

PROMENADE NORTH

SEQ COIT & ARAPAHO  
RICHARDSON, TX

## SITE SUMMARY

---

Promenade North is an infill retail center at the southeast corner of Coit Rd. & Arapaho Rd. on the western edge of Richardson, TX. The intersection is anchored by a highly productive Walmart Super Center on the NWQ. The SWQ is now anchored by Chick-Fil-A and a new Murphy Gas Station. This leaves Promenade North as the dominant corner at the intersection for multi-tenant retail. Promenade North is approximately 172,000 SF of shallow depth space comprised of medical, service, restaurant and retail tenants. The center is surrounded by 4 quadrants of dense, single-family residential and is proximate to the two flagship high schools, Richardson High School (magnet) and Pearce High School. Promenade North is a gateway for Richardson, TX given it is located on the boundary line between Dallas and Richardson.

---

# PROPOSED RENDERINGS

---





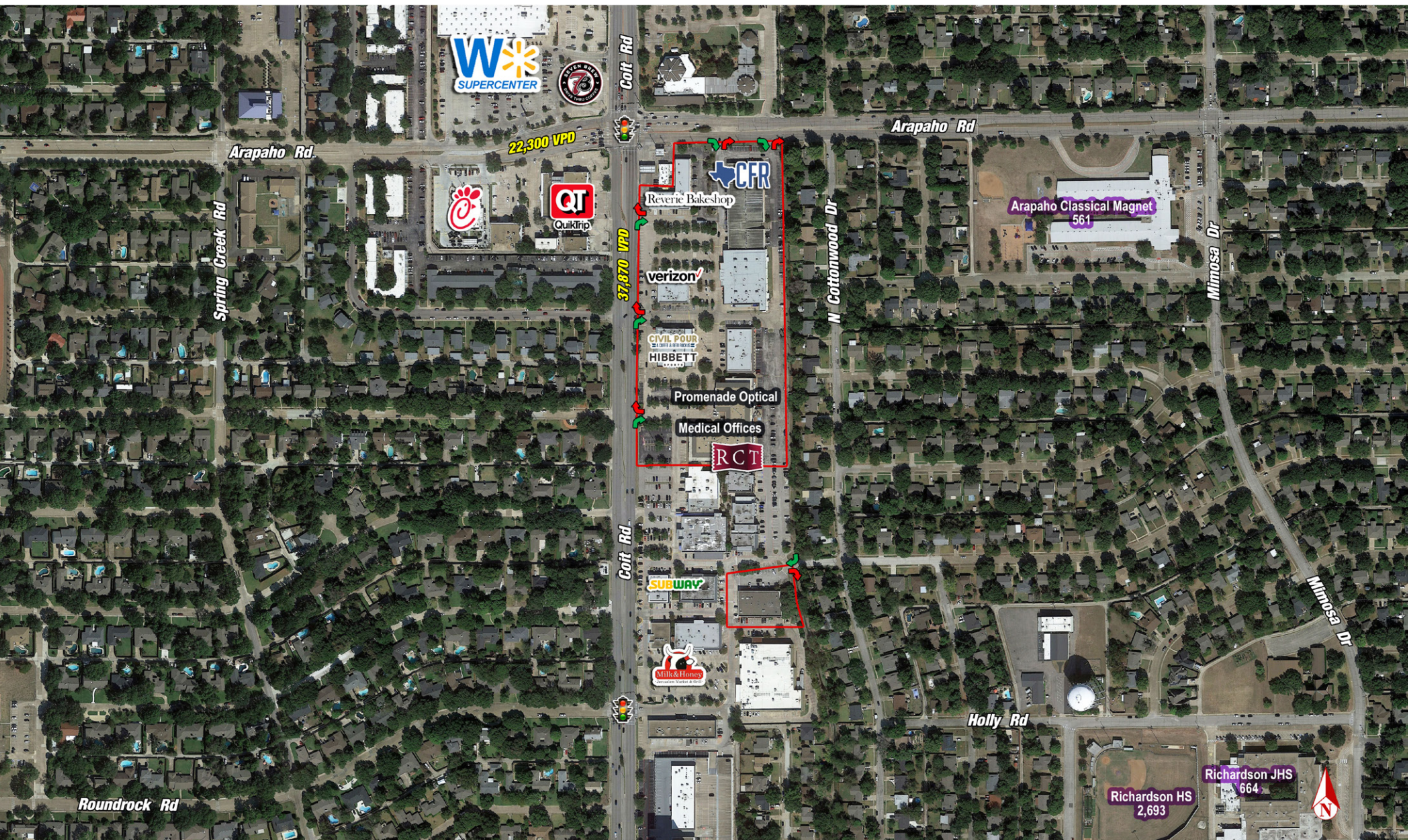
# SITE PLAN



SUITE	TENANT	SF	SUITE	TENANT	SF	SUITE	TENANT	SF
3090	Ice House Beverages	2,485	2660	A Care Medical	5,015	2490	AT&T	398
3095	Le Beauty Spa	1,760	2655	Black Dog Darts & Billiards	843	2480	AVAILABLE	4,725
3095-B	Dentist	1,981	2650	Image Ballroom Dancing	2,506	2486	Kansal Eye	3,816
3080	AVAILABLE	2,014	2653	AVAILABLE	2,480	2373	Jui Jitsu	3,025
3096	Henry Z Roofing	715	2403	Family Discount Pharmacy	2,233	2375	AVAILABLE	4,922
3073	CrossFit	6,657	2402	San Jose Beauty Salon	656	2377	Champagne Lash Lounge	1,137
3071	Jay Jay's Barber	1,096	2405	Richardson's Children Theatre	9,650	2381	I Am Clothesminded	1,278
3070	Coit Alterations	759	2360	Euro Deli	2,245	2379	AVAILABLE	4,815
3040	Sleep Central	8,797	2355	Family Doctor	3,607			
3027	Consign & More	12,074	2330	Go Puff	6,103	2085	Elik Dialysis	3,993
3025	Shahrazad Mediterranean	15,321	2325	Promenade Optical	1,503	2091	AVAILABLE	1,097
			2350	J Ritzy Hair Lounge	1,514	2094	Dentist	2,051
			2320	AVAILABLE	7,202	2095	AVAILABLE	2,418
2885	B&B Consignment	6,273				2074	AVAILABLE	1,519
2860	Supreme Appliances	2,492	2550-B	Mr. Max Japanese Restaurant	2,700	2078	Kali Davis Prosthetics	1,261
2850	Reverie Bake Shop	2,496	2550	Civil Pour	2,988			
			2500	Hibbett Sports	6,724			
			2552	AVAILABLE	4,592			
2702	Verizon	2,577						
2703	AVAILABLE	1,090						
2701	Papa Murphy's	1,397						
2700	Wingstop	2,191						



# AERIAL



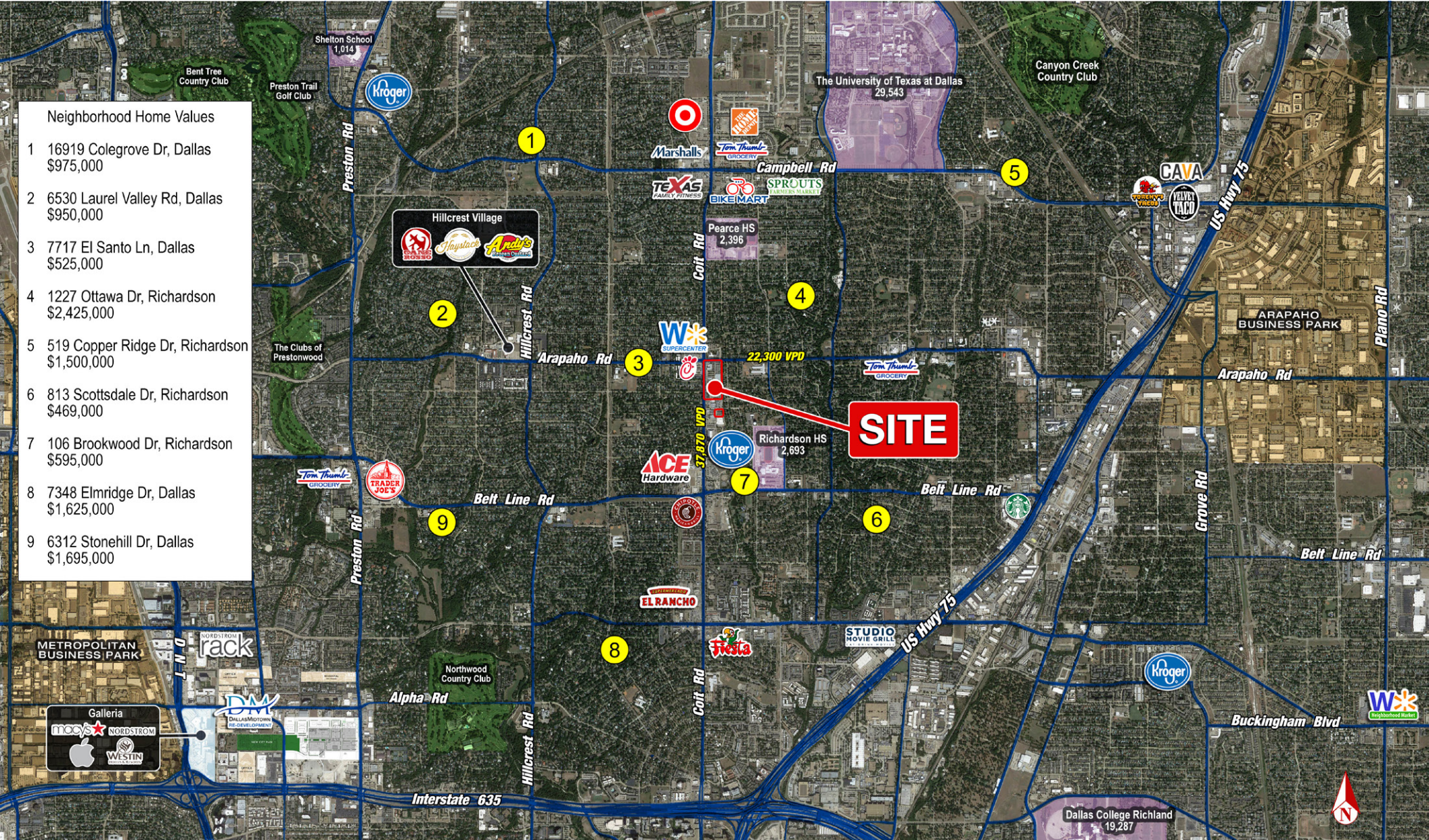


# AERIAL





# NEIGHBORHOOD HOME VALUES & SCHOOLS





# NEIGHBORHOOD HOME VALUES & SCHOOLS

---



**#1 \$975,000**



**#2 \$950,000**



**#3 \$525,000**



**#4 \$2,425,000**



**#5 \$1,500,000**



**#6 \$469,000**



**#7 \$595,000**



**#8 \$1,625,000**



**#9 \$1,695,000**



# DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>2023 Population</b>			
2023 Total Population	15,125	146,048	388,634
2010-2020 Population: Annual Growth Rate	0.64%	1.63%	1.43%

<b>2023 Daytime Population</b>			
2023 Total Daytime Population	13,870	171,456	595,508
2023 Daytime Population: Workers	6,689	103,751	424,791
2023 Daytime Population: Residents	7,181	67,705	170,717

<b>2028 Population Estimate</b>	1 mile	3 miles	5 miles
2028 Total Population	14,772	147,331	394,620
2022-2027 Population: Annual Growth Rate	-0.47%	0.18%	0.31%
2028 Household Population	14,705	140,389	386,606
2028 Family Population	12,927	103,122	278,502
2028 Population Density (Pop per Square Mile)	4,705.8	5,212.0	5,025.2

<b>2023 HH Income</b>			
2023 Median Household Income	\$111,008	\$70,584	\$71,862
2023 Average Household Income	\$154,764	\$115,343	\$116,017
2023 Per Capita Income	\$54,282	\$47,920	\$51,457

<b>2023 Educational Attainment</b>			
Bachelor's Degree & Greater Total %	67%	58%	56%
Bachelor's Degree %	42.69%	35.17%	35.08%
Graduate & Professional Degree %	24.81%	22.52%	21.26%

<b>2023 Educational Breakdown</b>			
2023 Pop 25+ by Educ: <9th Grd	379.0	4,951.0	10,699.0
2023 Pop 25+ by Educ: Some HS	207.0	3,618.0	9,220.0
2023 Pop 25+ by Educ: HS Grad	998.0	11,489.0	32,556.0
2023 Pop 25+/Educ: GED	213.0	1,438.0	4,051.0
2023 Pop 25+ by Educ:Some College	1,195.0	14,109.0	42,318.0
2023 Pop 25+ by Educ:Assoc Deg	436.0	5,698.0	18,899.0
2023 Pop 25+ by Educ: Bach Degree	4,502.0	34,323.0	94,596.0
2023 Pop 25+ by Educ: Grad Degree	2,616.0	21,975.0	57,320.0

<b>2023 Households</b>			
2023 Total Households	5,288	60,101	172,283
2010 Owner-occupied Housing Units	4,248	24,961	64,591
2023 Median Home Value	\$389,731	\$415,269	\$394,569
2023 Average Home Value (Esri)	\$426,778	\$472,004	\$473,484
2023 Average Family Size (Esri)	3.29	3.15	3.04

<b>2023 Age</b>			
2023 Median Age	42.6	36.9	37.1



# SHOP<sup>COS.</sup>

---

*Daniel Frid*

4809 COLE AVE STE 330, DALLAS, TX 75205

DFRID@SHOPCOMPANIES.COM

214-501-5108 (DIRECT)

972-824-4471 (MOBILE)

*Koehler Martin*

4809 COLE AVE STE 330, DALLAS, TX 75205

KOEHLER@SHOPCOMPANIES.COM

972-895-3497 (DIRECT)

314-817-4800 (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