

AMERICA'S CREDIT UNION

3200 WEST PLEASANT RUN ROAD, LANCASTER, TEXAS

For Lease
OFFICE & RETAIL



AMARISS FEEMSTER • amariss@optionsre.com • 972.762.5523
MONTE ANDERSON • monte@optionsre.com • 214.546.1200

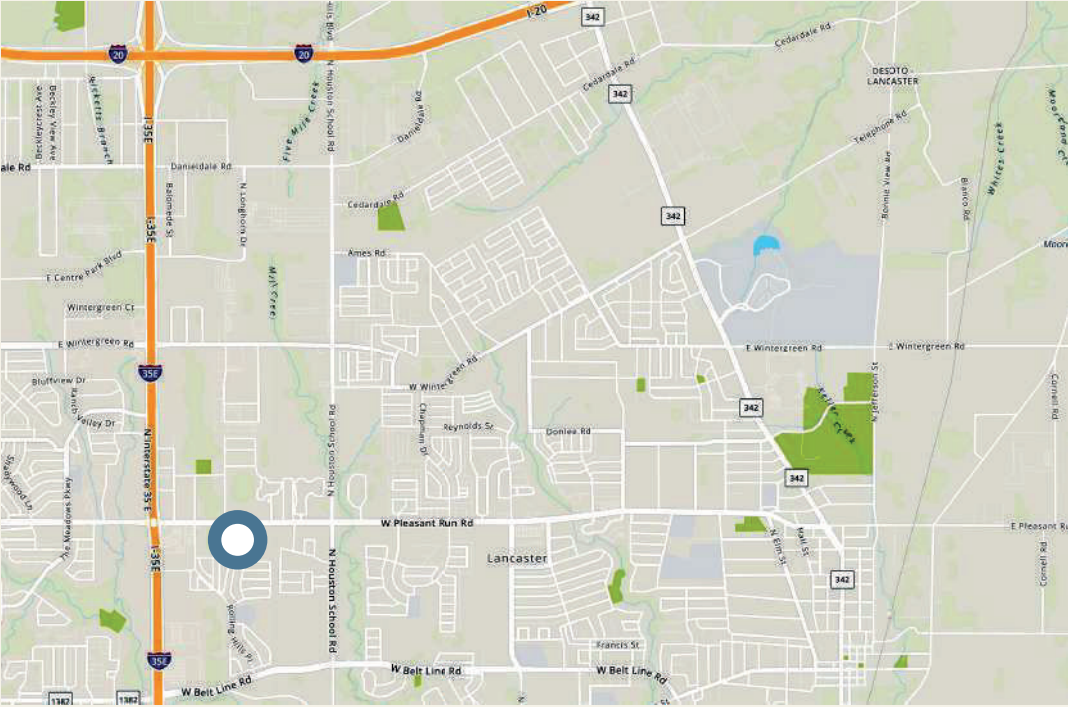
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AVAILABLE SPACES

SUITE	SIZE (RSF)	LEASE RATE	UTILITIES & INTERNET	TOTAL
#130	585 RSF	\$1,075.00/mo	\$195.00	\$1,270.00
#220	738 RSF	\$1,000.00/mo	\$230.00	\$1,230.00
#245	934 RSF	\$1,518.00/mo	\$288.00	\$1,806.00
#300*	9,055 RSF	\$12,025.00/mo	\$1,945.00	\$13,970.00
#300	3,669 RSF	\$4,935.00/mo	\$815.00	\$5,750.00
#340	1,345 RSF	\$2,070.00/mo	\$330.00	\$2,400.00
#360	2,424 RSF	\$3,440.00/mo	\$555.00	\$3,995.00
#370	1,617 RSF	\$2,505.00/mo	\$390.00	\$2,895.00
#320	415 RSF	\$585.00/mo	\$140.00	\$725.00
#325	416 RSF	\$585.00/mo	\$140.00	\$725.00
#403	273 RSF	\$460.00/mo	\$100.00	\$560.00
#408	293 RSF	\$460.00/mo	\$100.00	\$560.00
#410	282 RSF	\$375.00/mo	\$100.00	\$475.00
#411	293 RSF	\$460.00/mo	\$100.00	\$560.00

*Will divide

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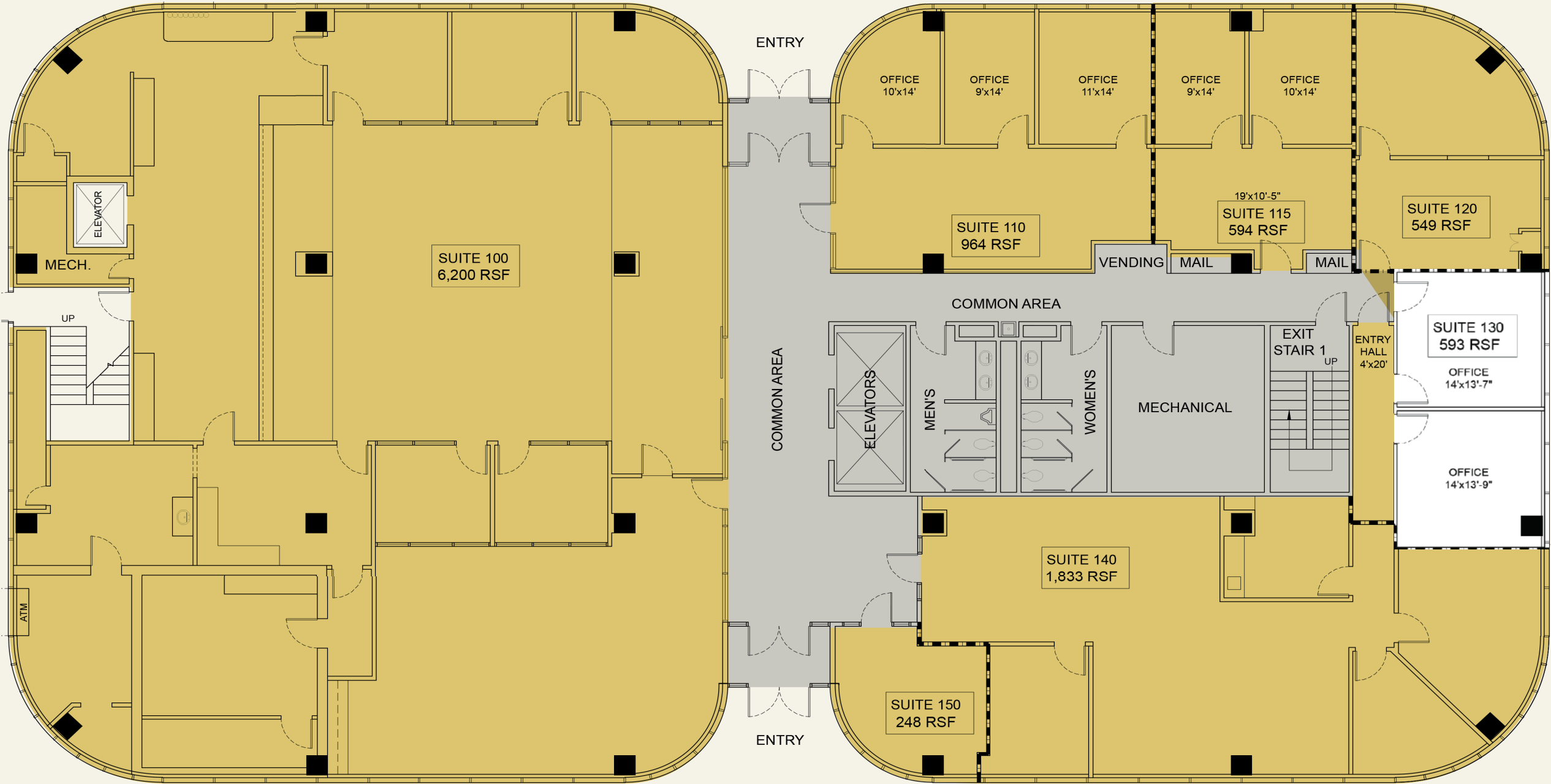
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1ST FLOOR

FLOOR 1
LEASED

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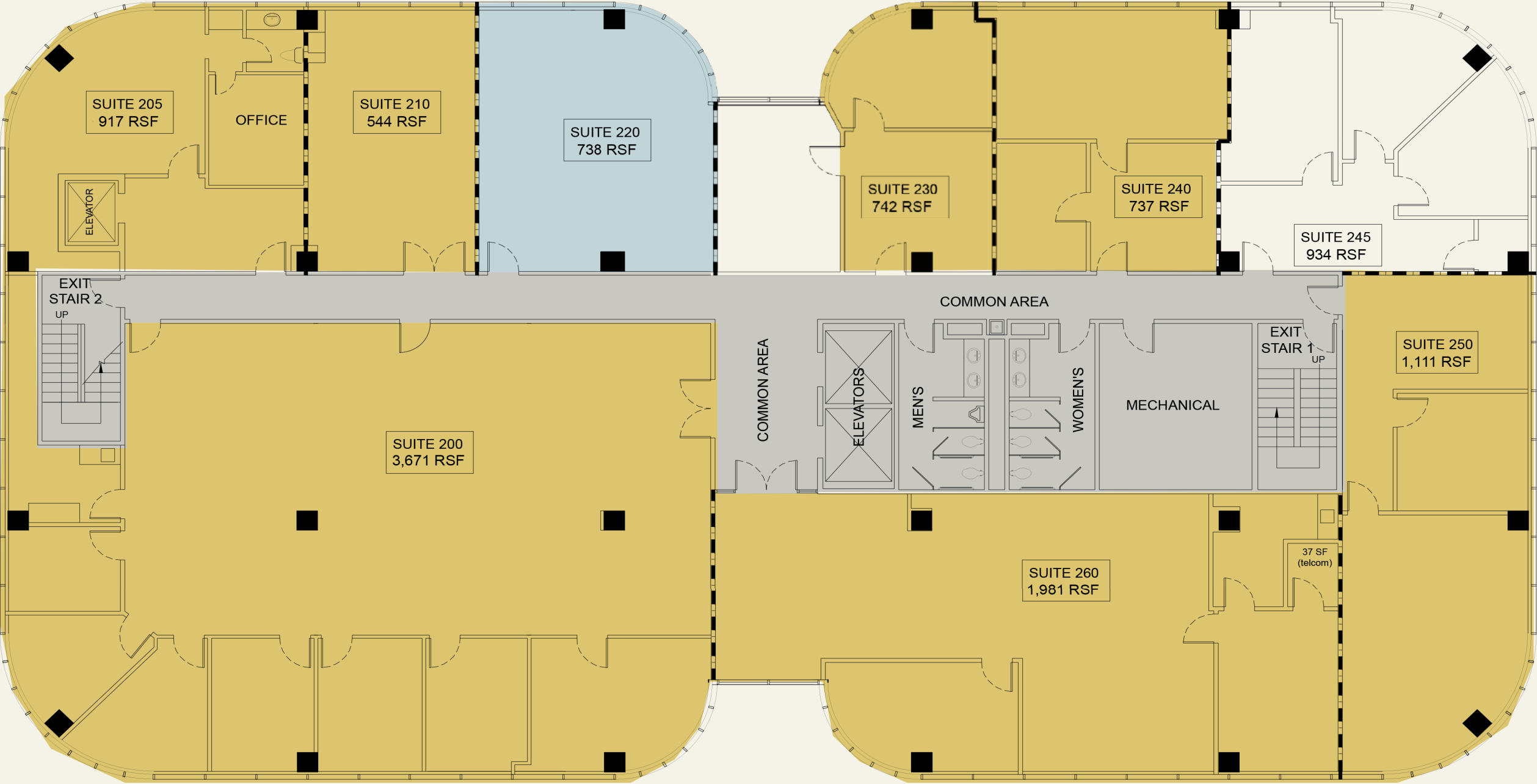
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2ND FLOOR

--- LINE INDICATES SUITE SEPARATION

FLOOR 2

LEASED

OCCUPIED

(Available from
1st March 2026)

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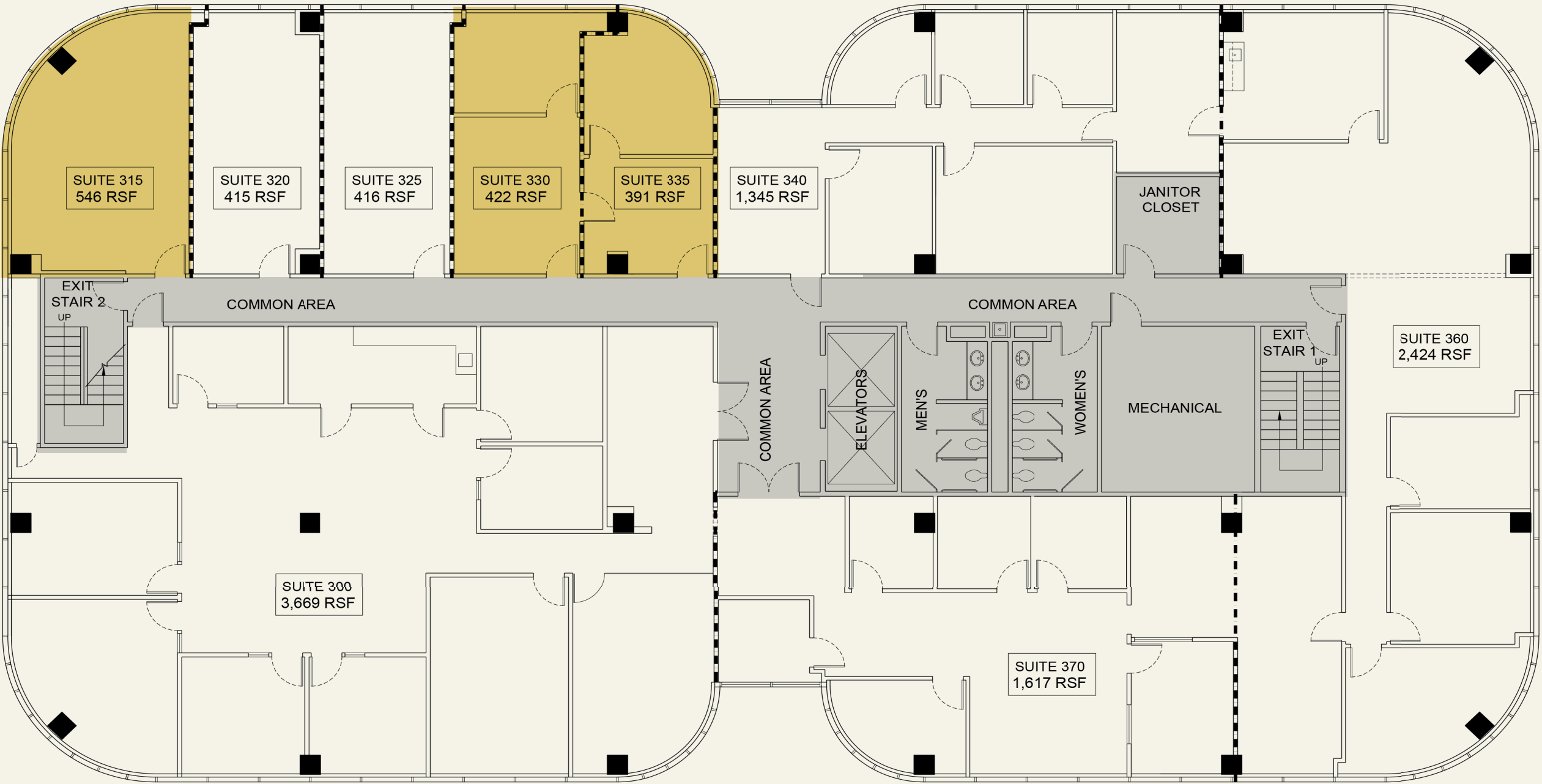
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3RD FLOOR

- - - - - LINE INDICATES SUITE SEPARATION

FLOOR 3

LEASED

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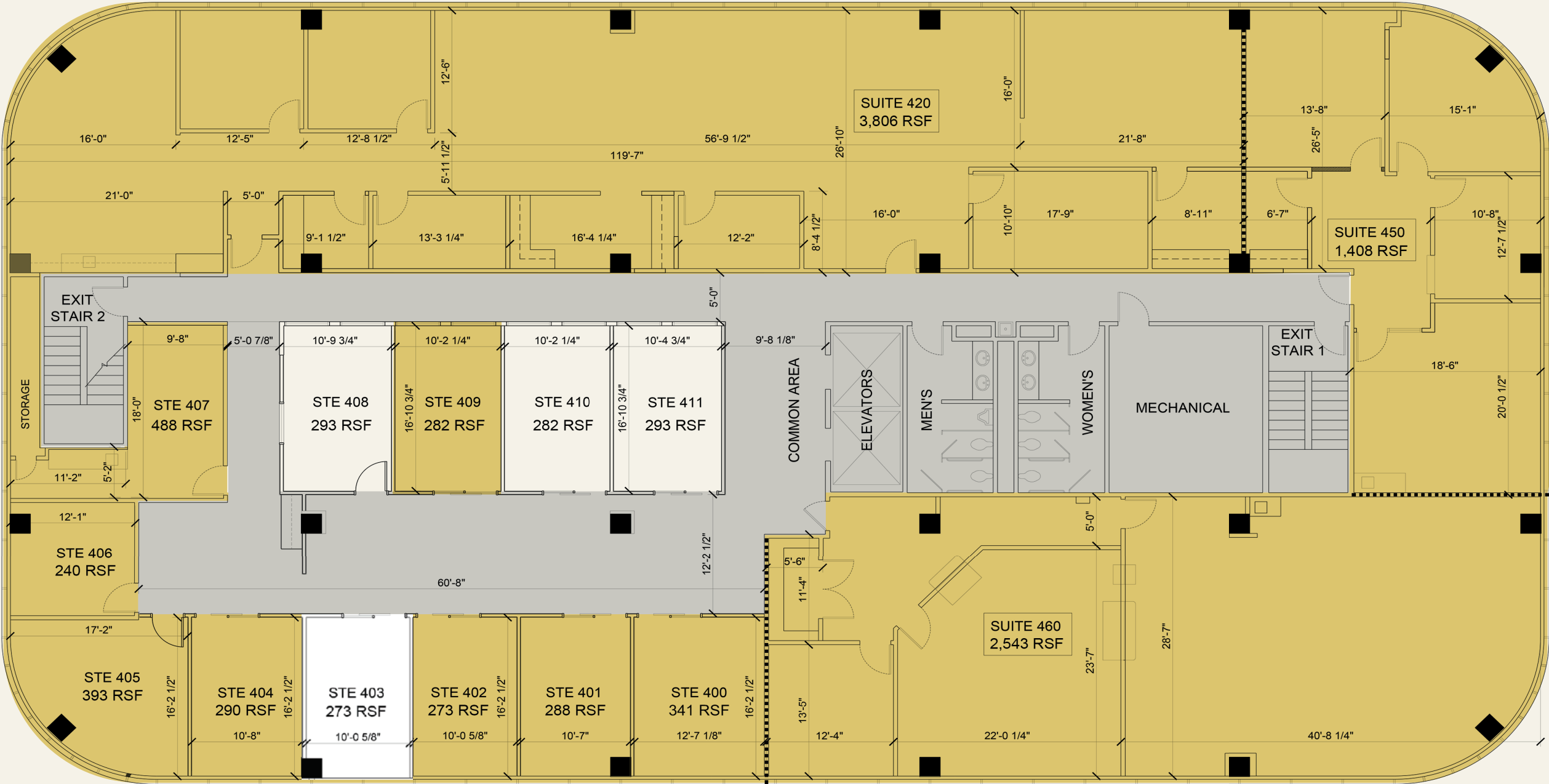
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FLOOR 4

LEASED

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AVAILABLE SPACES FOR LEASE

SUITE	SIZE (RSF)	LEASE RATE	UTILITIES	TOTAL
3212	1,200*	\$4,500.00/mo	\$250.00/mo	\$4,750.00 + INTERNET

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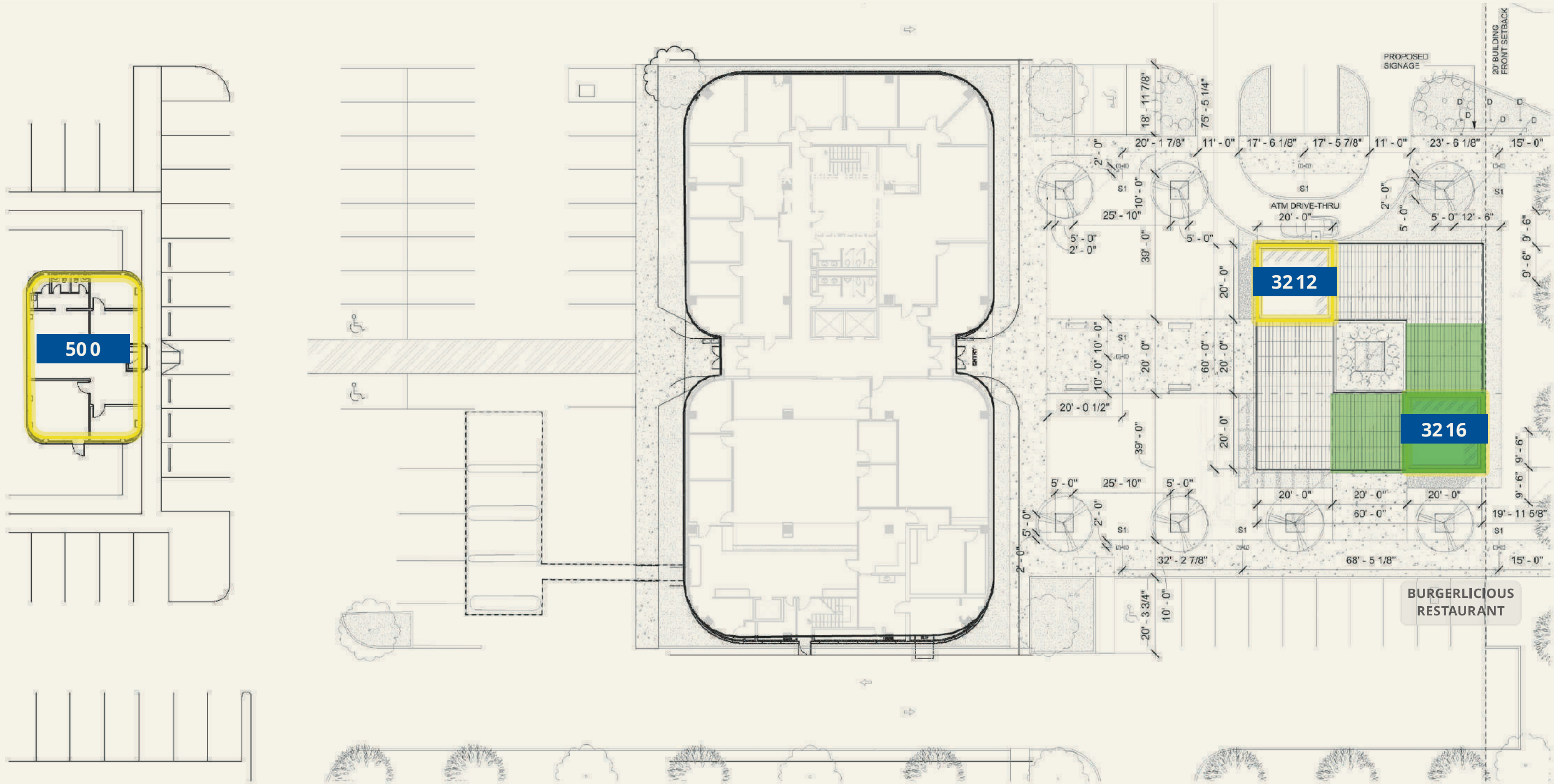
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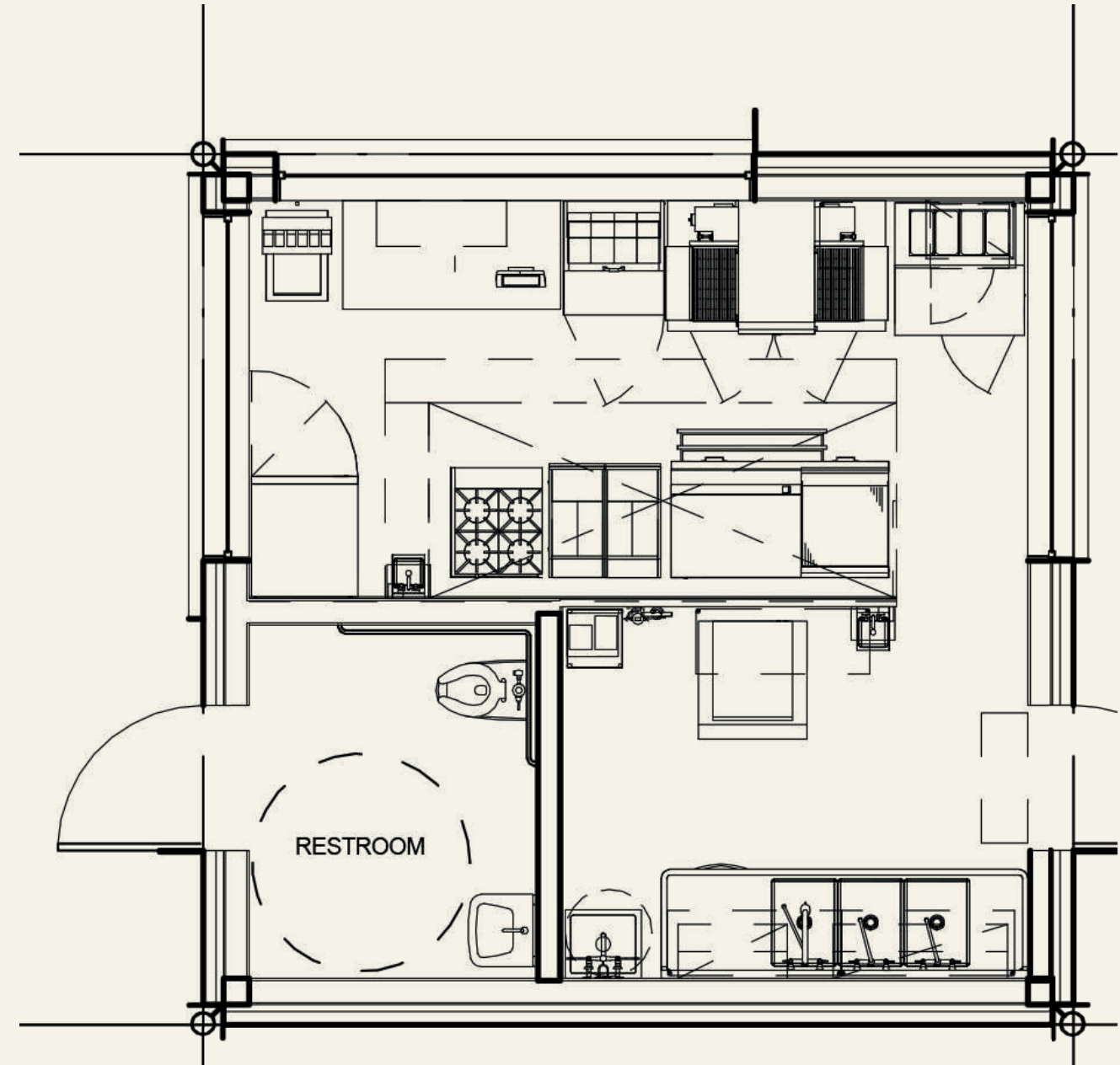
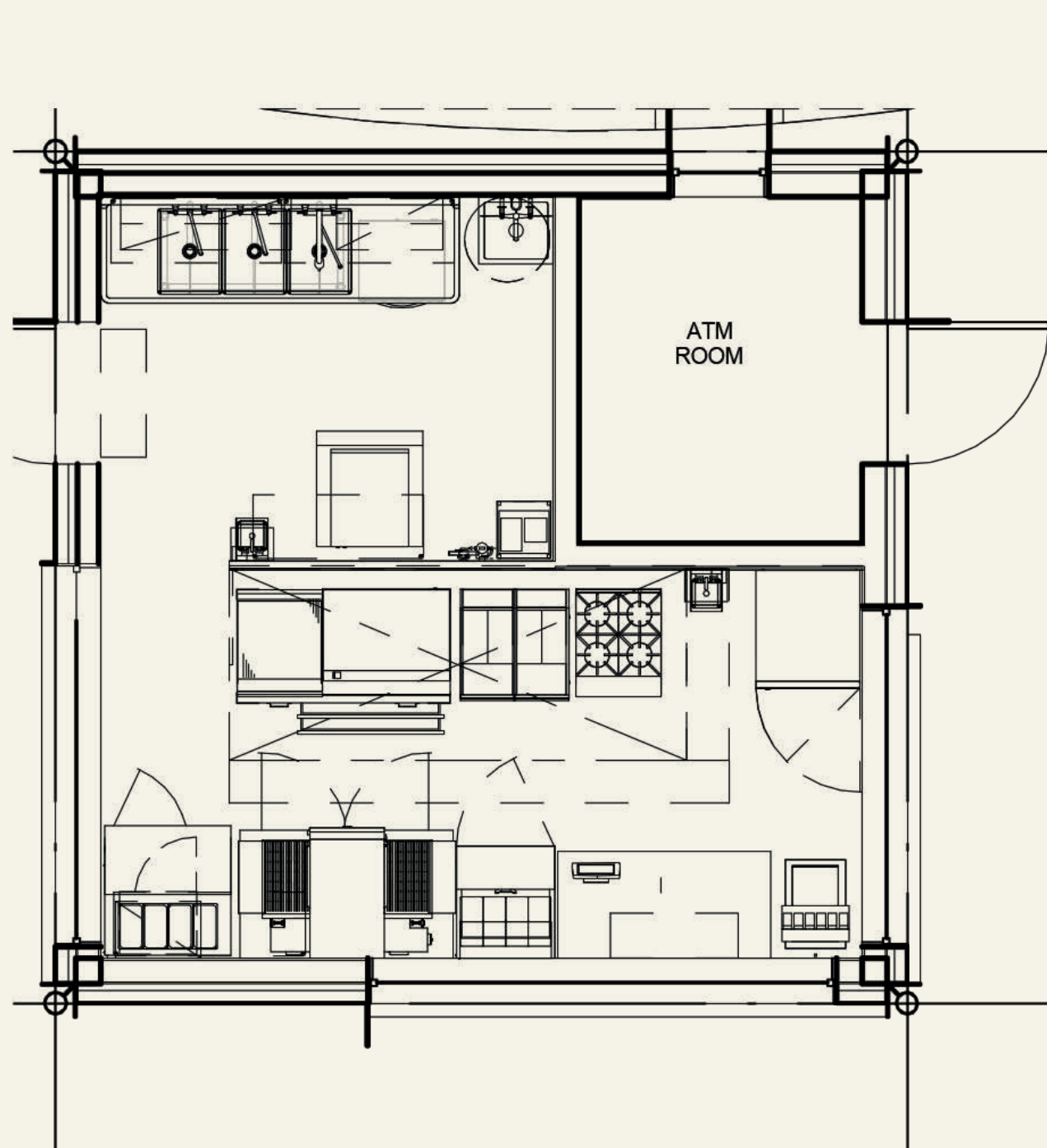
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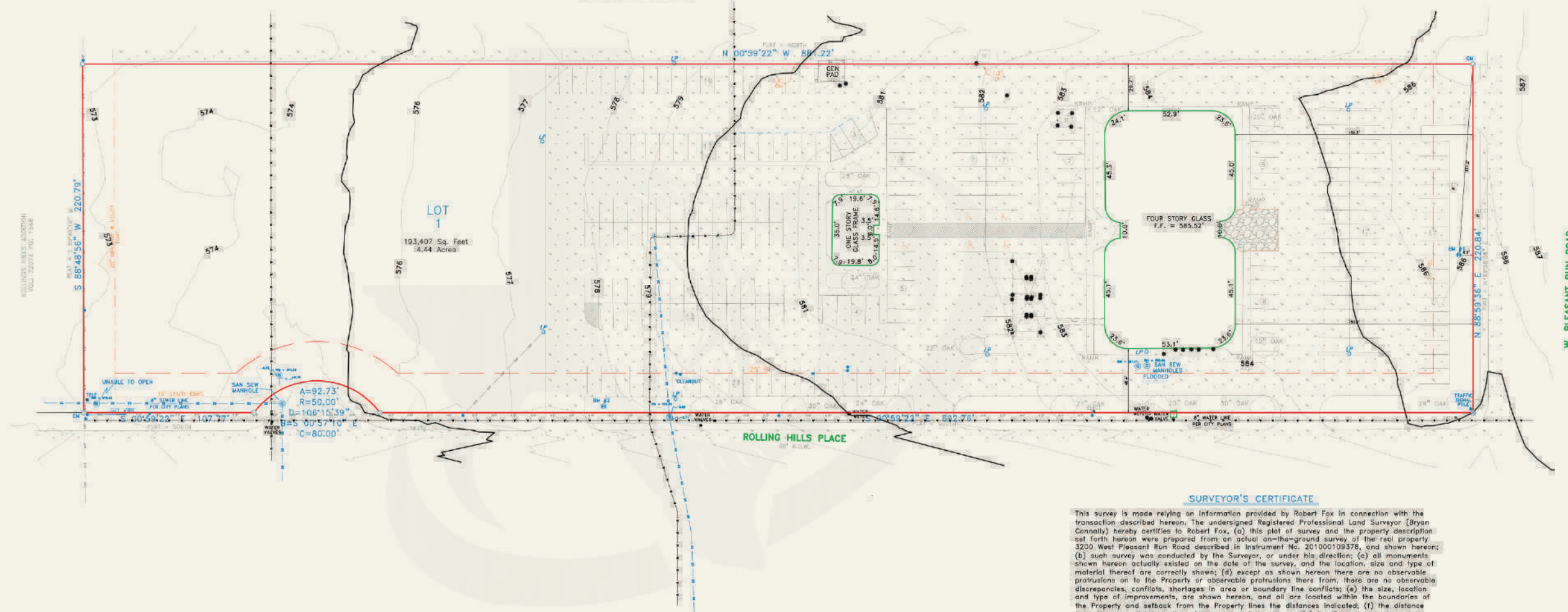
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This survey is made relying on information provided by Robert Fox in connection with the transaction described herein. The undersigned Registered Professional Land Surveyor (Bryan Connolly) hereby certifies to Robert Fox, (a) this plat of survey and the property description set forth herein were prepared from an actual on-the-ground survey of the real property situated in the County of [] State of [] in [] (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown herein actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; (d) except as shown herein there are no observable encroachments on the Property; (e) no adverse claims or claims of right are shown; (f) no discrepancies, conflicts, or changes in area or boundaries are reflected; (g) the boundaries and type of improvements, are shown herein, and all are located within the boundaries of the Property and setback from the Property lines the distances indicated; (h) the distance from the nearest intersection street or road is as shown; (i) the Property has apparent access to and from a public road; (j) the boundaries, dimensions and other details shown are labeled and plotted herein; (k) the boundaries, dimensions and other details shown herein are shown to the appropriate accuracy standards of the State of Texas; (l) the Property is not located in a 100 Year Flood Plain or in an Identified "Flood Prone Area" as defined by the U. S. Department of Housing and Urban Development Flood Insurance Rate Map No. 4411150550C, with a date of 07/07/2014 pursuant to the Flood Disaster Protection Act of 1973.

The surveyor expressly understands and agrees that entities mentioned above are entitled to rely on this survey as having been performed to the appropriate standards of the current Texas Society of Professional Surveyors Standards and Specifications for a Texas Land Title Survey as set forth by the Texas Board of Professional Land Surveying.

Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.

Executed this 23rd day of June, 2022

Bryan Connolly
Registered Professional Land Surveyor



ACCEPTED BY

LOCATION	DATE	LOCATION	DATE
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NOTES:

1. EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.
2. BEARINGS ARE BASED ON AND 83 TEXAS NORTH CENTRAL ZONE
3. BM 1 ON THE SURVEY IS A 1/2 INCH IRON ROD WITH AN ELEVATION OF 587.19'
4. BM 2 ON THE SURVEY IS A 1/2 INCH IRON ROD WITH AN ELEVATION OF 578.38'
5. ELEVATIONS DERIVED FROM CITY OF LANCASTER MONUMENT NO. 10

REVISIONS		
DATE	BY	NOTES

[illegible]


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 1415 E. IH-30, Ste. 7
 Garland, TX 75043
 P 214.349.0485
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 Firm No. 10158800
www.cbgtxllc.com

TLTA/TOPO

LOT 1, BLOCK 1, GATEWAY PLAZA EAST

DALLAS, DALLAS COUNTY, TEXAS

3200 WEST PLEASANT RUN ROAD

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OPTIONS REAL ESTATE INVESTMENTS, INC

Serving the real estate needs of Southern Dallas and Northern Ellis Counties

Options Real Estate was founded in October of 1991 as a full service commercial real estate company specializing in Southern Dallas County with one mission in mind: To make our neighborhoods and business owners better through the built environment. Our team believes in enhancing the quality of life and advancing the image of our area, in order to provide an enduring inheritance to our children and grandchildren.

We aim to build a community where residents can enjoy educational and employment opportunities that utilize the technologies of the 21st century, find cultural and spiritual fulfillment, and have a diversity of OPTIONS for shopping, dining, entertainment, or living.

Not only has our team done thousands of transactions over the years, but we’ve restored and built places like the Belmont Hotel, the Texas Theatre, various buildings in the Bishop Arts, Downtown Duncanville, surrounding Downtown Midlothian, Thorntree Country Club and much more. Through active participation in civic groups and community organizations, preservation, urbanism and environmentalism, we have done community development for profit.

OUR SERVICES:



BROKERAGE & LEASING

We sell properties and offer flexible short and long-term leases that provide flexibility to business owners, allowing them to grow.



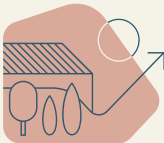
PROPERTY MANAGEMENT

Our team provides expert property management, handling maintenance, bookkeeping, tenant finish-out, and tax consulting.



NEW DEVELOPMENT

Whether you need designing, building, or financing, our team will help make your vision reality from the ground up.



INVESTMENT SERVICES

Our team believes in enhancing the quality of life of Southern Dallas & Northern Ellis Counties and advancing its image.

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.

2-10-2025



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.

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. 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Options Real Estate Investments, Inc.	0418929		(972) 283 - 1111
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
James B. Ousley	550082	jace@optionsre.com	(972) 283 - 1111
Designated Broker of Firm	License No.	Email	Phone
Monte Anderson	399722	monte@optionsre.com	(972) 283 - 1111
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Abigail Nash	815774	abby@optionsre.com	(972) 283 - 1111
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1

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