



ARAPAHO VILLAGE

801-819 W ARAPAHO RD | RICHARDSON, TX 75080

PROPERTY DETAILS

ADDRESS 801-819 W Arapaho Rd
Richardson, TX 75080

PROPERTY TYPE Grocery-Anchored Center

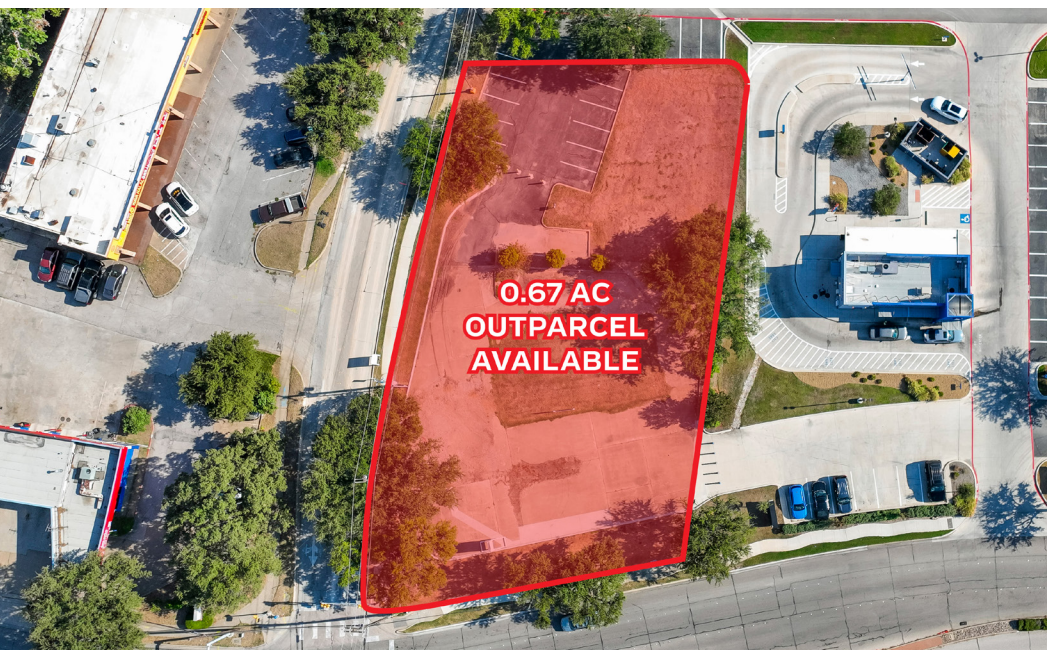
GLA 101,507 SF

PROPERTY HIGHLIGHTS

- Strong performing Tom Thumb (recently renovated) anchored center with strong mix of national, regional and local tenants
- Vibrant, signature location at the intersection of Arapaho and West Shore Drive in the dynamic Richardson corridor, one mile from US 75
- Affluent incomes and dense population highlight our immediate trade area
- Easy ingress and egress into the shopping center with multiple points of access
- Available location opportunities in the desirable 1,900 SF to 2,100 SF range



PROPERTY PHOTOS



SITE PLAN

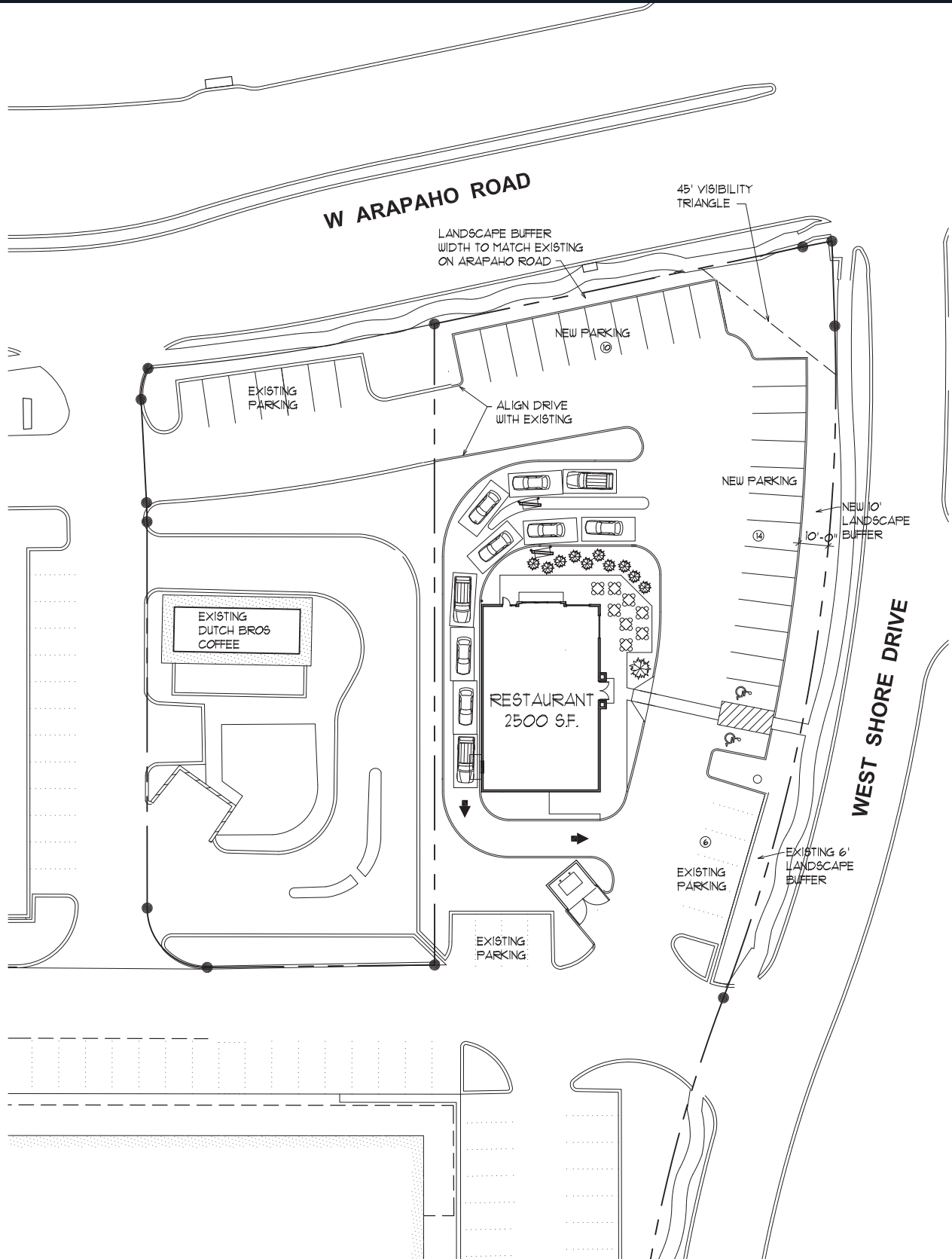


Available Space	
*14	9,422 sf
19	2,000 sf
20	1,980 sf
21	2,100 sf
41	1,980 sf

*Occupied but available

Current Tenants		
18	Progresso JiuJitsu Richardson	2,671 sf
22	H&R Block	3,183 sf
23	Action Video Service	1,425 sf
24	\$100 Braids	2,150 sf
24A	The UPS Store	1,400 sf
24B	Papa John's Pizza	1,400 sf
25	D-Town Jewelers	720 sf
28	Minsky Cleaners	1,320 sf
29	Hair Pro	900 sf
26	Tom Thumb	43,256 sf
40	Peak Physical Therapy	2,000 sf
50	State Farm Insurance	1,500 sf
51	Express Driving School	1,230 sf
52	Painting with a Twist	2,694 sf
53	Anytime Fitness	5,000 sf
55	A.V. Pharmacy Storage	681 sf
56	Bella Flan	1,359 sf
57	Arapaho Village Pharmacy	2,800 sf
58A	Meridith David, DDS	3,386 sf
58B	Star Nails Salon	1,200 sf
58E	China Express	2,000 sf
58	Subway	1,800 sf

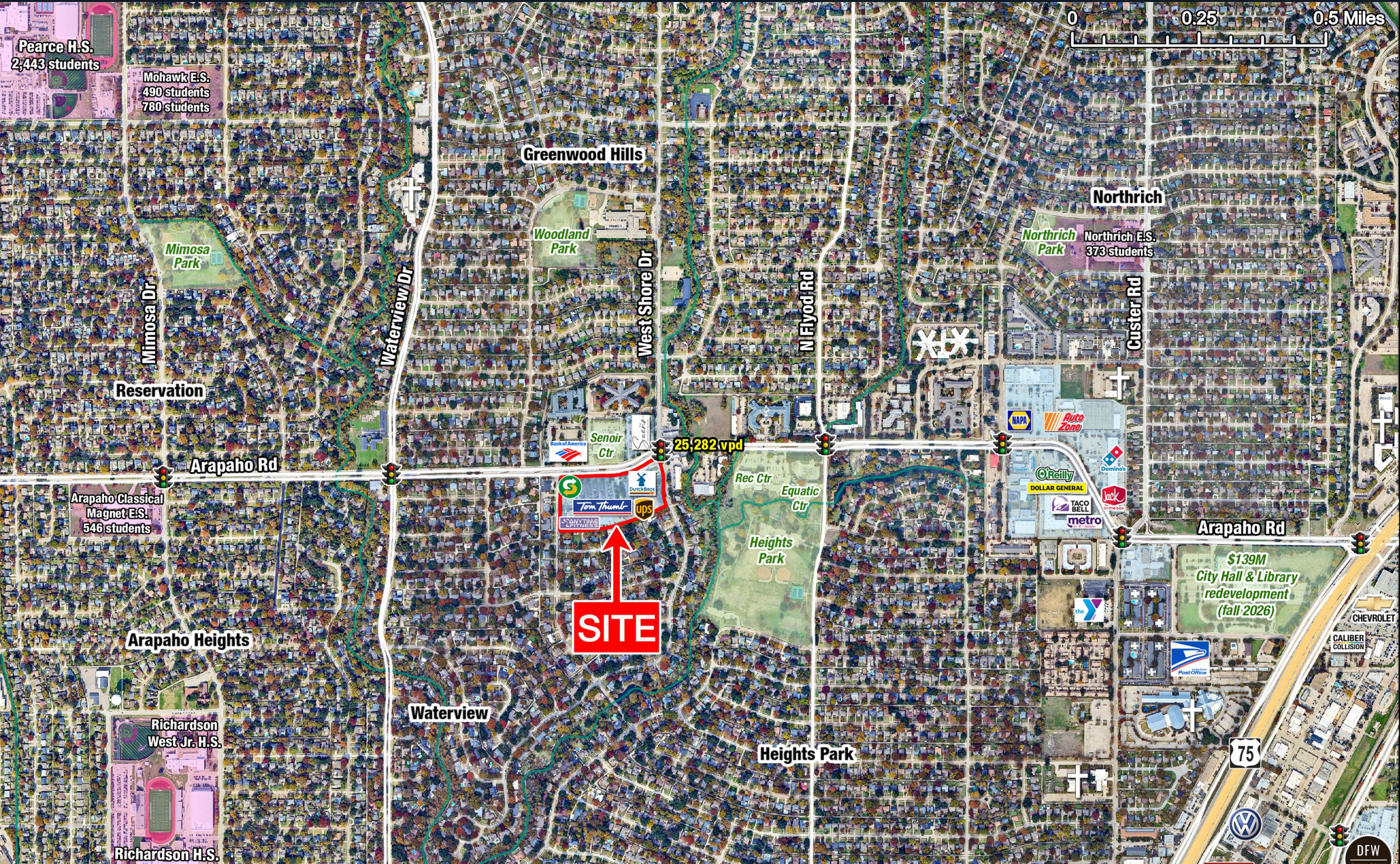
PROPOSED OUTPARCEL SITE PLAN



1 PROPOSED SITE PLAN
1" = 30'-0"

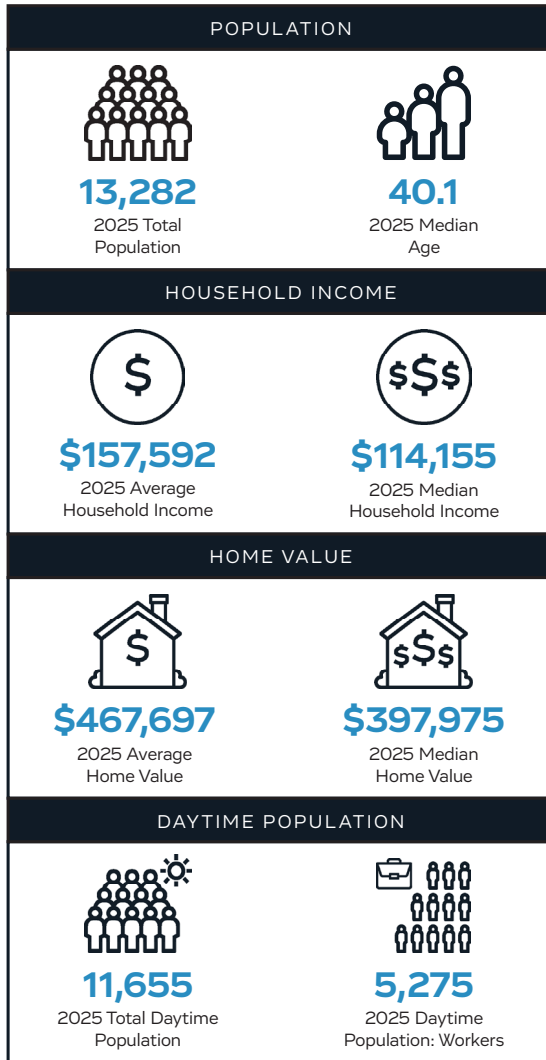


PROPERTY AERIAL

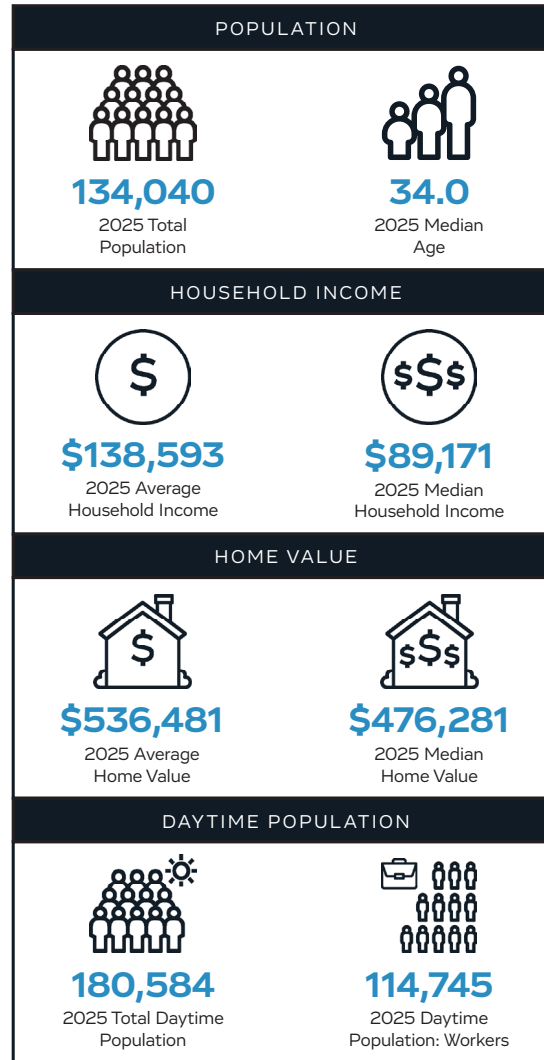


DEMOGRAPHICS

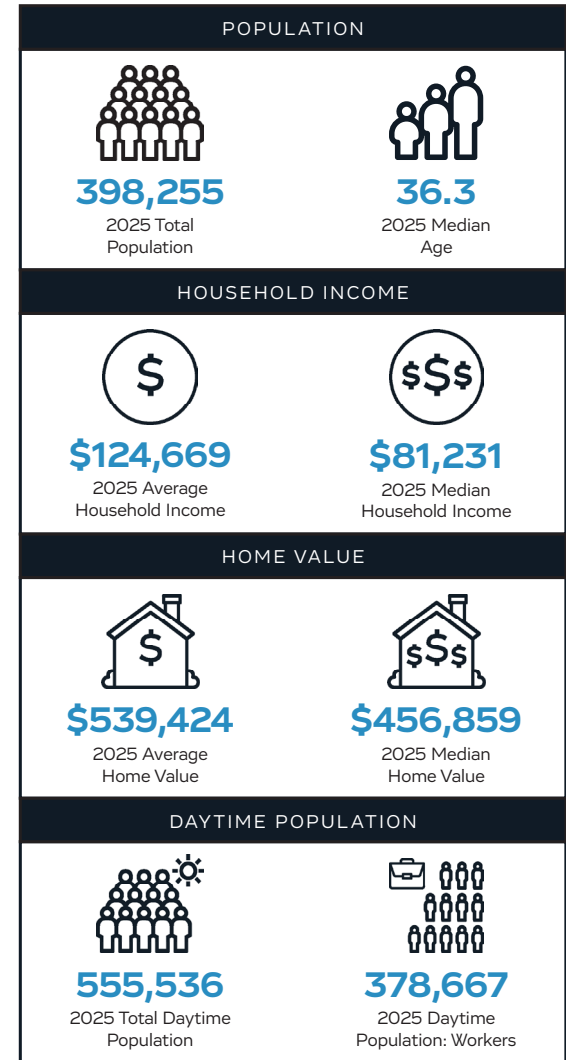
1 MILE



3 MILE



5 MILE



DFW BY THE NUMBERS

1

TOP MARKET TO WATCH

THE URBAN LAND INSTITUTE (ULI) AND PWC'S EMERGING TRENDS IN REAL ESTATE REPORT NAMED D-FW THE NATION'S TOP MARKET TO WATCH IN 2025.

3

IN THE NATION FOR POPULATION GROWTH

D-FW ADDED 177,922 RESIDENTS IN 2024

U.S. CENSUS

1

CORPORATE HQ RELOCATIONS

100 NEW HEADQUARTERS FROM 2018 TO 2024

CBRE

2

IN THE NATION FOR HOME STARTS

53,000 NEW STARTS IN 2024

CONSUMER AFFAIRS

1

IN THE NATION FOR MULTI-FAMILY CONSTRUCTION

33,276 NEW UNITS IN 2024

MULTI-HOUSING NEWS/YARDI MATRIX

TEXAS BY THE NUMBERS

2

IN JOB GROWTH

284,200 NONFARM JOBS

DEC 2023 – DEC 2024

U.S. BUREAU OF LABOR STATISTICS

1

IN POPULATION GROWTH

563,000 NEW RESIDENTS IN 2024

U.S. CENSUS

1

BEST STATES FOR BUSINESS

CHIEF EXECUTIVE MAGAZINE
SITE SELECTION MAGAZINE

2

FOR FORTUNE 500 COMPANIES

TEXAS IS HOME TO 54 FORTUNE 500 COMPANY HEADQUARTERS, MORE THAN ANY OTHER STATE

FORTUNE

8

WORLD ECONOMY

TEXAS IS THE WORLD'S 8TH LARGEST ECONOMY WITH \$2.6 TRILLION IN GDP

TEDC

1

FOR EXPORTS

NO. 1 EXPORTING STATE FOR 23 YEARS IN A ROW; NO. 1 SEMICONDUCTOR EXPORTING STATE FOR 14 YEARS IN A ROW; NO. 1 TECH EXPORTING STATE 12 YEARS IN A ROW.

FORBES

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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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:

A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see

section 1101.563 of the Texas Occupations Code.

Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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 Broker /Broker Firm Name or Primary Assumed Business Name

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Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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