

FOR SALE OR LEASE

THE SHIRE

3600 & 3610 SHIRE BLVD (SWQ HWY 190 & JUPITER RD), RICHARDSON, TX 75082



PROPERTY INFO

- + Future retail development in front of the Shire right off Jupiter and George Bush
- + Existing co-tenants include: Silver Fox, Liberty Burger, Main Street Bistro, Republic Title, Apollonia's, Remax, and The Shire Tavern
- + Adjacent to CityLine Development, home to over 11,200 employees and 2,221 apartment units
- + 302,741+ population within a 10-minute drive with over 235,094 Daytime Workers

AVAILABLE SPACE:

- + 1,995 SF & 2,741 SF of second generation retail space at The Shire
- + 9,700 SF of future retail along the access road: 2,500 SF end cap and 7,200 SF to be divided based on Tenant's needs
- + 1.08 acre pad for ground lease, build to suit or sale
- + Estimated delivery for future retail: July 2018
- + Call for rents



New Development Under Construction

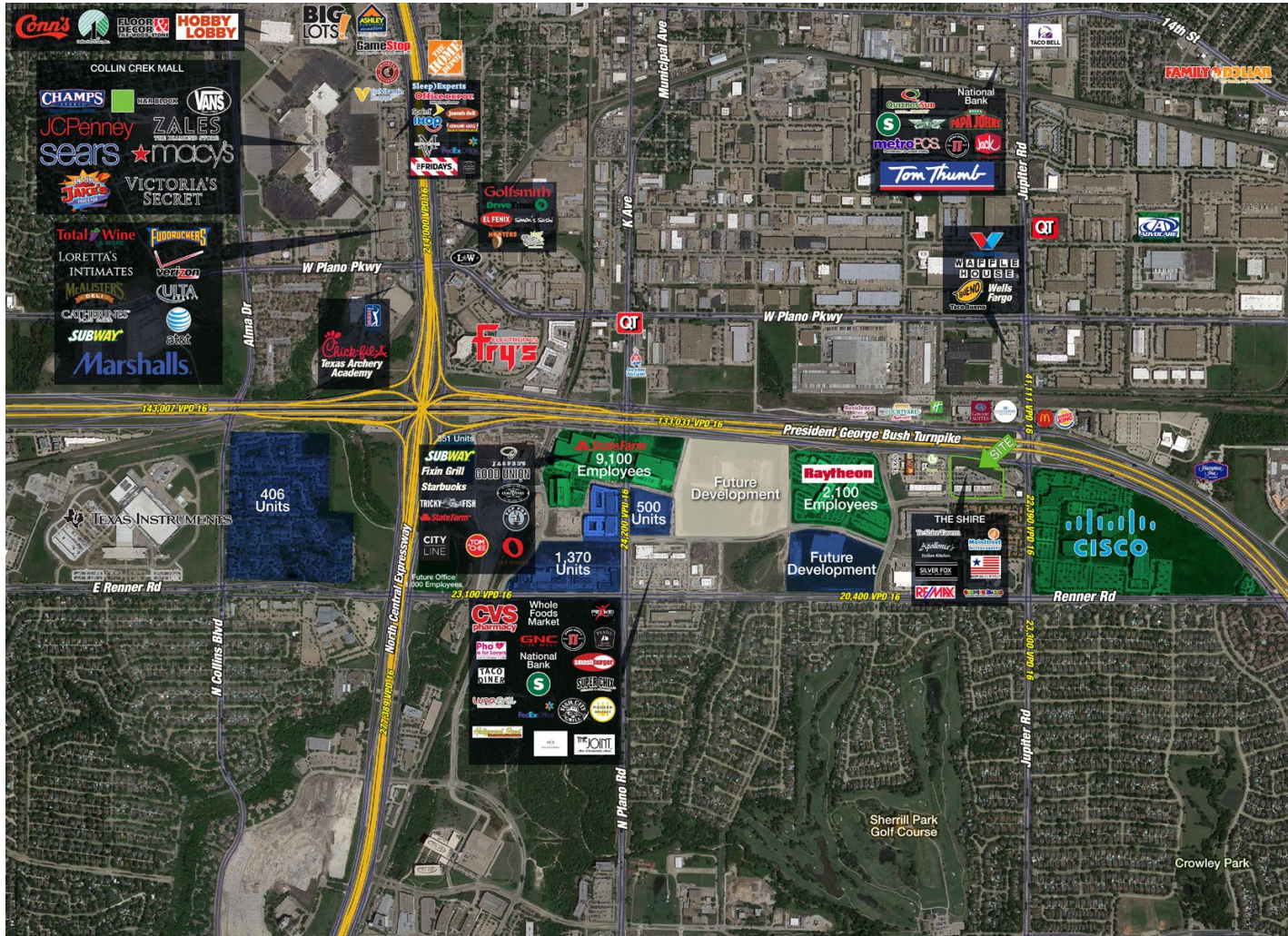


Retail Science from CBRE

www.cbre.com/ucr

CBRE

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2017 Demographic Summary

10-Minute Drive

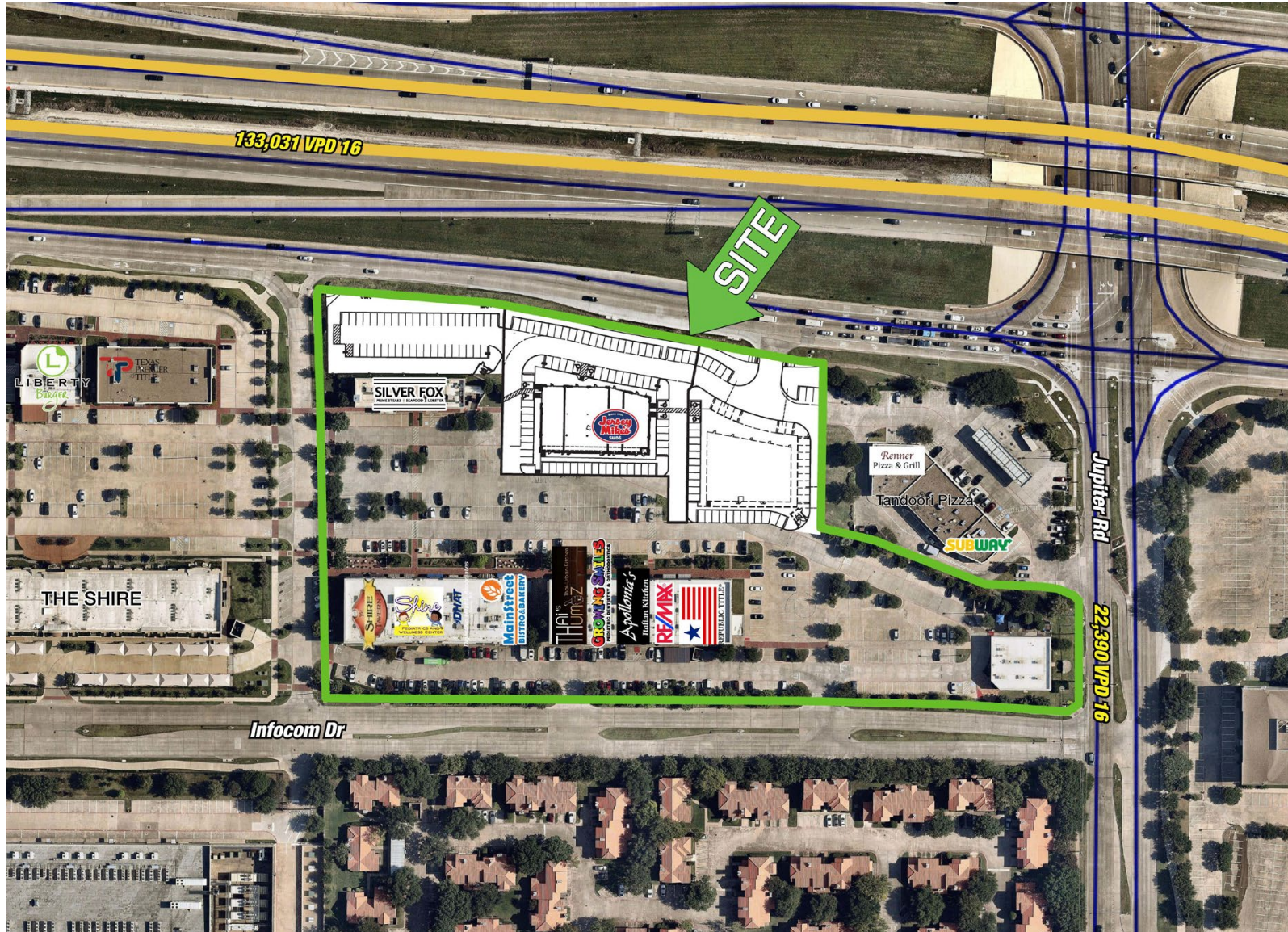
Total Population	302,741
Average HH Income	\$94,829
Housing Units	121,508
Median Age	37
Businesses	13,808
Daytime Workers	235,094

Traffic Counts

US Hwy 190	133,031 vpd
Jupiter Rd	22,390 vpd

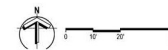
Source: CoStar 2016

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FUTURE DEVELOPMENT



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FUTURE DEVELOPMENT & MONUMENT SIGN



DOUBLE FACE MONUMENT SIGN (1 REQUIRED)
SCALE: 1/2" = 1'-0"

6'-0" x 12'-0" = 72.00 SQ. FT. CABINET
8'-0" x 15'-2 1/2" = 121.66 SQ. FT. OVERALL

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EXISTING RETAIL

Building A
3610 Shire Blvd



Building B
3600 Shire Blvd



CONTACT US

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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

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:
 1. that the owner will accept a price less than the written asking price;
 2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 3. 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.

_____	_____	_____	_____
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
_____	_____	_____	_____
Designated Broker of Firm	License No.	Email	Phone
_____	_____	_____	_____
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone
_____		_____	
Buyer/Tenant/Seller/Landlord Initials		Date	