

RENOVATION UNDERWAY



DAL-RICH TOWNE SQUARE

101 S COIT RD RICHARDSON, TX 75080

REGIONAL-DRAW RETAIL LANDMARK SERVING THE DENSE RICHARDSON MARKET

Dal-Rich Towne Square has long been Richardson's top locations for convenience and destination shopping. The center's prime location at the heavily trafficked intersection of S. Coit Road and Belt Line Road creates high visibility and accessibility in the heart of one of D-FW's most established suburbs.

With a mix of dining, services, health and beauty and unique destination shopping, Dal-Rich Towne Square is a regional-draw retail landmark serving the dense Richardson market.

Major renovation has given the historic center an updated look and new tenant visibility. In addition, Dal-Rich features an office component where tenants benefit from the access and traffic of retail setting.

Dal-Rich's location at two of the area's most heavily trafficked thoroughfares makes it ideally suited to serve the surrounding community. The combination of the location and the tenant mix means that many of the concepts have been located at Dal-Rich Towne Square for decades.



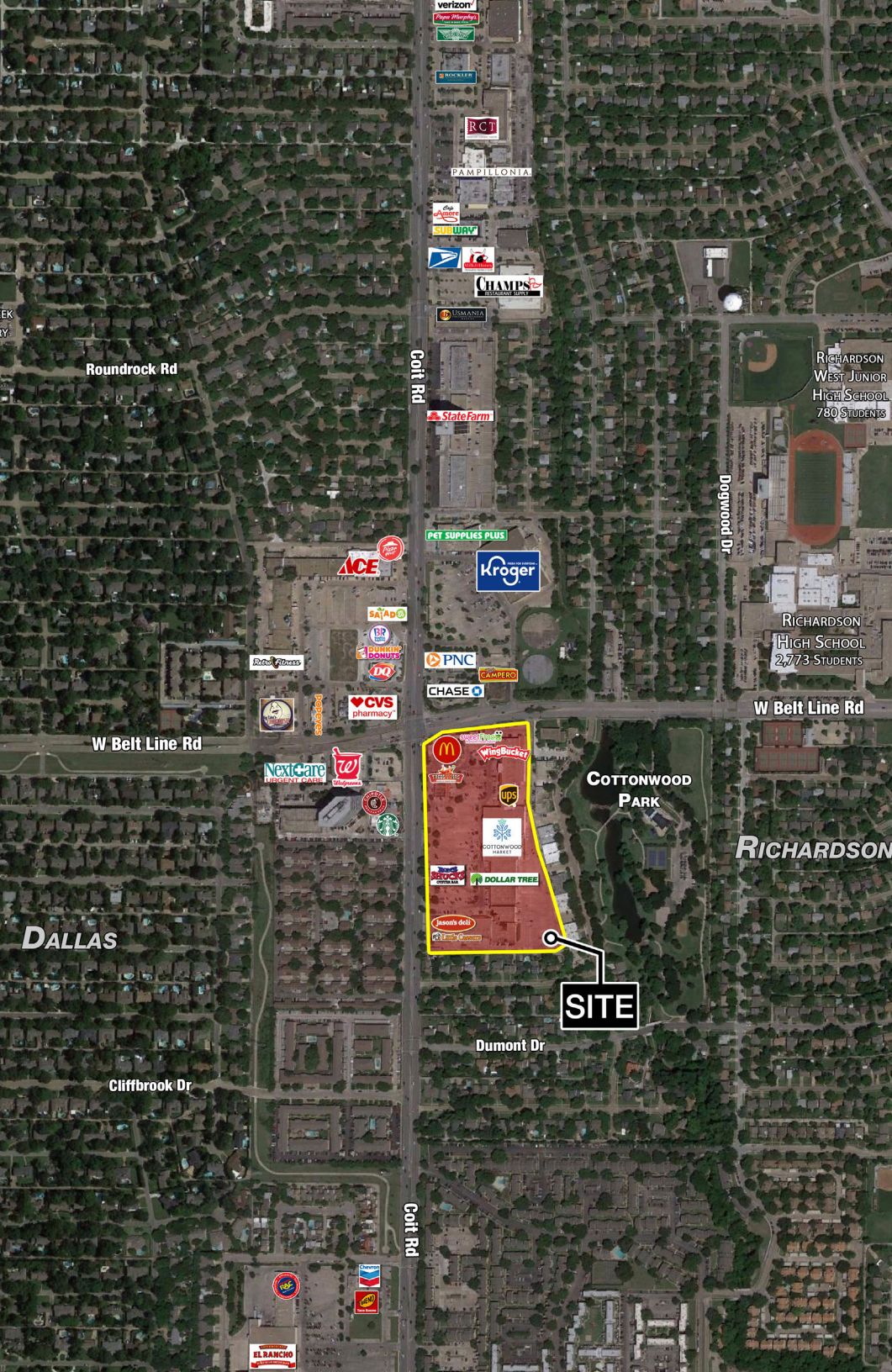
386,076
5 Mile Total
Population 2024



\$124,234
5 Mile Average
Household Income



168,996
5 Mile Total
Households 2024



TENANT MIX

A COMMUNITY-FOCUSED TENANT MIX

Traffic draws at Dal-Rich Towne Square include:

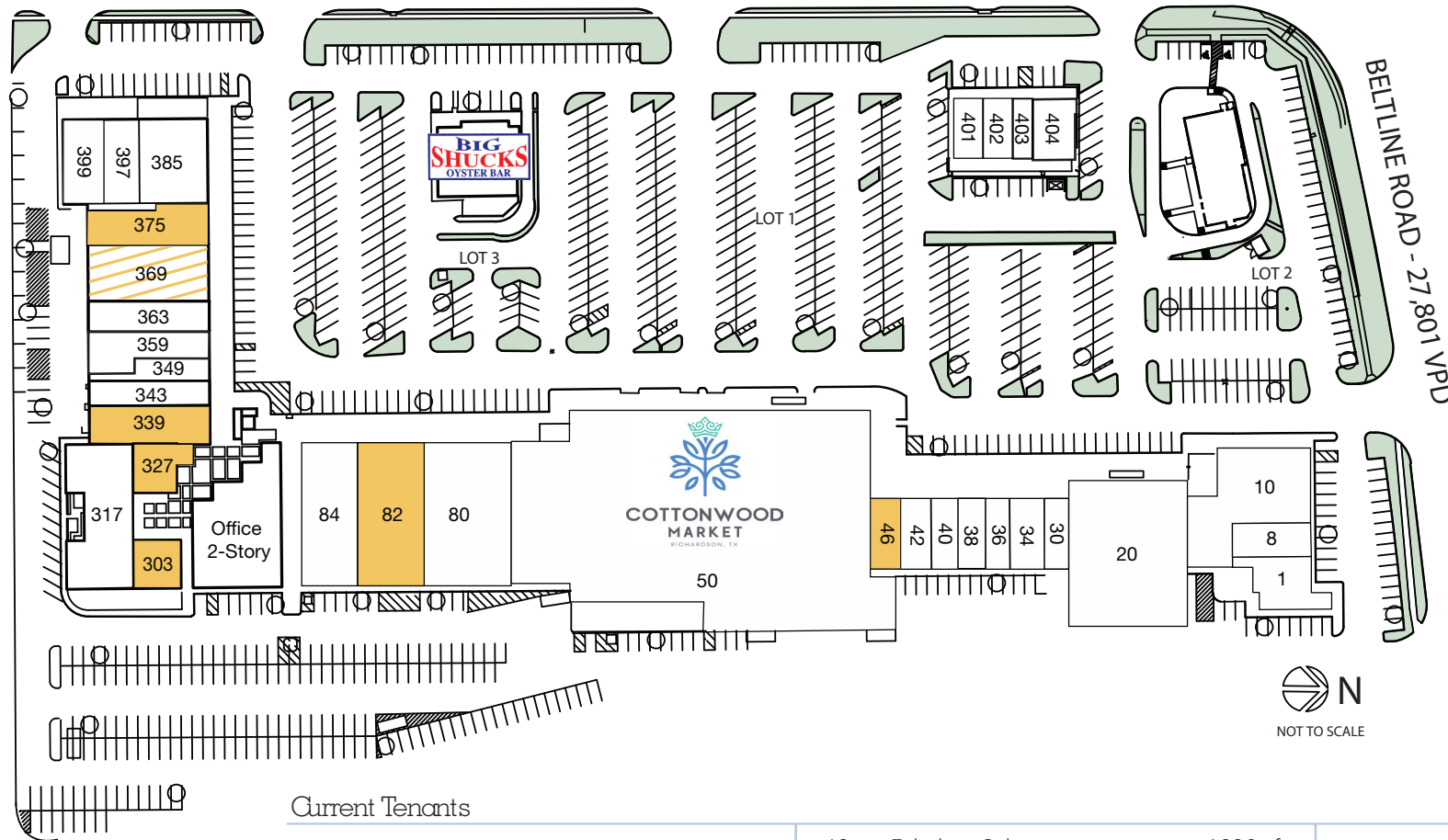
Anchor Cottonwood Market, which spans more than 50,000 square feet and offers the kind of selection and rotating merchandise that mean every visit is a new opportunity to find one-of-a-kind items worth cherishing. The market's eclectic vendors offer unique vintage, antique and artisan items, ranging from modern furniture, rugs, lamps, antiques and home décor.

- **Retailers** including Dollar Tree, Asel Art Supply and Silver Pyramid;
- **Restaurants & specialty food concepts** such as Jason's Deli, Big Shucks, JC's Burger Bar, Sweet Frog Frozen Yogurt, Wing Bucket, Noodle Palace, Thai Soon, Curry Bliss, Honey-baked Ham, Little Caesars and Tacos Y Mas;
- **Beauty, health & boutique fitness concepts** including Fabulous Salon, Love Thyself Day Spa, Focus on Eye, Nail Times, Premier Hearing, Texas Home Medical, Shaeista Osman, D.D.S. and Sun Yoga Company;
- **Services** including The UPS Store, Cricket Wireless and Cell Phone Repair Store.



SITE PLAN

COIT ROAD - 48,336 VPD



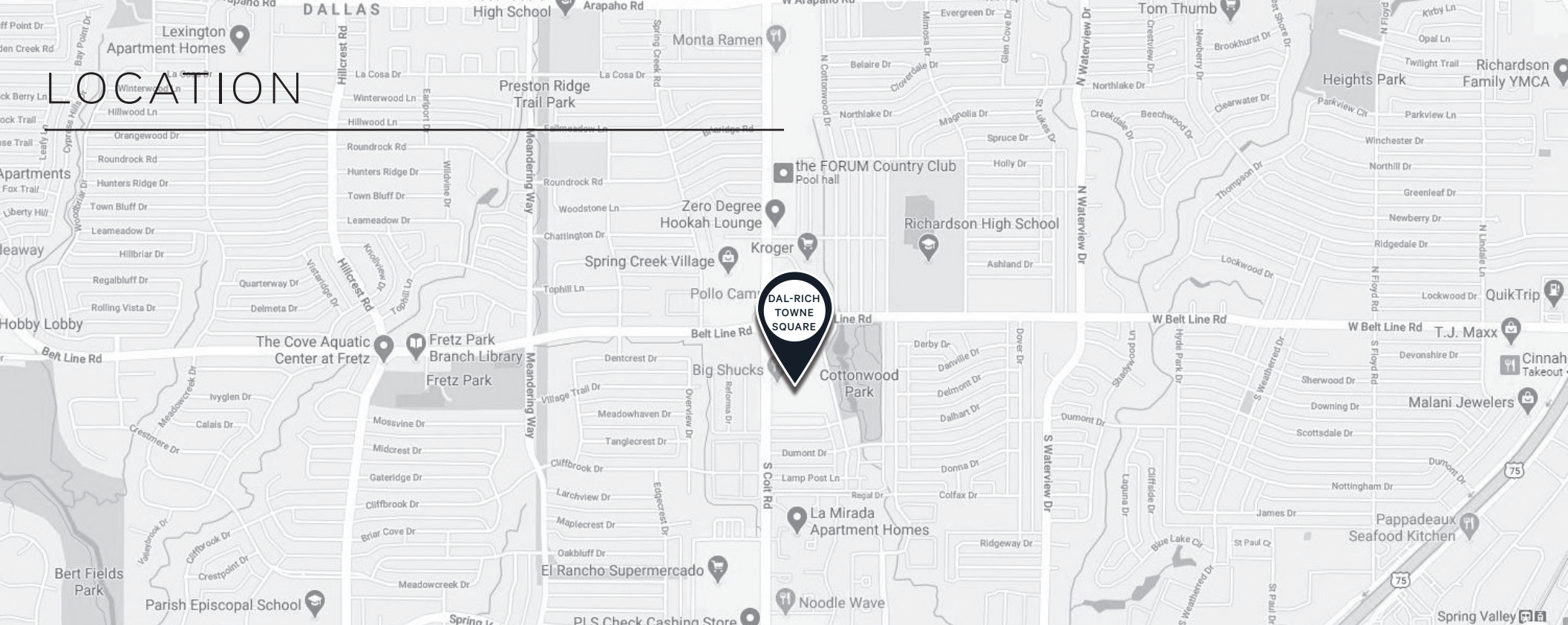
Available Space

46	1,200 sf
82	7,019 sf
303	1,600 sf
327	1,607 sf
339	2,740 sf
369*	4,200 sf
375	3,180 sf

*Occupied but Available

Current Tenants

1	Doner Kebab & Gyros	2,987 sf	42	Fabulous Salon	1,200 sf	385	Jason's Deli	5,228 sf
8	Sweet Frog	1,884 sf	50	Cottonwood Market	50,031 sf	397	Little Caesars Pizza	1,184 sf
10	Cafe De Selda	4,653 sf	80	Dollar Tree	8,715 sf	399	Pinch A Penny	2,097 sf
20	Kalos & Muse Nail Salon & Spa	12,962 sf	84	Dona Maria Mexican Restaurant	5,014 sf	401	Thai Soon	1,125 sf
	Cafe		317	Valora Medical	5,928 sf	402	Nail Times	1,500 sf
30	Whole Body Chiropractic	1,483 sf	343	Focus on Eyes	1,900 sf	403	Share Tea	1,023 sf
34	Shaiesta Osman, D.D.S.	2,250 sf	349	Love Thyself Day Spa	1,957 sf	404	Taco Y Mas	1,399 sf
36	The UPS Store	1,200 sf	359	Curry Bliss	4,002sf	Outparcel	Big Shucks	4,030 sf
38	Art Enhancement & Frames	1,200 sf	363	Midtown Barbers	1,984 sf			
40	Premier Hearing	1,200 sf	369	Honey Baked Ham	4,200 sf			



LOCATION

AREA OVERVIEW

Richardson is one of the most established and dense Dallas-area communities. The area features vibrant and diverse residential community, as well as one of the strongest commercial communities that has made Richardson the corporate address of choice for major employers such as State Farm Insurance, Blue Cross Blue Shield, GEICO, Raytheon, RealPage, Cisco Systems, Texas Instruments and numerous others.

In fact, Richardson is the second-largest employment center in the Dallas-Fort Worth metro area and includes a diverse range of businesses. The city's four largest employers represent three separate industries, financial services/insurance, telecommunications, and public education.

Other major employers represent Richardson's deep technology roots and its global focus. Richardson is also home to three universities, including the University of Texas at Dallas and Richland College.

TRADE AREA OVERVIEW

Dal-Rich Towne Square offers incredible access and visibility due to its position at the junction of two of the region's main thoroughfares, W. Belt Line Road and S. Coit Road. The traffic counts at the intersection show more than 48,000 vehicles per day on Coit, and nearly 33,000 on Belt Line.

Evidence of the density of the trade area can be seen in the demographics. Within a three-mile radius of Dal-Rich, the population totals 151,633 in 61,953 households. The average household income within the radius is a healthy \$111,645.

RENOVATION UNDERWAY



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FOR LEASING INFORMATION, PLEASE CONTACT:

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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 on 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 listening 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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