

# CITYLINE MARKET

1405-1425 EAST RENNER ROAD, RICHARDSON, TX

SHOP COS.



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## PROJECT SCOPE

Located off Renner Road and N. Plano Road, CityLine Market is the dominant neighborhood Whole Foods anchored center for the affluent Richardson community. Additionally, the Telecom Corridor is home to approximately 130,000 total daytime workers which include over 15,000 employees between State Farm new campus, Raytheon, Dallas Morning News, the new 3400 at CityLine – all within walking distance. CityLine Market has public transportation to the Telecom Corridor and UT Dallas.

## DETAILS

- Available:
  - Unit 330: 1,700 SF (former salon)
  - Unit 340: 2,349 SF
  - Unit 810: 1,335 SF (former restaurant)
- Rates: Call for information

## TRAFFIC COUNTS

- o North Plano Rd: 23,938 VPD
- o East Renner Rd: 16,126 VPD

## AREA ATTRACTIONS



## DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	12,417	111,851	319,456
Avg. HH Income	\$97,041	\$102,443	\$102,354
Daytime Population	15,206	140,992	350,058
Total Housing Units	5,451	45,064	127,574

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■ AVAILABLE
 ■ AVAILABLE SOON
 ■ LEASED
 ■ NAP (NOT A PART)

SPACE	TENANT	SF
330	AVAILABLE (Salon)	1,700
810	AVAILABLE SOON (Restaurant)	1,335
100	WHOLE FOODS	40,320
200	HOLLYWOOD FEED	3,000
210	MASSAGE ENVY	3,000
220	THE JOINT	1,200
230	FED-EX OFFICE	1,800
250	CITYLINE CENTER DENTAL	2,482
260	FISH CITY GRILL	2,470
300	TRI TIP GRILL	3,677
310	VIO MED SPA	1,584
320	CITYLINE NAIL & SPA	2,800
340	TIFF'S TREATS	2,349
400	STARBUCKS	1,891
410	WELLS FARGO BANK	2,534
500	MODMARKET	2,633
510	LUNA GRILL	2,320
600	SMASH BURGER	1,935
610	PEI WEI ASIAN DINNER	3,000
700	CVS	12,900
800	PIADA ITALIAN STREET FOOD	2,991
820	PHO IS FOR LOVERS	1,834
830	SUPER CHIX	2,500
OEA		0
OEA		0

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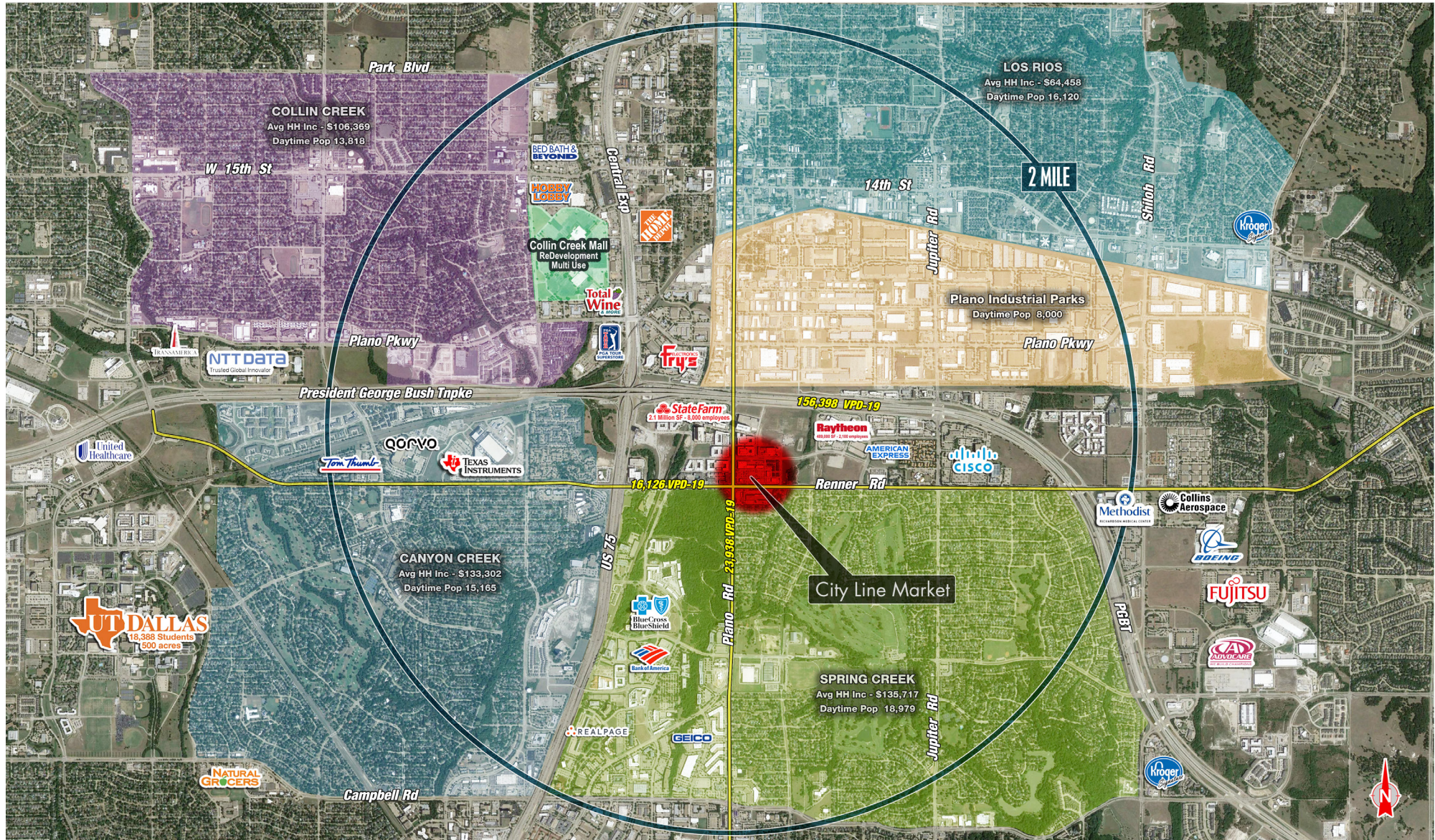
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# INFORMATION ABOUT BROKERAGE SERVICES



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

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