



MAIN STREET REDEVELOPMENT
RICHARDSON, TX

SHOP^{cos.}

TABLE OF CONTENTS

PG. **3** ABOUT

PG. **4** 2-MILE AERIAL

PG. **5** SITE AERIAL

PG. **6** SITE PLAN

PG. **7-8** PHASE ONE & TWO

PG. **9-10** CURRENT BUILDINGS &
RENDERINGS

ABOUT

PROJECT SCOPE

The city of Richardson plays an integral role in bridging the booming Dallas urban core with the ever-expanding suburban sprawl. Appropriately named for its high density of tech-related businesses, the “Telecom Corridor” stretches along Hwy 75 from I-635 to PGBT. The redevelopment of several historic buildings will include a modern mix of restaurant/retail, office, and residential uses to become the walkable pedestrian-oriented entertainment destination of Richardson. With support from the city and community, the Main Street District located at Beltline and Greenville Avenue will help define what is known as downtown Richardson and will become a key part of Richardson’s identity and appeal.

TRAFFIC

- E. Main St.: 31,896 VPD-14
- Greenville Ave.: 11,067 VPD-14
- North Central Expy: 242,286 VPD-16

DETAILS

- 1) 107 E. Main: 3,589 SF
- 2) 111 E. Main: 2,419 SF
- 3) 201 E. Main: 3,300 SF
- 4) 205 E. Main: 4,140 SF
- 5) 200 E. Main: 8,000 SF
- 6) 111 E. Polk: 2,419 SF
- 7) 110 S. Greenville: 6,198 SF
- 8) 200 S. Greenville: 8,306 SF

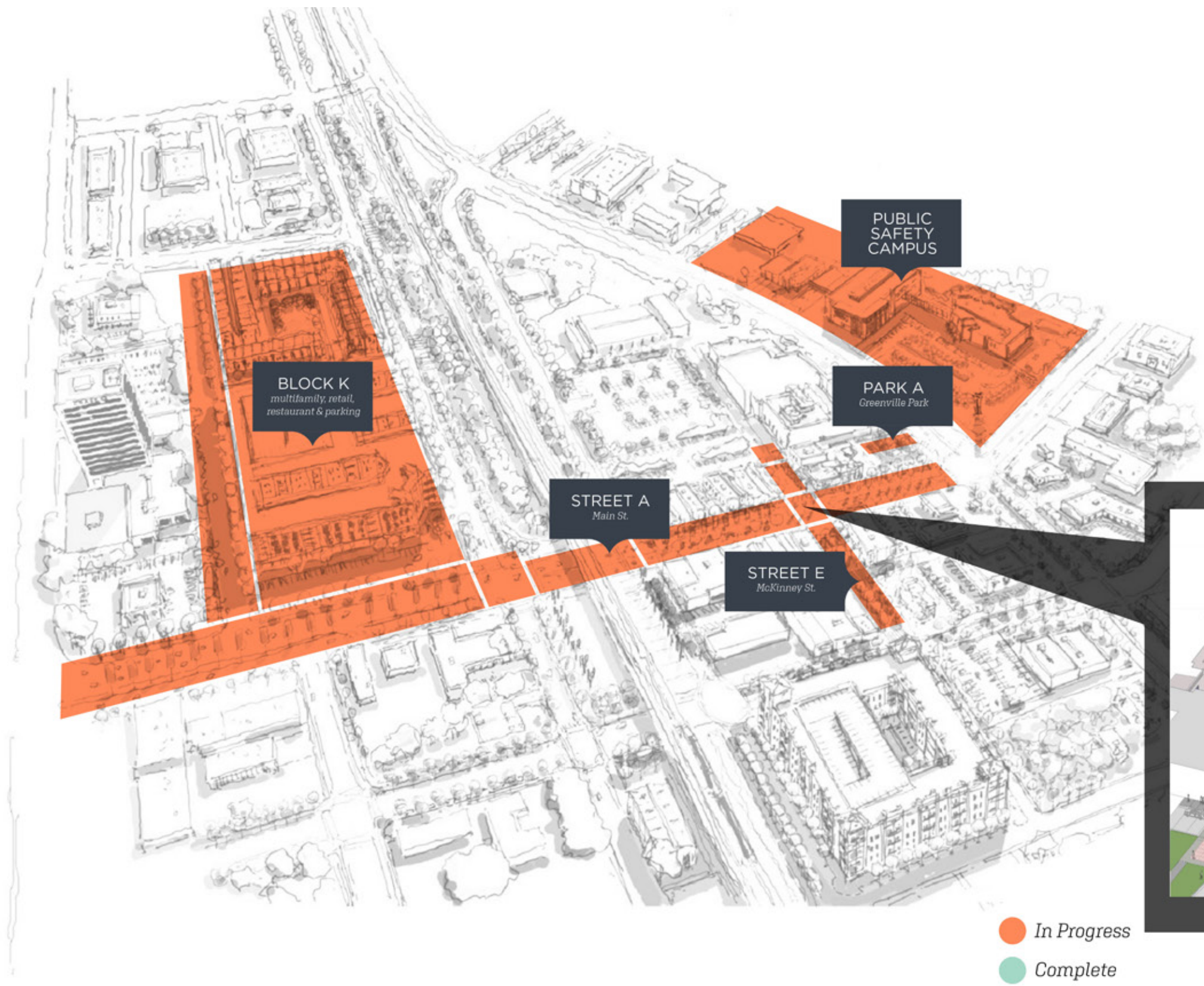
JOIN:



SITE AERIAL



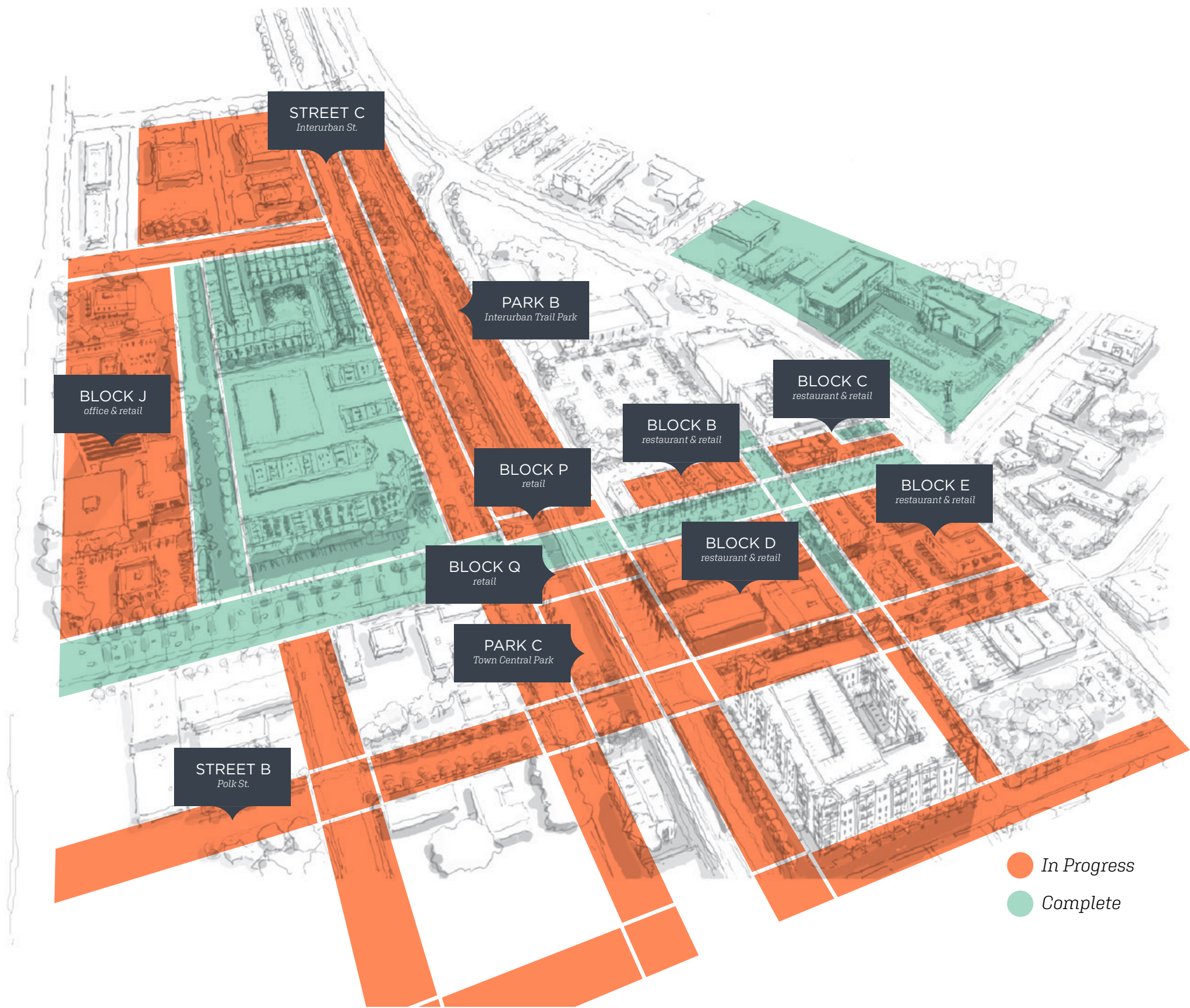
PHASE ONE 2019-2020



Already in progress, Phase 1 includes re-development of infrastructure along Main Street and the new Greenville Park. MSR will develop Block K, which will feature multi-family residential, restaurant, and a public parking garage. Final acquisitions are occurring within The Core, and MSR is leasing out current holdings.



PHASE TWO 2021-2022



Phase 2 will begin the public infrastructure improvements on Interurban Street and Polk Street. The Interurban Trail Park and Town Central Park will be improved to tie The Core together for further private investment and improvements. Alleyway connections will be developed to tie the district together. The 100 North Central office improvements and Block I's multi-family townhomes will also be constructed.

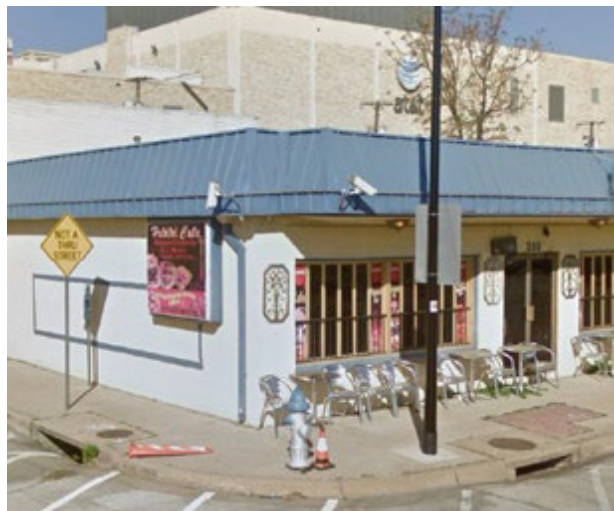
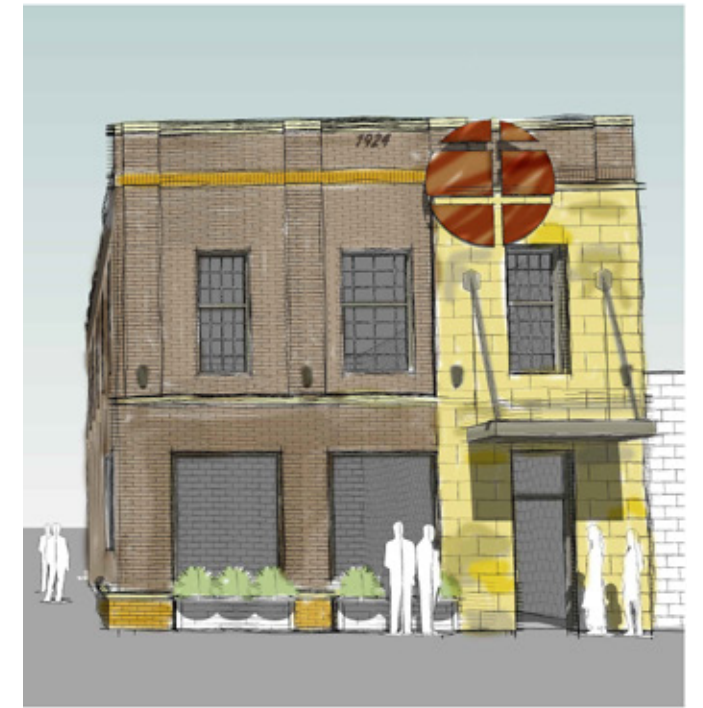
RICHARDSON REDEVELOPMENT RENDERINGS



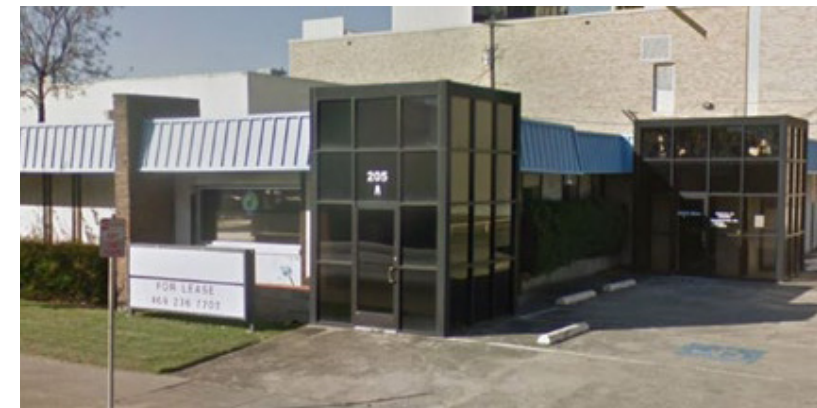
107 E. MAIN STREET 3,589sf



111 E. MAIN STREET 2,419sf



201 E. MAIN STREET 3,300sf



205 E. MAIN STREET 4,140sf



RICHARDSON REDEVELOPMENT RENDERINGS



200 E. MAIN STREET 8,000sf



200 S. GREENVILLE AVE 7,920sf



118 E. MAIN



110 S. GREENVILLE AVE 5,664sf



SHOP^{COS.}

Thomas Glendenning

4809 COLE AVE STE 300, DALLAS, TX 75201

THOMAS@SHOPCOMPANIES.COM

214-960-4528 (DIRECT)

214-205-8217 (MOBILE)

Landry Kemp

4809 COLE AVE STE 300, DALLAS, TX 75201

LANDRY@SHOPCOMPANIES.COM

214-398-2546 (DIRECT)

972-832-9409 (MOBILE)



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.

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.

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 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.

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.

SHOP COMPANIES

Licensed Broker/Broker Firm Name

9002835

License No.

shop@shopcompanies.com

Email

214.960.4545

Phone

RAND HOROWITZ

Designated Broker of Firm

513705

License No.

rand@shopcompanies.com

Email

214.242.5444

Phone