

FOR LEASE

Northside Restaurant Park

800 Synergy Park Blvd | Richardson, TX



Overview

AVAILABLE 1,500 SF

RATES Call for Rates



Description

End cap position next to Starbucks with planned outdoor dining plaza, games, group seating, lounge chairs, open lawn and stage with shade structure. Northside Restaurant Park is part of the Northside Student Housing Project at UT Dallas (28,000 students) with over 1,500 residents.

Existing Retail



Demographics

	1 MILE	3 MILE	5 MILE
Total Population	11,600	117,625	367,954
Total Households	5,962	50,553	151,680
Median Household Income	\$46,726	\$75,755	\$74,836
Daytime Population	14,899	148,528	422,260

Year: 2020 | Source: Esri

Contact

TYLER ISBELL

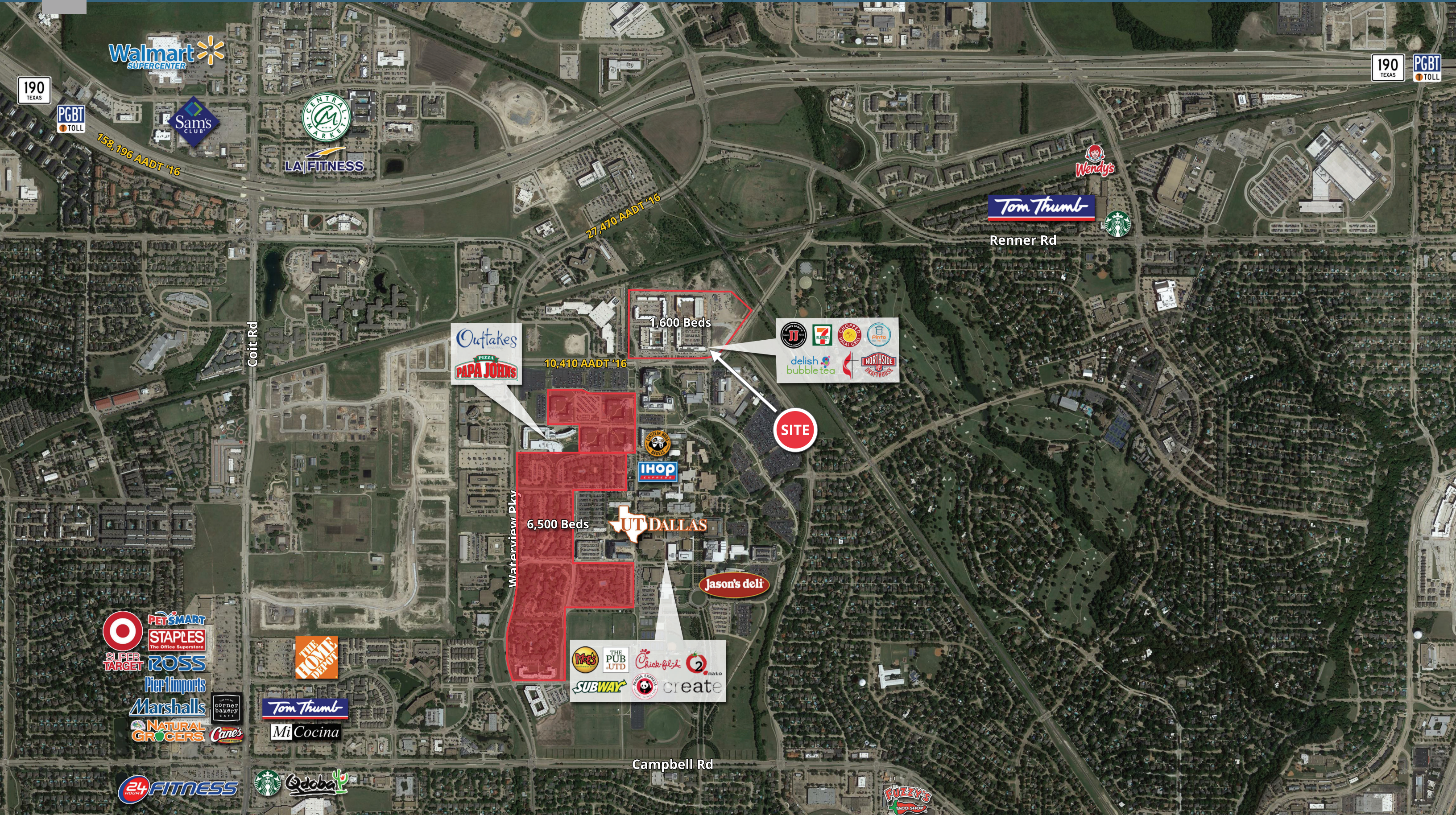
214.560.3145 | tyler.isbell@srsre.com

SRS REAL ESTATE PARTNERS | 8144 Walnut Hill Lane, Suite 1200 | Dallas, TX 75231 | 214.560.3200

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

Northside Restaurant Park

800 Synergy Park Blvd | Richardson, TX



190 TEXAS

PGBT TOLL

190 TEXAS

PGBT TOLL

Walmart SUPERCENTER

SAM'S CLUB

CENTRAL MARKET

LA FITNESS

Wendy's

Tom Thumb

Renner Rd

Coit Rd

Ouftakes PAPA JOHN'S

1,600 Beds

10,410 AADT '16

delish bubble tea NORTHSIDE WAFFLES

SITE

UT DALLAS

6,500 Beds

Jason's deli

Waterview Pkwy

Mac's THE PUB UTD Chick-fil-A create

Campbell Rd

Target PET SMART STAPLES The Office Superstore ROSS

THE HOME DEPOT

Tom Thumb

Mi Cocina

Pier Imports Marshalls

NATURAL GROCERS Cane's

24 HOUR FITNESS

Starbucks Qdoba

FUZZY'S TACO SHOP

Northside Restaurant Park

800 Synergy Park Blvd | Richardson, TX



Northside Restaurant Park

800 Synergy Park Blvd | Richardson, TX



	1 mile	3 miles	5 miles
Population			
2000 Population	4,997	93,126	312,157
2010 Population	7,374	95,448	315,536
2018 Population	10,261	109,223	354,322
2023 Population	11,591	117,987	381,647
2000-2010 Annual Rate	3.97%	0.25%	0.11%
2010-2017 Annual Rate	4.09%	1.65%	1.42%
2017-2022 Annual Rate	2.47%	1.56%	1.50%
2018 Male Population	52.1%	49.4%	49.4%
2018 Female Population	47.9%	50.6%	50.6%
2018 Median Age	29.7	39.9	38.2
Households			
2000 Households	2,356	38,853	126,686
2010 Households	3,673	41,325	131,067
2018 Total Households	5,289	47,136	145,934
2023 Total Households	6,025	50,765	156,482
2000-2010 Annual Rate	4.54%	0.62%	0.34%
2010-2017 Annual Rate	4.52%	1.61%	1.31%
2017-2022 Annual Rate	2.64%	1.49%	1.41%
2018 Average Household Size	1.85	2.29	2.41
Housing Units			
2018 Total Housing Units	5,934	49,982	155,746
2018 Owner Occupied Housing Units	1,033	23,961	69,895
2018 Renter Occupied Housing Units	4,256	23,175	76,039
2018 Vacant Housing Units	645	2,846	9,812
Race and Ethnicity			
2018 White Alone	66.5%	69.6%	63.5%
2018 Black Alone	5.1%	7.6%	10.7%
2018 American Indian/Alaska Native Alone	0.4%	0.4%	0.5%
2018 Asian Alone	23.0%	13.1%	12.8%
2018 Pacific Islander Alone	0.0%	0.1%	0.1%
2018 Hispanic Origin (Any Race)	7.3%	15.5%	22.5%
Income			
2018 Median Household Income	\$40,643	\$72,642	\$69,698
2018 Average Household Income	\$75,975	\$102,259	\$103,878
Per Capita Income	\$38,683	\$44,465	\$43,084
2018 Population 25+ by Educational Attainment			
Total	5,984	77,151	247,427
High School Graduate	10.2%	10.7%	12.8%
GED/Alternative Credential	0.6%	1.2%	1.6%
Some College, No Degree	11.7%	18.5%	18.9%
Associate Degree	3.7%	6.6%	6.5%
Bachelor's Degree	37.3%	34.7%	31.8%
Graduate/Professional Degree	33.1%	22.1%	19.1%
Daytime Population			
2018 Total Daytime Population	25,670	158,738	459,472
Workers	20,372	107,949	296,914
Residents	5,298	50,789	162,558

Source: Esri, U.S. Census

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 or 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.

SRS Real Estate Partners - Southwest, LLC	600324	mark.reeder@srsre.com	214-560-3200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mark B. Reeder	318755	mark.reeder@srsre.com	214-560-3251
Designated Broker of Firm	License No.	Email	Phone
Mark B. Reeder	318755	mark.reeder@srsre.com	214-560-3251
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
John Tyler Isbell	537583	tyler.isbell@srsre.com	214-560-3145
Sales Agent/Associate's Name	License No.	Email	Phone

Buyers Initials

Tenant Initials

Seller Initials

Landlord Initials

Date