

# Arapaho Jupiter Shopping Center

2111 East Arapaho Road, Richardson TX 75081

Fully Leased



**Saul Waranch**  
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# THE SPACE

Location 2111 East Arapaho Road, Richardson, TX, 75081

## HIGHLIGHTS

- Located near the intersection of Jupiter and Arapaho Road
- Ample parking
- Excellent visibility and access



Suite	Tenant	Floor	Square Feet	Lease Type
2111	Dentist	1	2356	Retail
2113	Farmers Insurance	1	1156	Retail
2115	Metro T Mobile	1	1061	Retail
2117	Hair Salon	1	699	Retail

### POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
16,903	129,064	356,067

### AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$95,250	\$97,107	\$87,519

### NUMBER OF HOUSEHOLDS

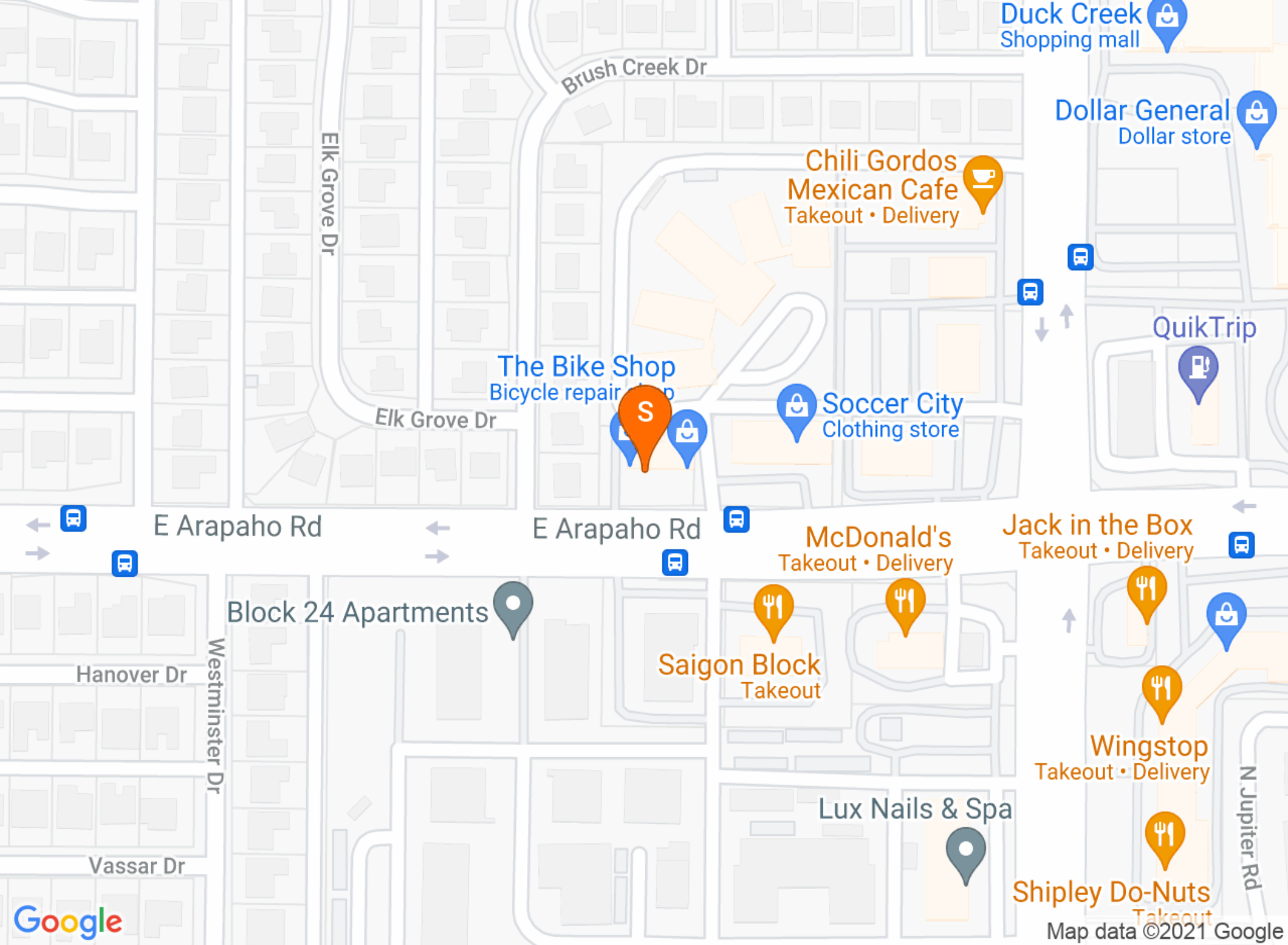
1.00 MILE	3.00 MILE	5.00 MILE
5,974	47,331	128,788



## PROPERTY FEATURES

CURRENT OCCUPANCY	65.46 %
TOTAL TENANTS	3
GLA (SF)	5,277
LAND SF	24,480
LAND ACRES	.562
YEAR BUILT	1976
YEAR RENOVATED	2019
ZONING TYPE	Retail
BUILDING CLASS	Retail
NUMBER OF STORIES	One
NUMBER OF BUILDINGS	One
NUMBER OF PARKING SPACES	Ample





Duck Creek Shopping mall

Dollar General Dollar store

Chili Gordos Mexican Cafe  
Takeout • Delivery

The Bike Shop  
Bicycle repair shop

Soccer City  
Clothing store

QuikTrip

E Arapaho Rd

E Arapaho Rd

McDonald's  
Takeout • Delivery

Jack in the Box  
Takeout • Delivery

Block 24 Apartments

Saigon Block  
Takeout

Wingstop  
Takeout • Delivery

Lux Nails & Spa

Shipley Do-Nuts  
Takeout

Google

Map data ©2021 Google





**2111 E ARAPAHO RD**  
RICHARDSON, TX



**FITNESS**

**Walgreens**

**Chevron**  
**Firestone**  
**Desperados**

**Kroger**  
**GNC**  
**jiffylube**  
**Pizza Hut**  
**McDonald's**

**BIG SPRINGS**  
**ELEMENTARY SCHOOL**

**E CAMPBELL RD**

**SONIC**

**Spring Creek**  
**Greenbelt - Fred E. Harris Section**

**N SHILOH RD**

**Tom Thumb**  
**CHASE**  
**T-Mobile**  
**Starbucks**

**DOLLAR GENERAL**  
**REALLY AUTO PARTS**  
**SOPRANO**  
**Italian Restaurant**

**N PLANO RD**

**Arbys**

**DICKEY'S**  
**BARBECUE PIT**  
**Anatolia**

**Restaurant Dr.**

**PCI HEALTH**  
**TRAINING CENTER**

**E ARAPAHO RD**

**NTB**  
**TRUCK & SERVICE CENTER**

**DARTMOUTH**  
**ELEMENTARY SCHOOL**

**APOLLO JUNIOR**  
**HIGH SCHOOL**

**McDonald's**

**Jack**  
**in the box**  
**WING STOP**

**DARTMOUTH**  
**ELEMENTARY SCHOOL**

**HICKMAN**  
**ELEMENTARY SCHOOL**

**GARLAND**  
**CAN ACADEMY**

**N SHILOH RD**

**verizon**

**Duck Creek**  
**Linear Park**

**MARK TWAIN**  
**ELEMENTARY**

**Huffines**  
**Softball Complex**

**Youfit**  
**HEALTH CLUBS**  
**Applebee's**  
**McDonald's**  
**SMOOTHIE KING**  
**Wendy's**

**ESPORTA**  
**AT&T**  
**CHASE**

**SF SUPERMARKET**  
**See Us Today! Buy Here!**

**BRIGHTER HORIZONS**  
**ACADEMY**

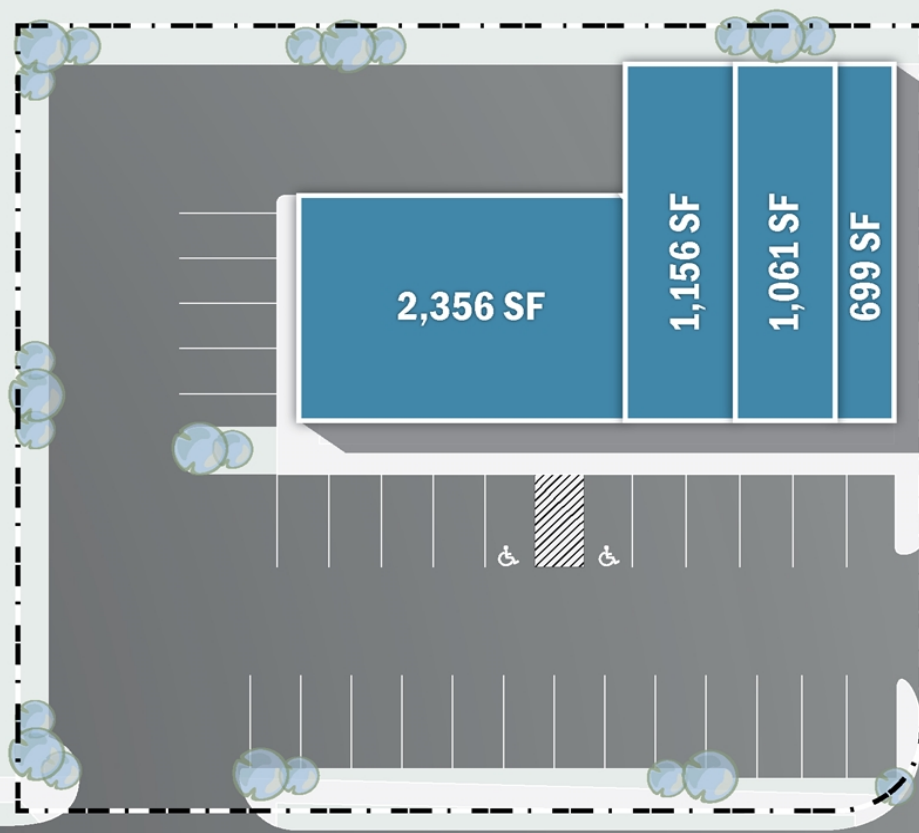
**goodwill**

**N JUPITER RD**



# ARAPAHO JUPITER SHOPPING CENTER

2111 E ARAPAHO ROAD, RICHARDSON, TX 75081



E ARAPAHO RD

E ARAPAHO RD

E ARAPAHO RD

E ARAPAHO RD

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	16,526	101,649	290,400
2010 Population	16,459	106,436	304,487
2021 Population	16,903	129,064	356,067
2026 Population	17,303	139,474	382,615
2021 African American	2,307	17,827	58,318
2021 American Indian	62	638	2,014
2021 Asian	3,235	27,584	59,308
2021 Hispanic	3,532	31,672	111,286
2021 Other Race	1,186	11,829	45,914
2021 White	9,400	66,128	177,059
2021 Multiracial	708	4,994	13,219
2021-2026: Population: Growth Rate	2.35 %	7.80 %	7.25 %

2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	255	2,664	10,232
\$15,000-\$24,999	166	2,507	10,168
\$25,000-\$34,999	481	3,486	11,466
\$35,000-\$49,999	757	5,442	16,898
\$50,000-\$74,999	1,089	9,044	24,111
\$75,000-\$99,999	943	7,619	17,367
\$100,000-\$149,999	1,439	9,080	20,862
\$150,000-\$199,999	478	3,701	8,802
\$200,000 or greater	365	3,788	8,882
Median HH Income	\$79,949	\$76,256	\$63,929
Average HH Income	\$95,250	\$97,107	\$87,519

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	5,643	37,864	112,545
2010 Total Households	5,912	39,313	112,005
2021 Total Households	5,974	47,331	128,788
2026 Total Households	6,075	51,159	137,856
2021 Average Household Size	2.81	2.72	2.75
2000 Owner Occupied Housing	4,565	25,667	59,099
2000 Renter Occupied Housing	1,004	11,352	49,122
2021 Owner Occupied Housing	4,411	26,364	62,160
2021 Renter Occupied Housing	1,563	20,967	66,628
2021 Vacant Housing	218	3,019	11,964
2021 Total Housing	6,192	50,350	140,752
2026 Owner Occupied Housing	4,554	27,807	65,776
2026 Renter Occupied Housing	1,521	23,352	72,080
2026 Vacant Housing	205	2,881	11,993
2026 Total Housing	6,280	54,040	149,849
2021-2026: Households: Growth Rate	1.70 %	7.85 %	6.85 %

Source: esri

2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	1,291	9,736	27,503
2021 Population Age 35-39	1,237	9,035	25,796
2021 Population Age 40-44	971	7,944	23,107
2021 Population Age 45-49	967	7,944	21,431
2021 Population Age 50-54	998	7,846	20,415
2021 Population Age 55-59	1,171	8,463	20,690
2021 Population Age 60-64	1,223	8,373	19,642
2021 Population Age 65-69	1,201	7,109	16,335
2021 Population Age 70-74	984	5,950	13,319
2021 Population Age 75-79	546	3,816	8,881
2021 Population Age 80-84	269	2,202	5,396
2021 Population Age 85+	271	1,967	4,997
2021 Population Age 18+	13,690	101,719	271,293
2021 Median Age	41	38	35

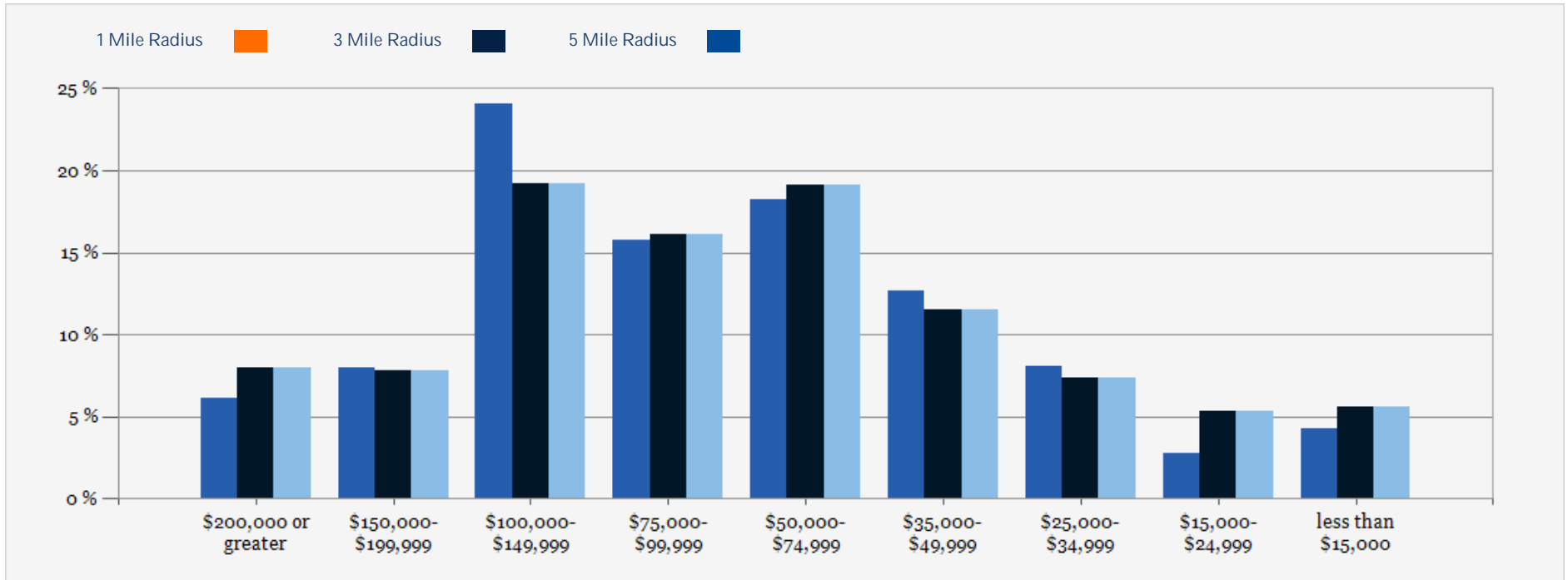
2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$70,674	\$72,405	\$58,884
Average Household Income 25-34	\$87,230	\$85,388	\$74,839
Median Household Income 35-44	\$88,108	\$80,209	\$68,251
Average Household Income 35-44	\$95,576	\$99,129	\$90,937
Median Household Income 45-54	\$96,502	\$87,885	\$79,518
Average Household Income 45-54	\$109,424	\$112,028	\$104,609
Median Household Income 55-64	\$98,833	\$89,107	\$79,819
Average Household Income 55-64	\$108,231	\$113,377	\$105,161
Median Household Income 65-74	\$76,121	\$74,907	\$64,692
Average Household Income 65-74	\$94,632	\$96,090	\$88,111
Average Household Income 75+	\$60,959	\$68,888	\$64,971

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,369	11,080	29,586
2026 Population Age 35-39	1,365	10,560	28,865
2026 Population Age 40-44	1,211	9,323	25,745
2026 Population Age 45-49	999	8,313	23,017
2026 Population Age 50-54	963	8,076	21,033
2026 Population Age 55-59	1,008	8,010	20,171
2026 Population Age 60-64	1,116	8,174	19,868
2026 Population Age 65-69	1,187	7,961	18,616
2026 Population Age 70-74	1,031	6,458	14,916
2026 Population Age 75-79	810	5,201	11,736
2026 Population Age 80-84	401	3,013	7,012
2026 Population Age 85+	317	2,377	5,799
2026 Population Age 18+	13,988	110,023	292,878
2026 Median Age	42	39	36

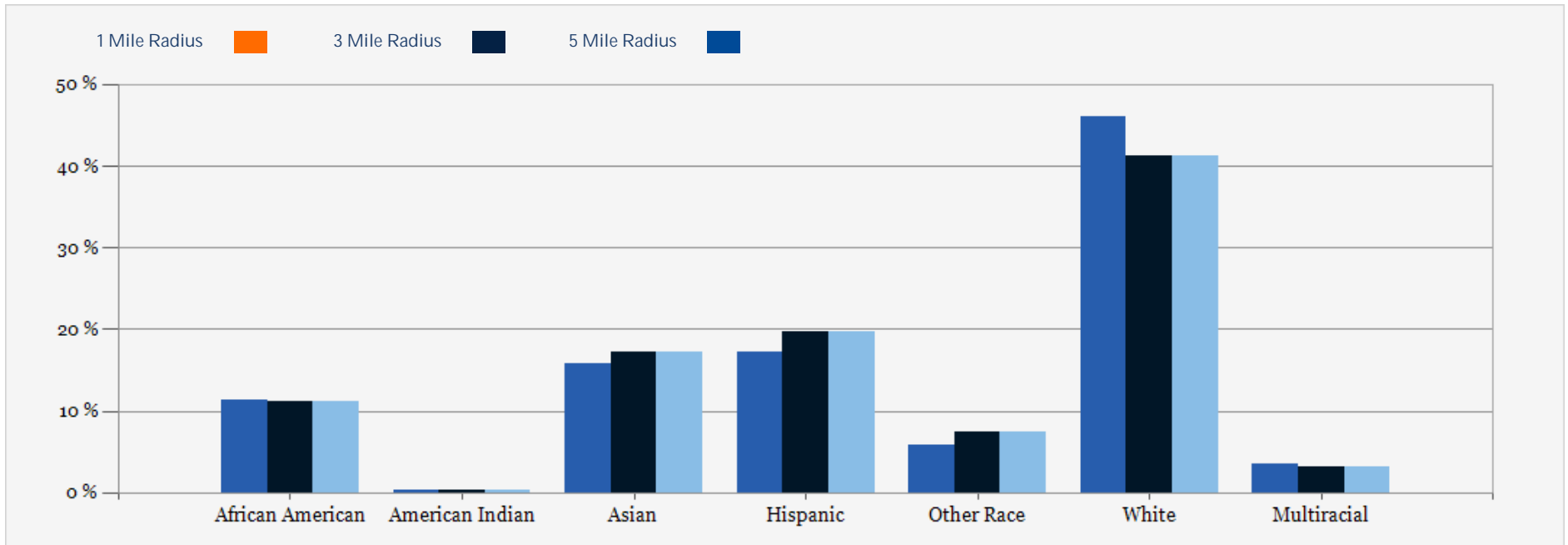
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$78,431	\$78,078	\$64,919
Average Household Income 25-34	\$95,980	\$94,539	\$83,074
Median Household Income 35-44	\$100,657	\$87,589	\$76,858
Average Household Income 35-44	\$107,740	\$110,623	\$101,799
Median Household Income 45-54	\$104,822	\$97,011	\$85,954
Average Household Income 45-54	\$123,510	\$124,712	\$114,799
Median Household Income 55-64	\$105,531	\$96,758	\$85,331
Average Household Income 55-64	\$121,419	\$124,780	\$114,982
Median Household Income 65-74	\$81,757	\$80,885	\$71,575
Average Household Income 65-74	\$106,871	\$109,226	\$99,184
Average Household Income 75+	\$72,748	\$80,683	\$74,809



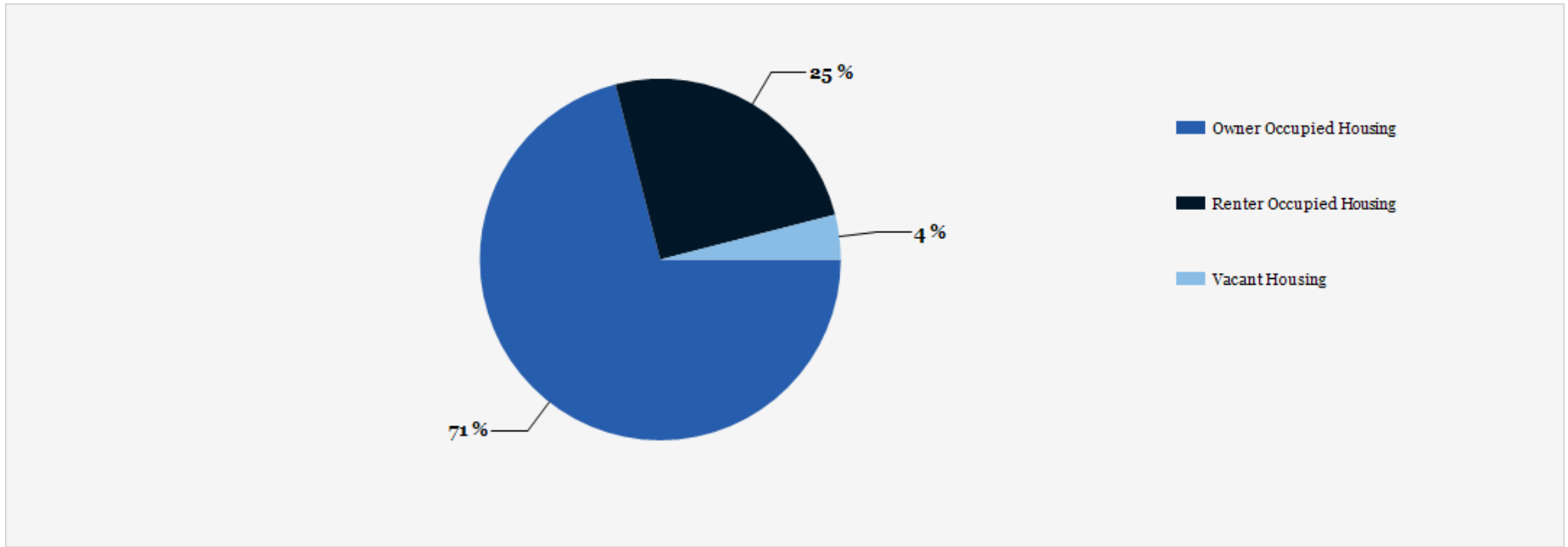
## 2021 Household Income



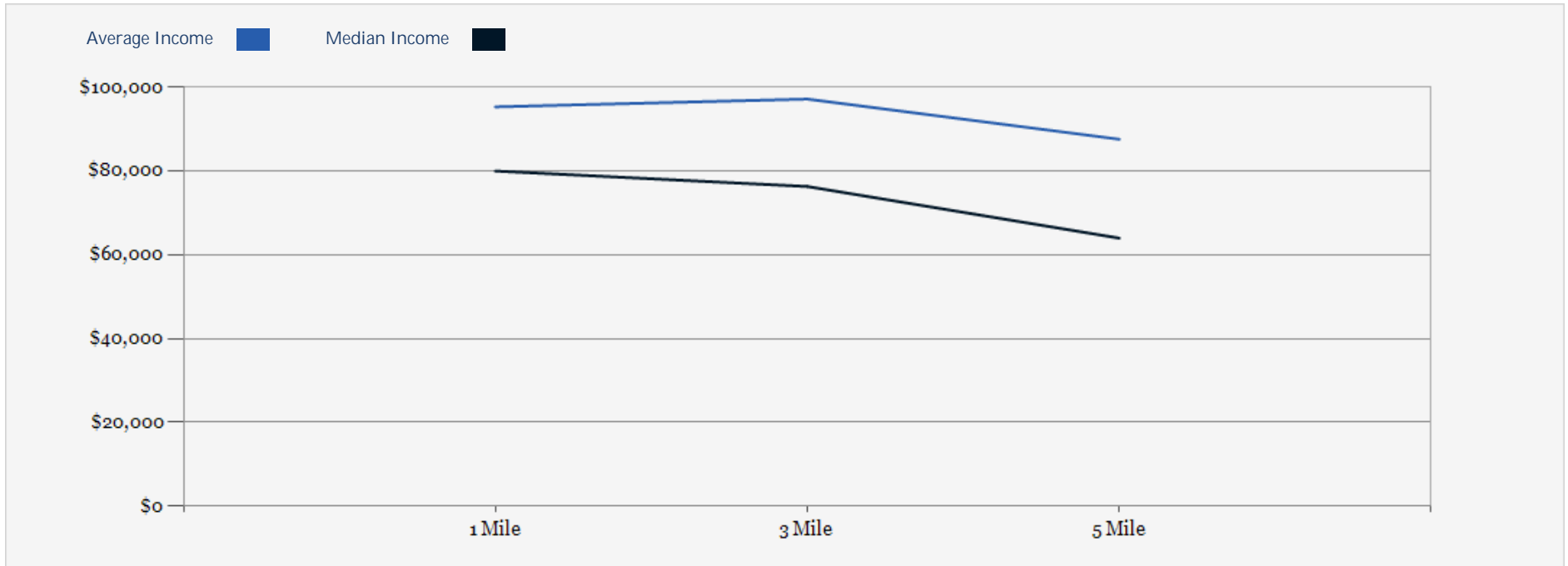
## 2021 Population by Race



## 2021 Household Occupancy - 1 Mile Radius



## 2021 Household Income Average and Median





# Arapaho Jupiter Shopping Center

## CONFIDENTIALITY and DISCLAIMER

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Exclusively Marketed by:

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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.*

11-2-2015



**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:
  - 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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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