



# ARAPAHO VILLAGE

**For Lease**

801-819 West Arapaho Road, Richardson, Texas

## PROPERTY OVERVIEW

- Tom Thumb anchored center located minutes from North Central Expressway and “The Telecom Corridor” when Richardson’s daytime population swells to over 140,000 people
- New 40 unit residential development planned on NEQ with home prices in the \$500,00’s
- Dedicated Turn Lane and Pylon Signage Available
- Pad site ground lease available

## LEASING INFORMATION

### Available:

- Suite 14: 9,422 SF
- Suite 20: 1,980 SF (4,080 SF contiguous)
- Suite 21: 2,100 SF (4,080 SF contiguous)
- Suite 24C: 2,150 SF
- Suite 40: 2,000 SF (3,980 SF contiguous)
- Suite 41: 1,980 SF (3,980 SF contiguous)
- Suite 51: 1,125 SF
- Suite 58A: 3,300 SF

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	14,052	140,814	436,225
Households	5,844	54,254	178,050
Average HH Income	\$96,235	\$95,098	\$93,886
Median Age	41.10	37.80	37.90

## TRAFFIC COUNTS

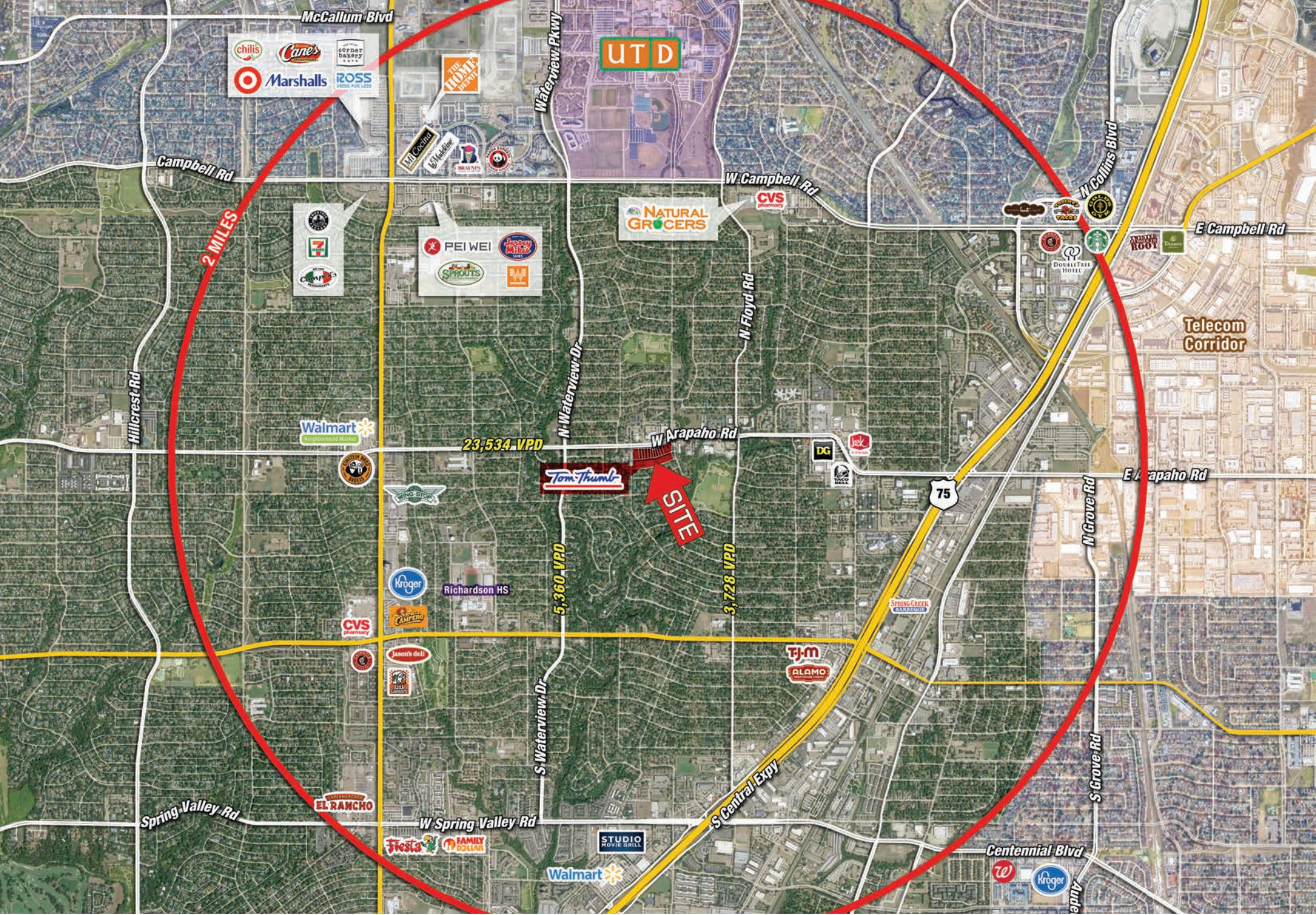
Arapaho Road	27,593 VPD
North Waterview Drive	6,438 VPD

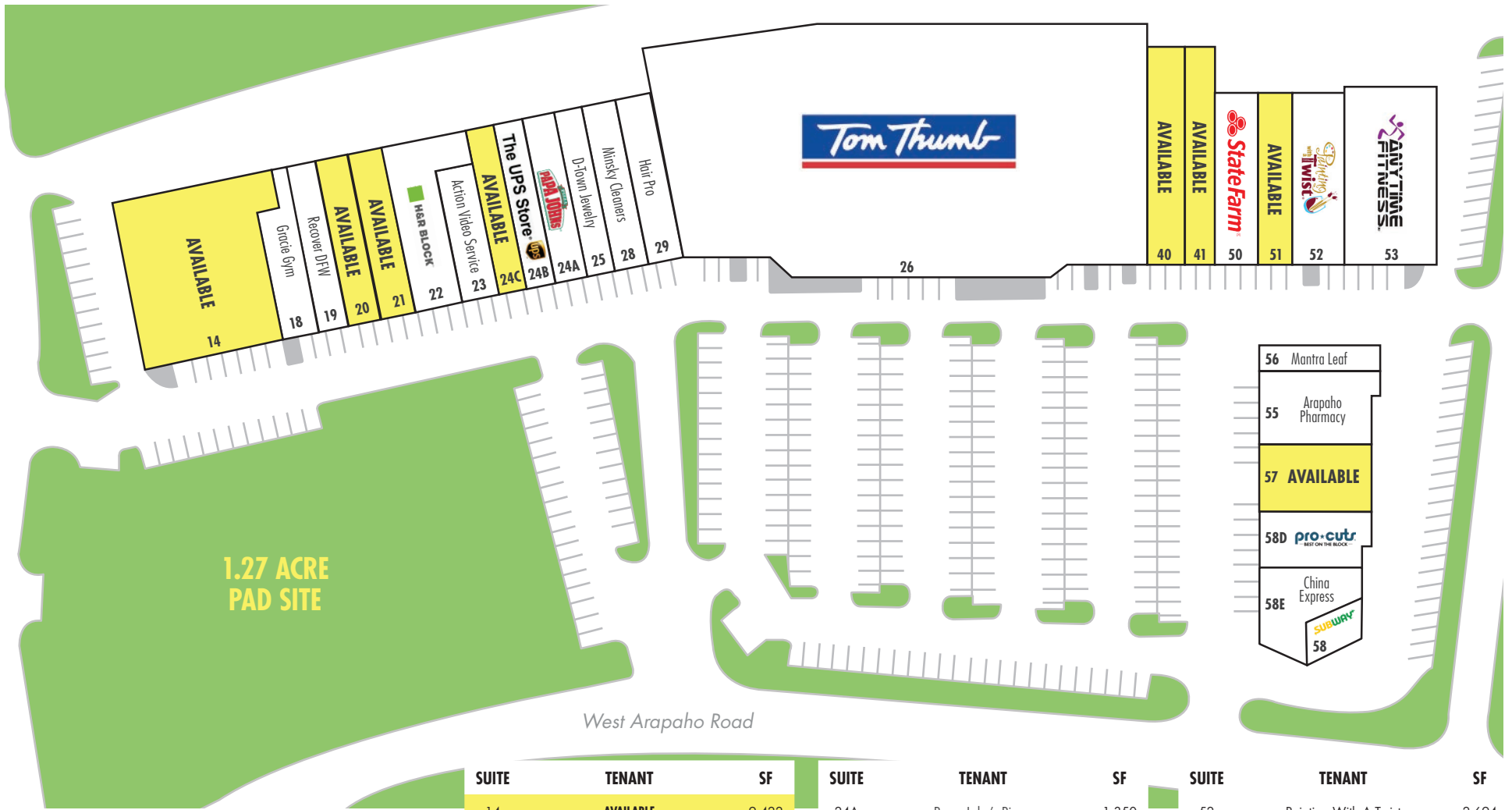
**For More Information  
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1.27 ACRE  
PAD SITE

West Arapaho Road

# SITE OVERVIEW

SUITE	TENANT	SF	SUITE	TENANT	SF	SUITE	TENANT	SF
14	AVAILABLE	9,422	24A	Papa John's Pizza	1,350	52	Painting With A Twist	2,694
18	Gracie Gym	2,671	25	D-Town Jewelry	720	53	Anytime Fitness	5,000
19	Recover DFW	2,000	28	Minsky Cleaners	1,320	56	Mantra Leaf	1,359
20	AVAILABLE	1,980	29	Hair Pro	900	55	Arapaho Pharmacy (Storage)	681
21	AVAILABLE	2,100	26	Tom Thumb	43,256	57	Arapaho Pharmacy	2,800
22	H&R Block	3,183	40	AVAILABLE	2,000	58A	AVAILABLE	3,300
23	Action Video Service	1,425	41	AVAILABLE	1,980	58D	Pro-Cuts	1,200
24C	AVAILABLE	2,150	50	State Farm	1,500	58E	China Express	2,000
24B	The UPS Store	1,400	51	AVAILABLE	1,125	58	Subway	1,800



# Information About Brokerage Services

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

**Before** working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner’s agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer’s agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

**IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owners agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner’s agent anything the buyer would not want the owner to know because an owner’s agent must disclose to the owner any material information known to the agent.

**IF THE BROKER REPRESENTS THE BUYER:**

The broker becomes the buyer’s agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer’s agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer’s agent anything the owner would not want the buyer to know because a buyer’s agent must disclose to the buyer any material information known to the agent.

**IF THE BROKER ACTS AS AN INTERMEDIARY:**

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to

the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker’s obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner Will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties’ consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out Instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

**If you choose to have a broker represent you,** you should enter into a written agreement with the broker that clearly establishes the broker’s obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, If any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee’s records.

\_\_\_\_\_  
Buyer, Seller, Landlord or Tenant

\_\_\_\_\_  
Date



Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)