

ARAPAHO VILLAGE

801 - 819 W. Arapaho Road; Richardson, Texas



FOR LEASE

EXCLUSIVE ADVISORS:

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PROPERTY DETAILS

Tom Thumb



TOM THUMB ANCHORED
Neighborhood Retail Center



LOCATED IN RICHARDSON HEIGHTS
in the heart of Richardson, Texas



2 MILES FROM THE TELECOM CORRIDOR (US HWY 75)



CLOSE PROXIMITY TO:
Richardson High School
(2,727 students)

J.J. Pearce High School
(2,332 students)

University of Texas at Dallas
(29,543 students)



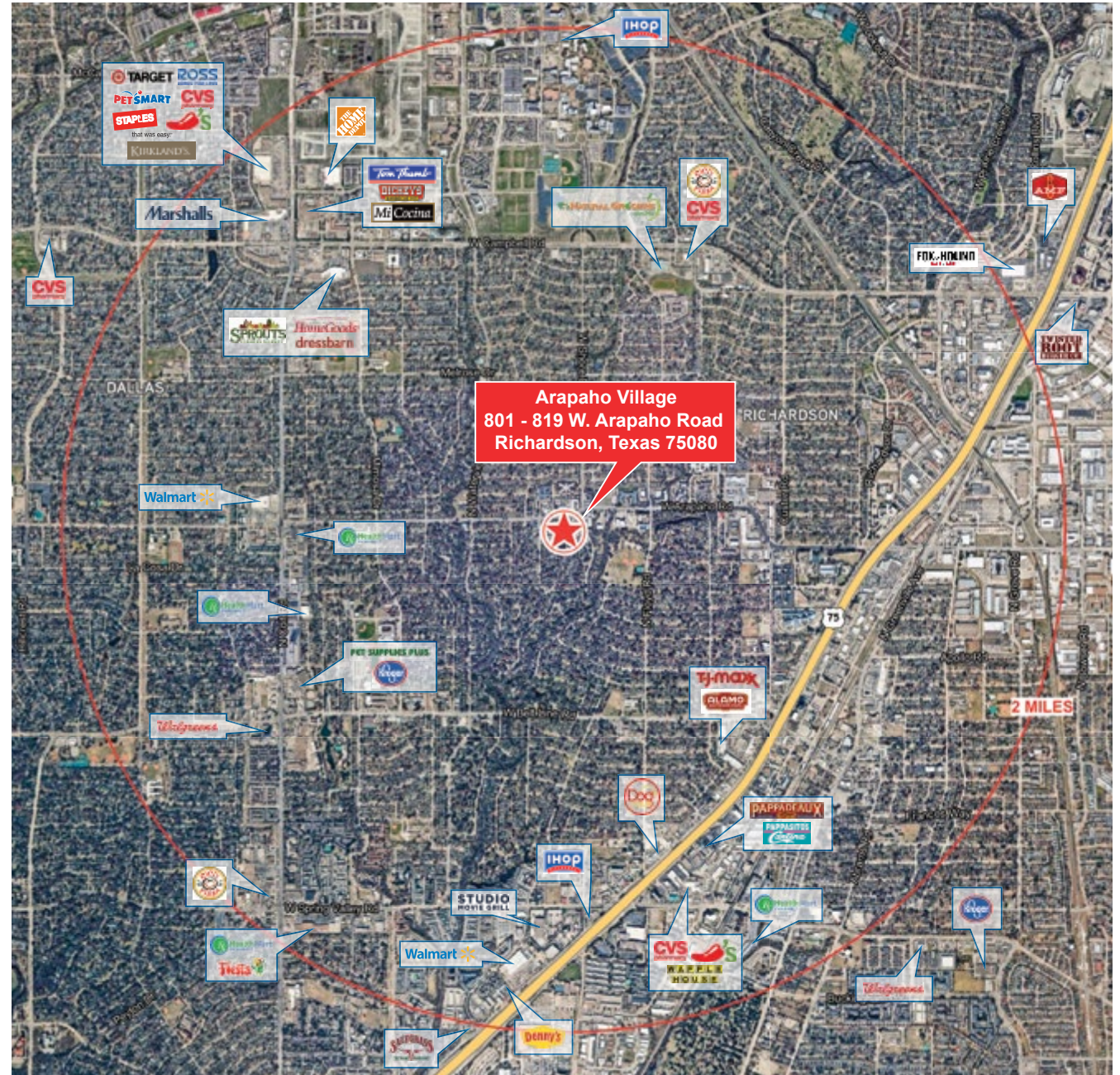
DEDICATED TURN LANE AND PYLON SIGN



JOINING:



H&R BLOCK





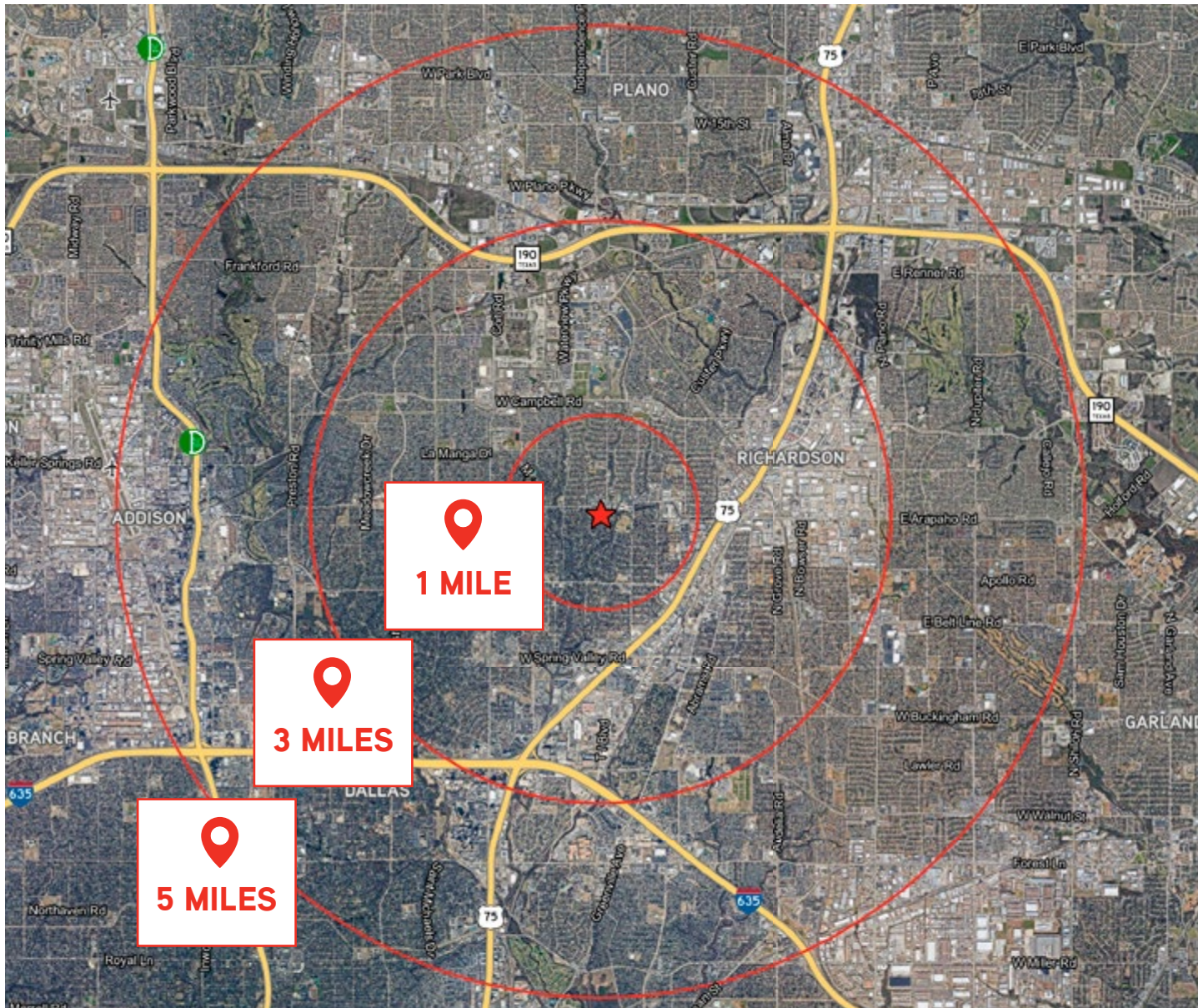
TENANT	SUITE	SF
Tom Thumb	26	43,256
Available	14	9,422
* Anytime Fitness	53	5,000
Available	58D	3,300
H&R Block	22	3,183
Arapaho Pharmacy	57	2,800
Painting With a Twist	52	2,694
Gracie Gym	18	2,671
Available	24	2,150

TENANT	SUITE	SF
Available	21	2,100
China Express	58E	2,000
Recovery DFW	19	2,000
Available	40	2,000
Available	41	1,980
Available	20	1,980
Subway	58	1,800
State Farm	50	1,500
Action Video Service	23	1,425

TENANT	SUITE	SF
Papa John's Pizza	24A	1,400
Mantra Leaf	56	1,359
The UPS Store	24B	1,350
Minsky Cleaners	28	1,320
Pro-Cuts	58B	1,200
Available	51	1,125
Hair Pro	29	900
D-Town Jewelry	25	720
Arapaho Pharmacy (Storage)	55	681

* Can be available in 60-90 days

AREA DEMOGRAPHICS



📍 1 MILE	
TOTAL POP.	13,796
TOTAL HH	5,707
MED. AGE	44.3
MED. HH INC	\$72,322
BACH. DEG.	36.50%

📍 3 MILES	
TOTAL POP.	132,636
TOTAL HH	52,807
MED. AGE	36.5
MED. HH INC	\$65,121
BACH. DEG.	31.90%

📍 5 MILES	
TOTAL POP.	402,161
TOTAL HH	167,050
MED. AGE	36.6
MED. HH INC	\$62,008
BACH. DEG.	29.15%



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.

11-2-2015



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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date