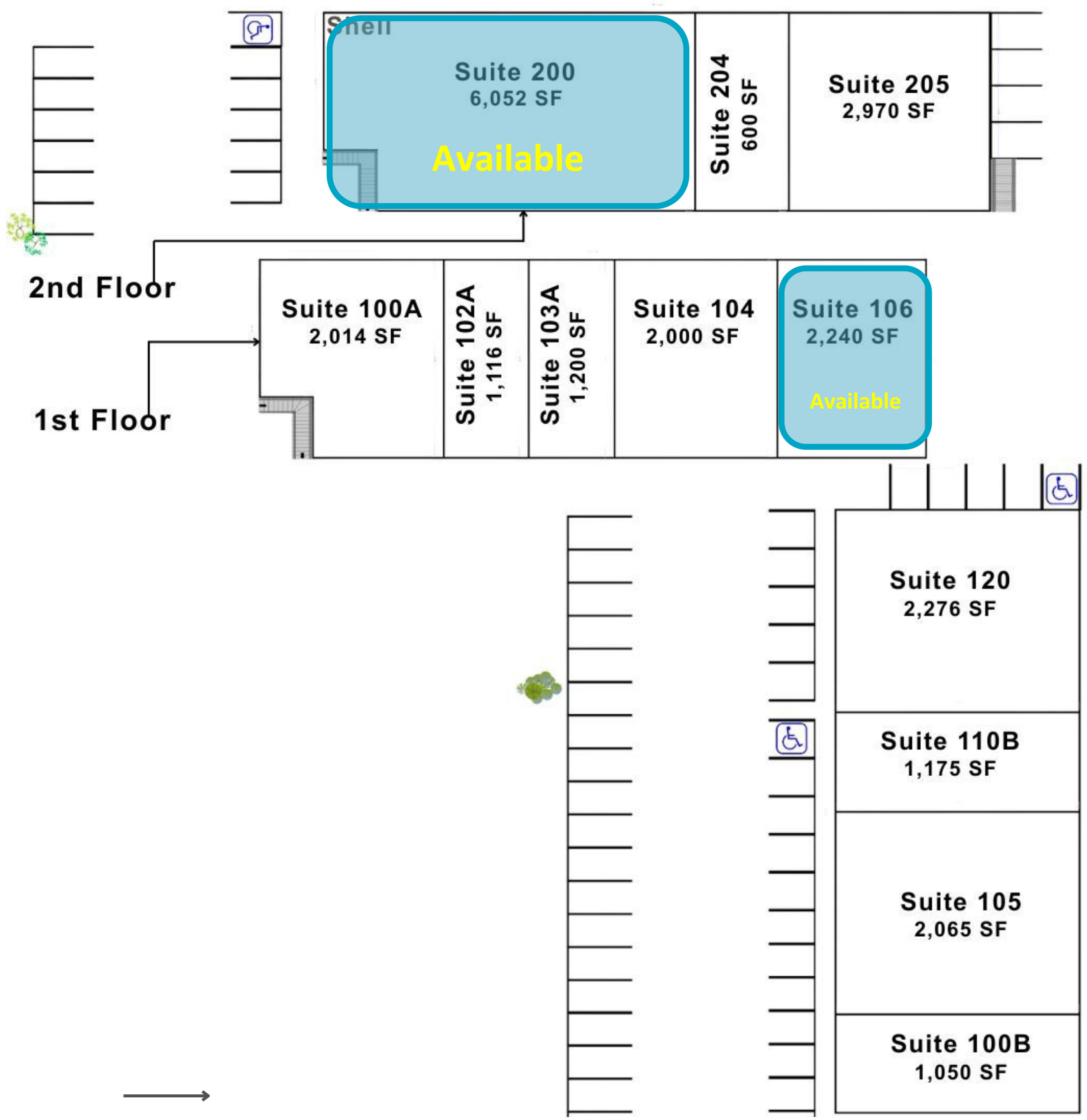

Video

3215 W Pleasant Run Rd
Lancaster, TX 75146

Click Below to Watch the Video Tour

Call to Schedule a Tour
(903) 600-0616

Location

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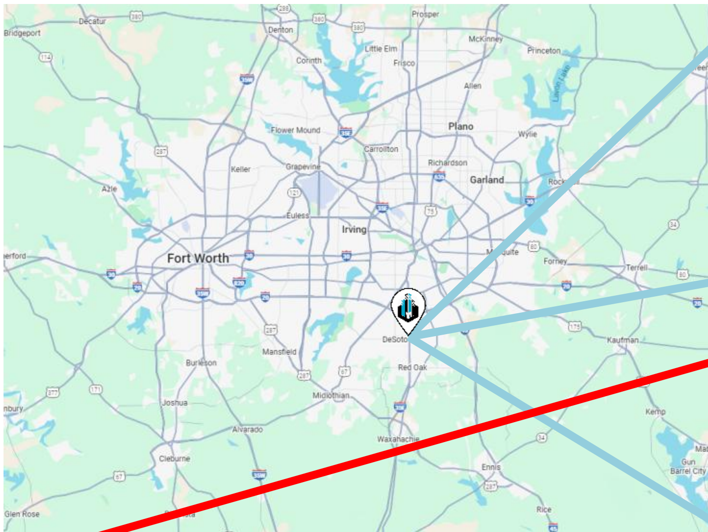

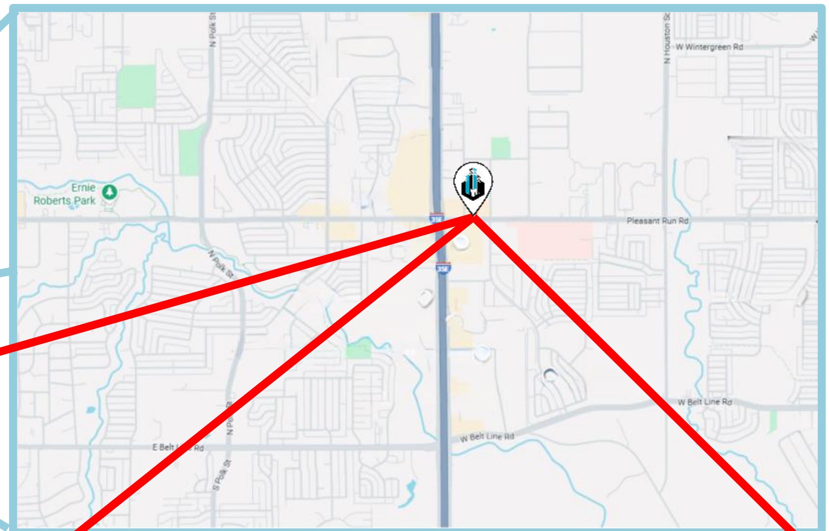

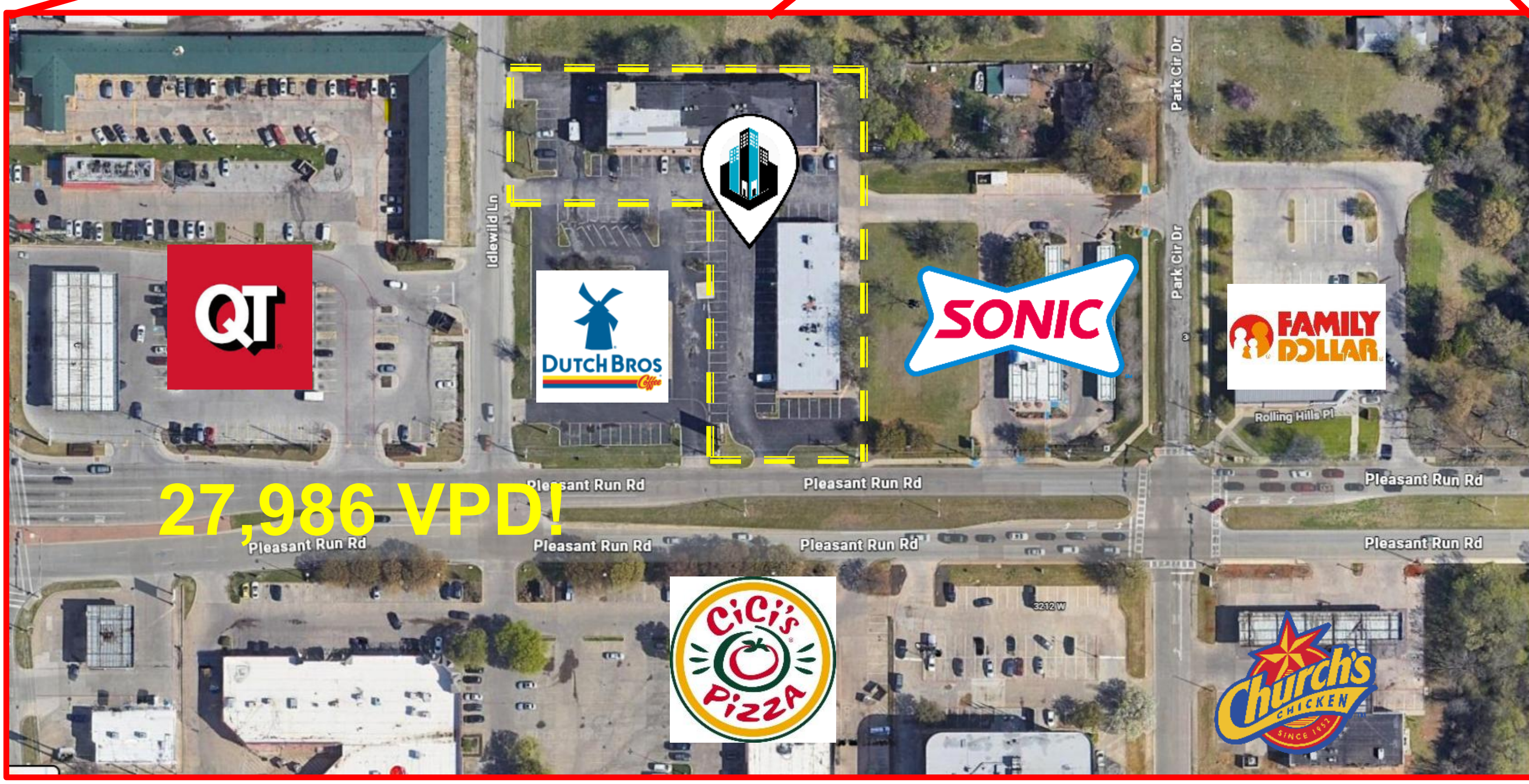

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Your Retail Navigator in DFW;
Charting the Course for Retail Growth!

The Market

3215 W Pleasant Run Rd
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Dallas-Fort Worth Market Summary

3225 Pleasant Run Rd - Bldg A

As the market nears the end of 2025, Dallas-Fort Worth continues to demonstrate resilience in the retail segment despite earlier setbacks. A series of major move-outs at the start of the year caused net absorption to nearly turn negative for the first time since 2022. This, paired with a nationally leading construction pipeline, caused vacancies to expand by 30 basis points within a quarter. Subsequent quarters were more of a return to form for this market, seeing tenant demand pick back up and meet new supply, significantly slowing down the rate of expansion into the current quarter.

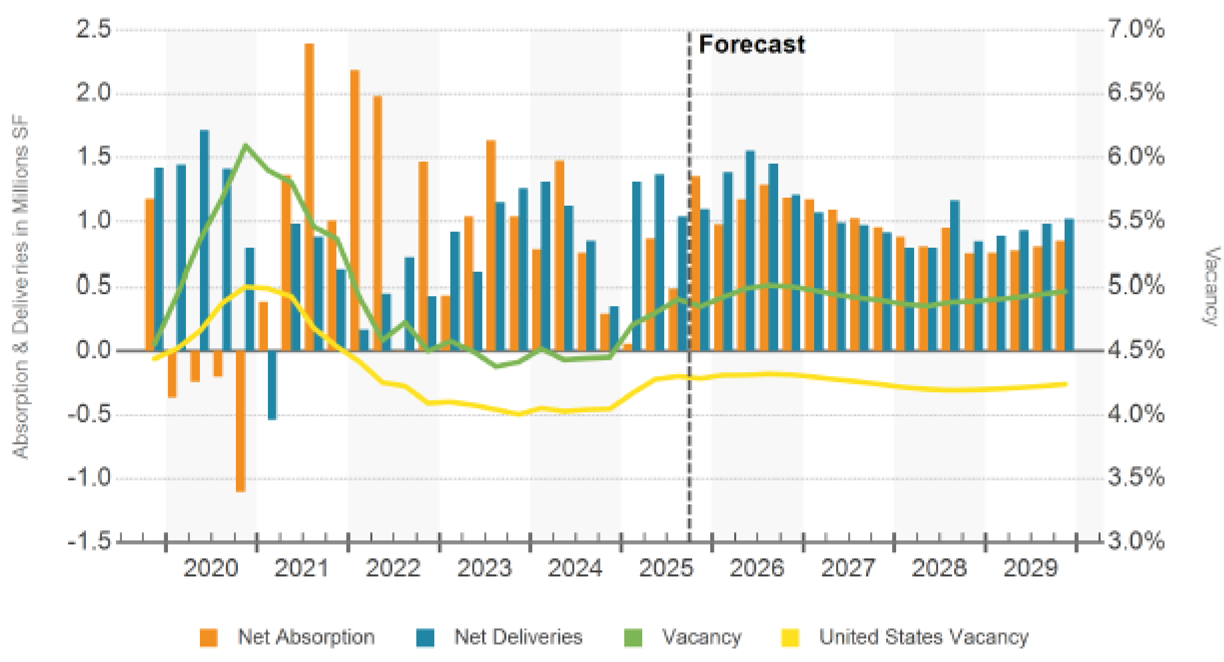
Although move-outs did have a large impact on the market, Dallas-Fort Worth has been able to maintain a top spot in terms of net absorption from a national perspective, in league with other high-growth markets in Texas. New inventory in growing parts of the market and new availabilities in mature submarkets are all key drivers for this positive activity. Build-to-suit projects for national chains or owner-occupied projects for brands like H-E-B are major drivers of new construction.

This presents a challenge for retailers looking to enter the market without developing their own real estate. Less than 20% of the 7.8 million SF that is currently under construction is available for lease. Asking rents for these new properties can also vary wildly depending on where in the market a property
is and what kind of retail it falls under, with grocery-anchored developments typically seeing the highest premium outside of luxury spaces. The price of land is also a key determinant of what starting rents for a region look like. In areas like Collin County, where a majority of recent and current construction takes place, starting rents are typically between $40/SF and $45/SF due to the premium on this land. Other parts of the market can handle a lower starting basis, which could range between $30/SF and $35/SF.

The balance of risks is slightly weighted to the downside for the remainder of 2025 and into the new year. Both consumer spending and overall confidence have been impacted by a slower local labor market and the threat of resurgent inflation brought about by tariffs. While market participants suggest the material impact of trade disputes has not yet shown up in the data, they say that the uncertainty generated by these policies increases perceived risks for retailers.

Dallas-Fort Worth remains the number one spot for domestic in-migration, serving as a moderate upside for this market's growing consumer base. The last year of population gain from this segment was relatively subdued compared to the peak in 2022, but international migration has largely stepped in to fill this gap over the last two years.

NET ABSORPTION, NET DELIVERIES & VACANCY



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Demographics

3215 W Pleasant Run Rd
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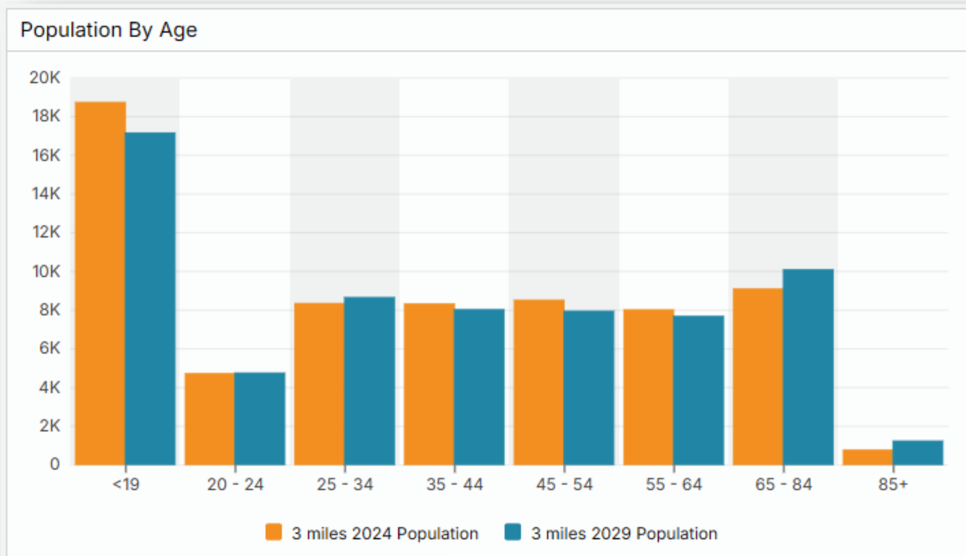
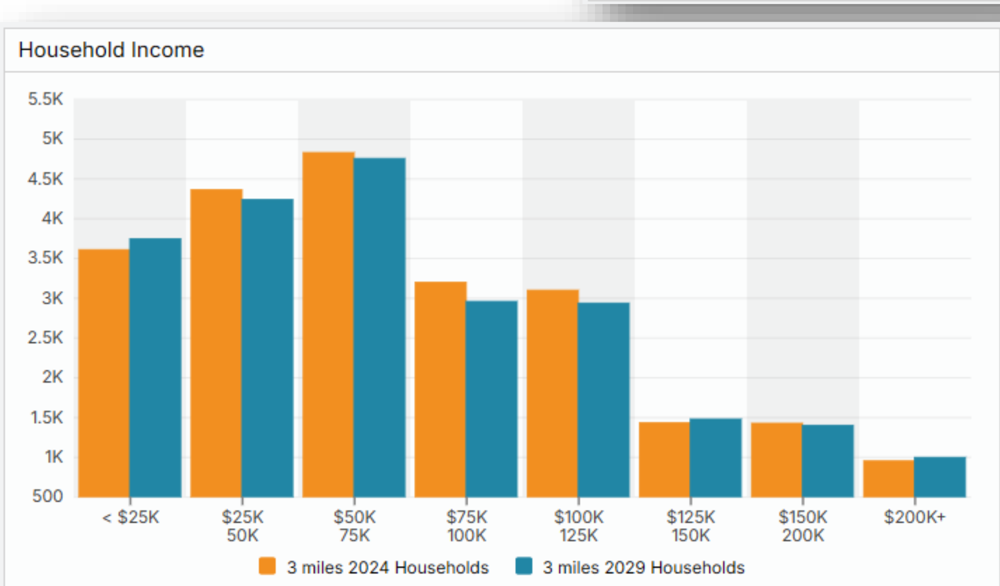
Population

	1 mile	3 miles	5 miles
2024 Population	8,085	66,311	164,472
2029 Population Projection	7,853	65,341	165,271





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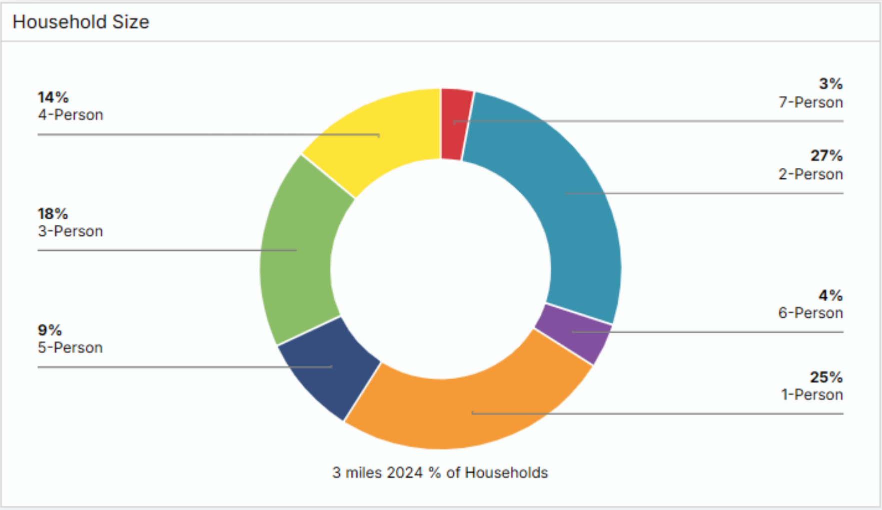

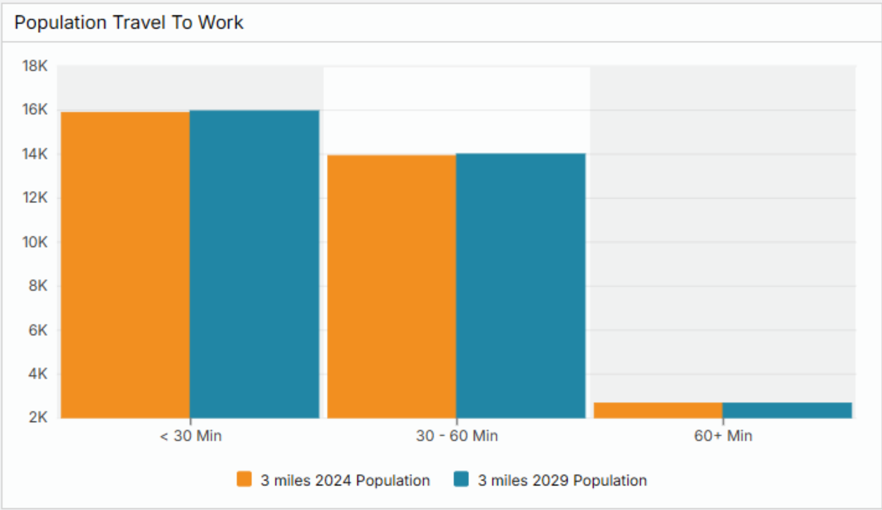

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EBG
EUREKA BUSINESS GROUP

Our Services

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eureka Business Group in compliance with all applicable fair housing and equal opportunity laws.

Information About Brokerage Services

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

TYPES OF REAL ESTATE LICENSE HOLDERS:
- ABROKER isresponsibleforallbrokerageactivities,includingactsperformedbysalesagentssponsoredbythebroker.
- ASALESAGENT mustbesponsoredbyabrokerandworkswithclientsonbehalfofthebroker.

ABROKER'SMINIMUMDUTIESREQUIREDBYLAW(Aclientisthepersonorpartythatthebrokerrepresents):
- Puttheinterestsoftheclientaboveallothers,includingthebroker'sowninterests;
- Informtheclientofanymaterialinformationaboutthepropertyortransactionreceivedbythebroker;
- Answertheclient'squestionsandpresentanyoffertoorcounter-offerfromtheclient;and
- Treatallpartiestoarealestatetransactionhonestlyandfairly.

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 informationdisclosedtotheagentorsubagentbythebuyerorbuyer'sagent.

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 underlinedprint,setforththebroker'sobligationsasanintermediary.Abrokerwhoactsasanintermediary:
- Musttreatallpartiestothetransactionimpartiallyandfairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer)tocommunicatewith,provideopinionsandadviceto,andcarryouttheinstructionsofeachpartytothetransaction.
- Mustnot,unlessspecificallyauthorizedinwritingtodosobytheparty,disclose:
  - thattheownerwillacceptapricelessthanthewrittenaskingprice;
  - thatthebuyer/tenantwillpayapricegreaterthanthepricesubmittedinawrittenoffer;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.Asubagentcanassistthebuyerbutdoesnotrepresentthebuyerandmustplacetheinterestsoftheownerfirst.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:
- Thebroker'sdutiesandresponsibilitiestoyou,andyourobligationsundertherepresentationagreement.
- Whowillpaythebrokerforservicesprovidedtoyou,whenpaymentwillbemadeandhowthepaymentwillbecalculated.

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Designated Broker of Firm	LicenseNo.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	LicenseNo.	Email	Phone
Sales Agent/Associate's Name	LicenseNo.	Email	Phone

Buyer/Tenant/Seller/LandlordInitials Date