PROMENADE NORTH

COIT & ARAPAHO
RICHARDSON, TX



SHOP COS. DEV.

SITE SUMMARY

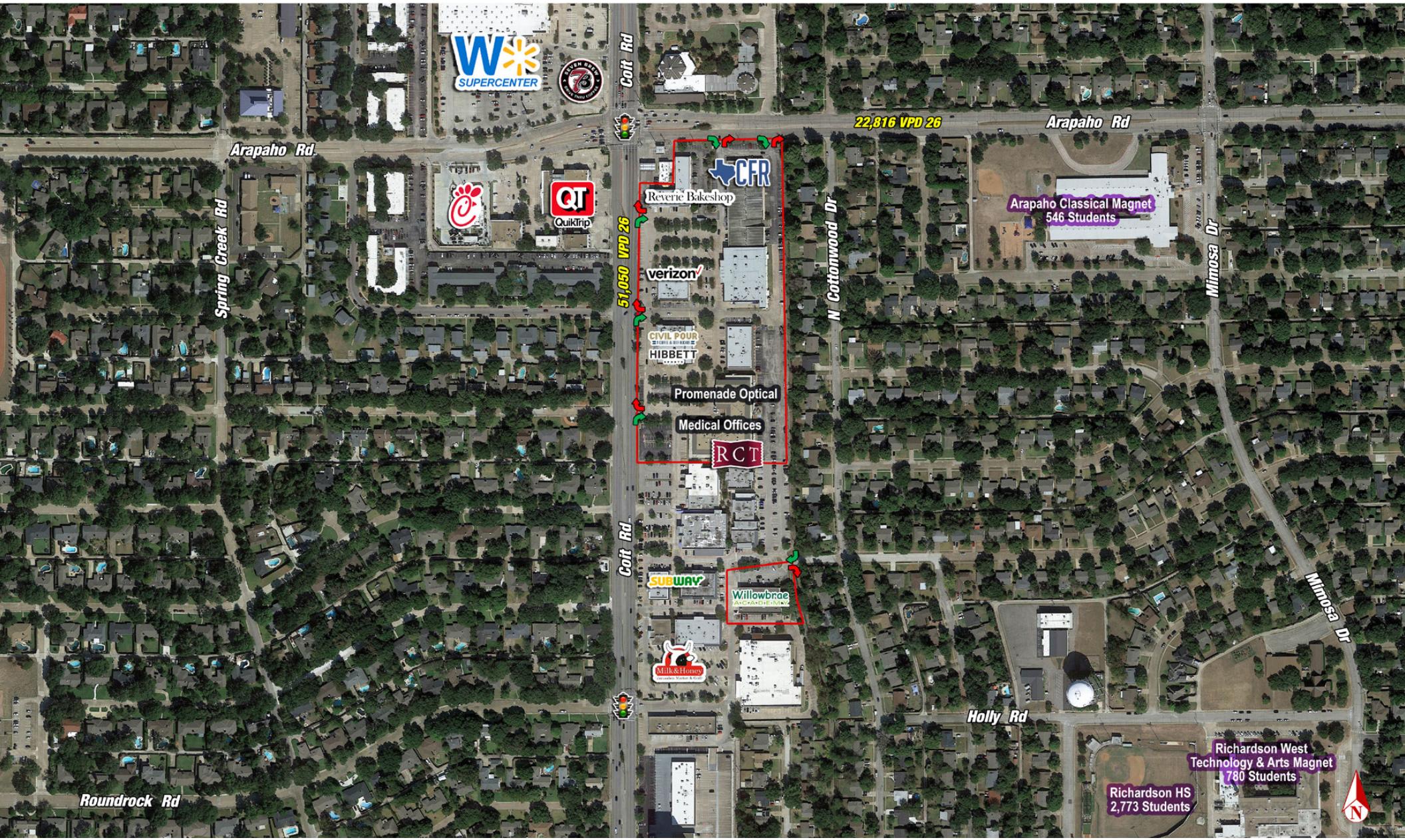
Promenade North is an infill retail center at the southeast corner of Coit Rd. & Arapaho Rd. on the western edge of Richardson, TX. The intersection is anchored by a highly productive Walmart Super Center on the NWQ. The SWQ is now anchored by Chick-Fil-A and a new Murphy Gas Station. This leaves Promenade 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.

SITE PLAN



SUITE	TENANT	SF	SUITE	TENANT	SF	SUITE	TENANT	SF
3090	AVAILABLE	2,485	2660	A Care Medical	5,015	2490	AVAILABLE	398
3095	AVAILABLE	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	AVAILABLE	2,233	2375	Regus	4,922
3073	AVAILABLE	6,657	2402	San Jose Beauty Salon	656	2377	Champagne Lash Lounge	1,137
3071	AVAILABLE	1,096	2405	Richardson's Children Theatre	9,650	2381	I Am Clothesminded	1,278
3070	Coit Alterations	759	2360	AVAILABLE	2,245	2379	AVAILABLE	4,815
3040	Crossfit	7,500	2355	Family Doctor	3,607			
3040-B	Crossfit	1,319	2330	Go Puff	6,103	2085	Willowbrae Academy	12,407
3027	Funbox	12,074	2325	Promenade Optical	1,503			
3025	Mediterranean Market	14,672	2350	J Ritzy Hair Lounge	1,514	ATM PAD	AVAILABLE	
			2320	Phenix Salon Suites	7,202			
2885	B&B Consignment	6,523						
2860	Supreme Appliances	2,492	2550-B	Eggstatic	2,700			
2850	Reverie Bake Shop	2,496	2550	Civil Pour	2,988			
			2500	Hibbett Sports	6,724			
2702	Verizon	2,577	2552	AVAILABLE	2,872			
2703	Kai Davis	1,090						
2701	Osmow's Shwarma	1,397						
2700	Wingstop	2,191						

AERIAL


Arapaho Rd
Spring Creek Rd
Coit Rd
22,816 VPD 26
Arapaho Rd
N Cottonwood Dr
Mimosa Dr
51,050 VPD 26
Reverie Bakeshop
CFR
verizon
CIVIL POUR
HIBBETT
Promenade Optical
Medical Offices
RCT
SUBWAY
Willowbrae
Milk&Honey
Arapaho Classical Magnet
546 Students
Holly Rd
Richardson West
Technology & Arts Magnet
780 Students
Richardson HS
2,773 Students
Roundrock Rd
N

AERIAL


Shelton School
1,014
Bent Tree Country Club
Preston Trail Golf Club
Kroger
Preston Rd
UT DALLAS
21,330 Students
Canyon Creek Country Club
Marshalls
Campbell Rd
TEXAS FAMILY FITNESS
BIKE MART
SPROUTS FARMERS MARKET
CAVA
US Hwy 75
Hillcrest Village
Pearce HS
2,443 Students
Coit Rd
ADDISON AIRPORT
56,713 VPD 26
The Clubs of Prestonwood
Arapaho Rd
35,329 VPD 26
ARAPAHO BUSINESS PARK
SITE
Richardson HS
2,773 Students
51,050 VPD 26
264,774 VPD 26
WHOLE FOODS
TRADER JOE'S
HOBBY LOBBY
Belt Line Rd
Inwood Rd
Grove Rd
HYATT PLACE
WORLD MARKET
DICK'S HOUSE OF SPORT
METROPOLITAN BUSINESS PARK
Dallas N Tollway
Northwood Country Club
Alpha Rd
Hillcrest Rd
EL RANCHO
Fiesta
STUDIO MOVIE GRILL
GALLERIA DALLAS
FUTURE HOME OF THE MAVERICKS
Interstate 635
277,057 VPD 26
TEXAS INSTRUMENTS
Buckingham Blvd
COSTCO WHOLESALE
DALLAS COLLEGE
19,287 Students
N

NEIGHBORHOOD HOME VALUES & SCHOOLS



NEIGHBORHOOD HOME VALUES & SCHOOLS



#1 $975,000



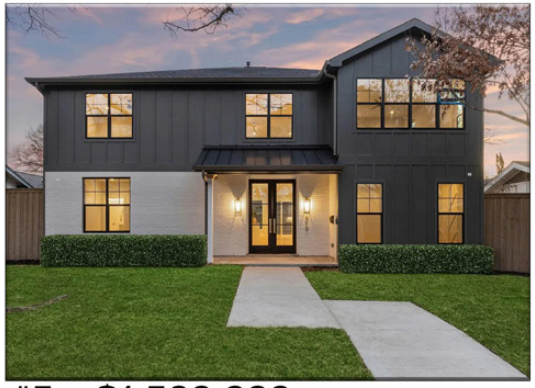
#2 $950,000



#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

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



DEMOGRAPHICS

	1 mile	3 miles	5 miles
2025 Population			
2025 Total Population	14,244	146,421	389,325
2025 Household Population	14,177	138,455	380,159
2025 Family Population	12,510	99,116	270,226
2025 Population Density (Pop per Square Mile)	4,537.6	5,179.8	4,957.8
2010-2016 Population: Annual Growth Rate			
2025 Daytime Population			
2025 Total Daytime Population	13,219	173,728	580,234
2025 Daytime Population: Workers	5,977	105,586	410,882
2025 Daytime Population: Residents	7,242	68,142	169,352
2030 Population Estimate	1 mile	3 miles	5 miles
2030 Total Population	13,974	148,312	398,664
2016-2021 Population: Annual Growth Rate	-0.38	0.26	0.48
2030 Household Population	13,907	140,345	389,498
2030 Family Population	12,299	100,583	275,874
2030 Population Density (Pop per Square Mile)	4,451.6	5,246.7	5,076.7
2025 HH Income	1 mile	3 miles	5 miles
2025 Median Household Income	$139,798	$82,809	$82,974
2025 Average Household Income	$199,061	$133,874	$130,328
2025 Per Capita Income	$70,601	$55,660	$58,333
2025 Educational Attainment			
Bachelor's Degree & Greater Total %	68%	57%	56%
Bachelor's Degree %	39.73%	33.85%	34.14%
Graduate & Professional Degree %	28.47%	23.06%	22.06%
2025 Households			
2025 Total Households	5,039	60,606	174,420
2010 Owner-occupied Housing Units			
2025 Median Home Value	$481,956	$497,047	$491,104
2025 Age			
2025 Median Age	39.2	34.9	36.3

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EQUAL HOUSING OPPORTUNITY

INFORMATION ABOUT BROKERAGE SERVICES

TREC
TEXAS REAL ESTATE COMMISSION

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. 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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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