

Arapaho Plano Shopping Center

1401 E. Arapaho Road, Richardson TX 75080



Prepared By:

Saul Waranch

The S.F. Waranch Company

Broker

(214) 526-5800

swaranch@sffwaranch.com

Jeff Lewin

The S.F. Waranch Company

Head of Brokerage

(214) 336-7715

jlewin@sffwaranch.com



THE SPACE

Location 1401 E. Arapaho Road
Richardson, TX 75080

HIGHLIGHTS

- Easy access on a busy intersection
- This shopping center offers excellent value in a well-established neighborhood
- Located at the Northwest Corner of N. Plano Road and Arapaho
- Traffic Count | 33,000 VPD
- Great location for office, medical & retail uses



Suite	Floor	Square Feet	Lease Type	Notes
A	Ground	2,200	Lease	Leased to Buy Low Food Mart
C	Ground	1,350	Lease	Leased to Donut Therapy
E	Ground	2,400	Lease	Leased to Catering
F	Ground	1,969	Lease	Leased to Eloyiz Restaurant
J	Ground	1,200	Lease	Leased to a Nail & Spa

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
8,812	134,325	371,297

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$101,244	\$96,604	\$88,272

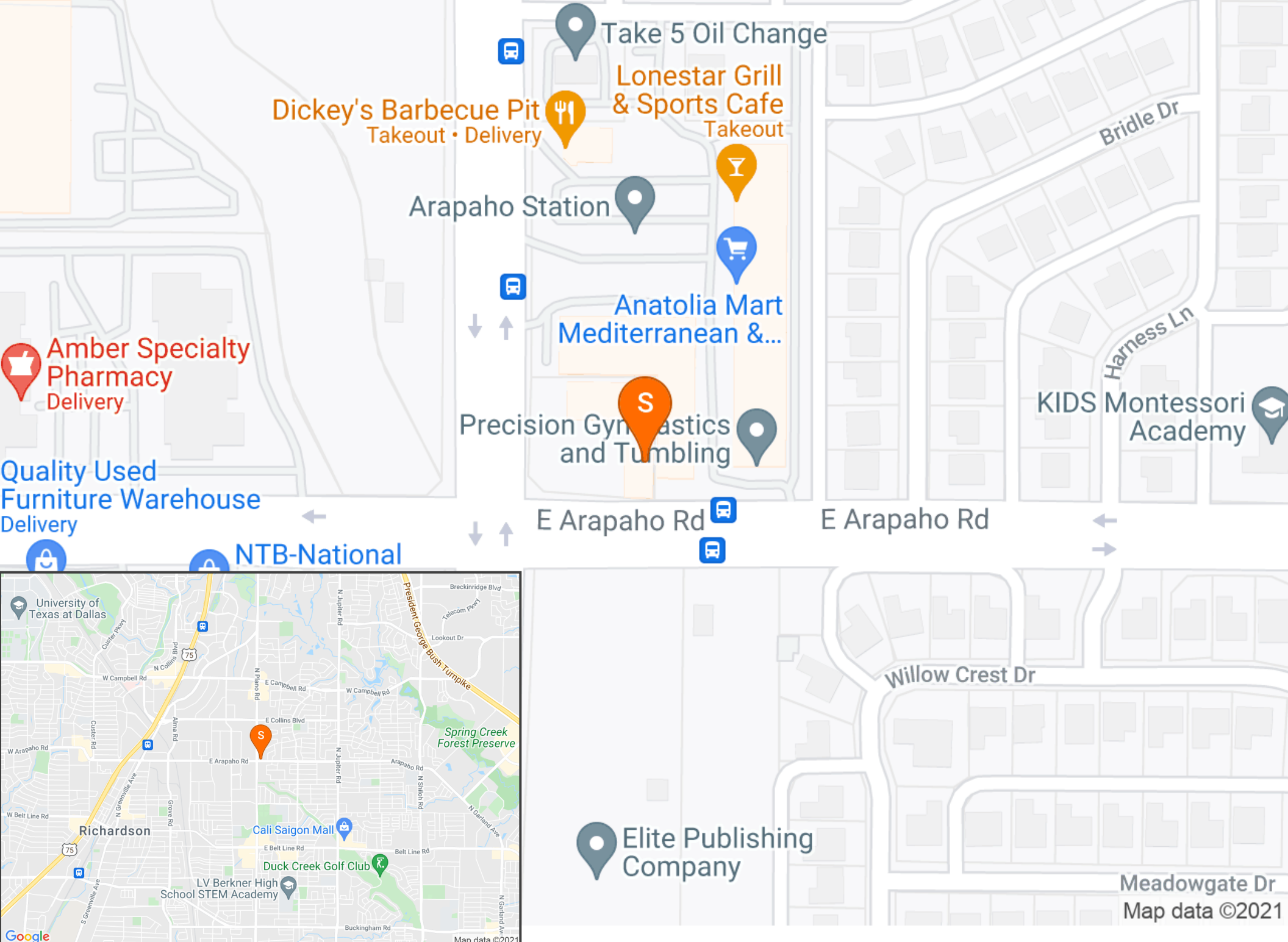
NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
3,299	51,557	138,242

PROPERTY FEATURES

CURRENT OCCUPANCY	100.00 %
TOTAL TENANTS	5
BUILDING SF	9,096
LAND SF	37,487
YEAR BUILT	1977
ZONING TYPE	Commercial Retail
NUMBER OF STORIES	One
NUMBER OF BUILDINGS	One
NUMBER OF PARKING SPACES	Ample







POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	8,417	109,667	310,318
2010 Population	8,361	111,989	317,946
2021 Population	8,812	134,325	371,297
2026 Population	9,105	145,080	397,472
2021 African American	974	18,617	62,261
2021 American Indian	43	626	2,092
2021 Asian	1,559	25,913	57,247
2021 Hispanic	1,640	30,658	114,091
2021 Other Race	503	11,474	47,824
2021 White	5,377	72,450	187,983
2021 Multiracial	355	5,182	13,629
2021-2026: Population: Growth Rate	3.30 %	7.75 %	6.85 %

2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	92	3,262	11,795
\$15,000-\$24,999	101	2,804	11,177
\$25,000-\$34,999	234	3,861	12,646
\$35,000-\$49,999	385	5,841	18,315
\$50,000-\$74,999	600	9,730	25,288
\$75,000-\$99,999	440	8,025	17,726
\$100,000-\$149,999	859	9,864	21,806
\$150,000-\$199,999	378	4,055	9,316
\$200,000 or greater	209	4,114	10,172
Median HH Income	\$86,740	\$75,636	\$62,669
Average HH Income	\$101,244	\$96,604	\$88,272

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,904	42,780	122,983
2010 Total Households	3,161	43,349	120,062
2021 Total Households	3,299	51,557	138,242
2026 Total Households	3,388	55,691	147,356
2021 Average Household Size	2.64	2.59	2.67
2000 Owner Occupied Housing	2,323	27,709	62,017
2000 Renter Occupied Housing	544	13,862	56,216
2021 Owner Occupied Housing	2,329	27,458	63,454
2021 Renter Occupied Housing	969	24,099	74,787
2021 Vacant Housing	112	3,485	13,272
2021 Total Housing	3,411	55,042	151,514
2026 Owner Occupied Housing	2,432	28,919	67,166
2026 Renter Occupied Housing	956	26,771	80,190
2026 Vacant Housing	103	3,348	13,353
2026 Total Housing	3,491	59,039	160,709
2021-2026: Households: Growth Rate	2.65 %	7.75 %	6.45 %



Source: esri

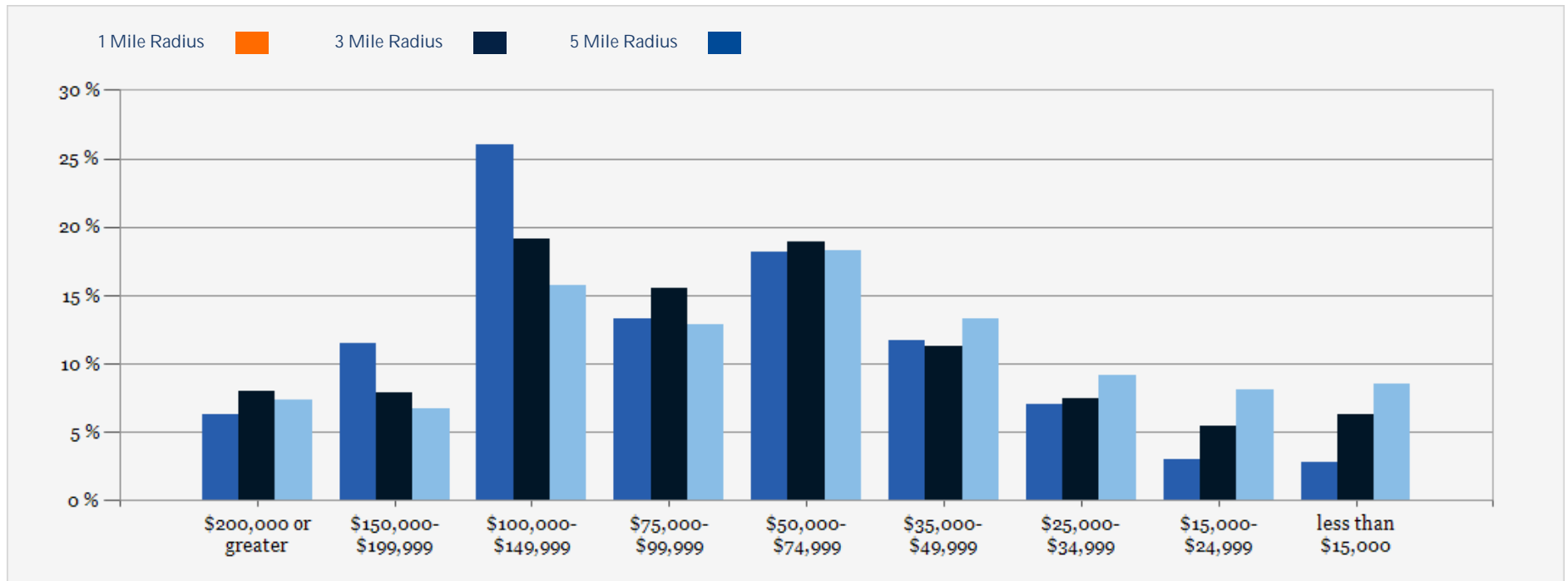
2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	685	9,933	28,407
2021 Population Age 35-39	633	9,535	26,639
2021 Population Age 40-44	482	8,386	24,027
2021 Population Age 45-49	473	8,316	22,042
2021 Population Age 50-54	522	8,135	20,926
2021 Population Age 55-59	629	8,798	21,393
2021 Population Age 60-64	658	8,744	20,571
2021 Population Age 65-69	653	7,400	17,308
2021 Population Age 70-74	525	6,263	14,388
2021 Population Age 75-79	301	4,137	10,006
2021 Population Age 80-84	165	2,477	6,425
2021 Population Age 85+	178	2,459	6,251
2021 Population Age 18+	7,228	106,541	284,454
2021 Median Age	42	39	36

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$73,432	\$72,029	\$57,201
Average Household Income 25-34	\$92,352	\$85,490	\$74,120
Median Household Income 35-44	\$95,923	\$79,880	\$65,681
Average Household Income 35-44	\$101,259	\$97,787	\$90,290
Median Household Income 45-54	\$107,737	\$87,971	\$78,521
Average Household Income 45-54	\$120,009	\$112,038	\$106,262
Median Household Income 55-64	\$105,868	\$89,277	\$80,093
Average Household Income 55-64	\$115,006	\$113,609	\$108,898
Median Household Income 65-74	\$82,201	\$75,105	\$65,424
Average Household Income 65-74	\$100,412	\$96,947	\$90,482
Average Household Income 75+	\$65,770	\$69,642	\$68,325

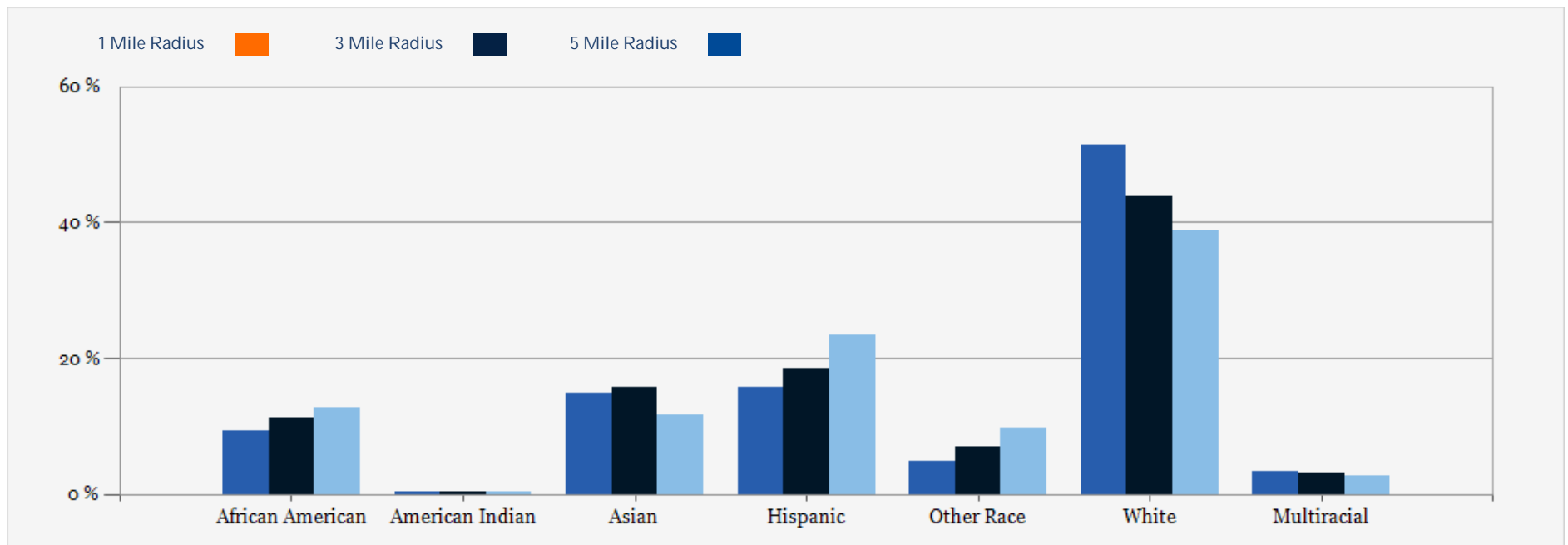
2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	706	11,120	30,203
2026 Population Age 35-39	680	10,570	29,143
2026 Population Age 40-44	638	9,748	26,481
2026 Population Age 45-49	520	8,807	23,897
2026 Population Age 50-54	474	8,529	21,622
2026 Population Age 55-59	556	8,352	20,668
2026 Population Age 60-64	588	8,549	20,541
2026 Population Age 65-69	664	8,448	19,638
2026 Population Age 70-74	554	6,765	15,983
2026 Population Age 75-79	449	5,552	12,922
2026 Population Age 80-84	237	3,303	8,041
2026 Population Age 85+	202	2,856	7,179
2026 Population Age 18+	7,448	115,293	305,974
2026 Median Age	43	39	36

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$86,553	\$77,552	\$63,302
Average Household Income 25-34	\$103,964	\$94,110	\$82,575
Median Household Income 35-44	\$103,259	\$86,568	\$74,234
Average Household Income 35-44	\$113,474	\$108,725	\$100,724
Median Household Income 45-54	\$116,482	\$97,013	\$84,939
Average Household Income 45-54	\$134,571	\$124,079	\$116,566
Median Household Income 55-64	\$114,143	\$97,231	\$85,501
Average Household Income 55-64	\$129,562	\$124,587	\$118,155
Median Household Income 65-74	\$90,618	\$80,845	\$72,253
Average Household Income 65-74	\$112,513	\$109,931	\$101,506
Average Household Income 75+	\$77,381	\$81,078	\$78,540

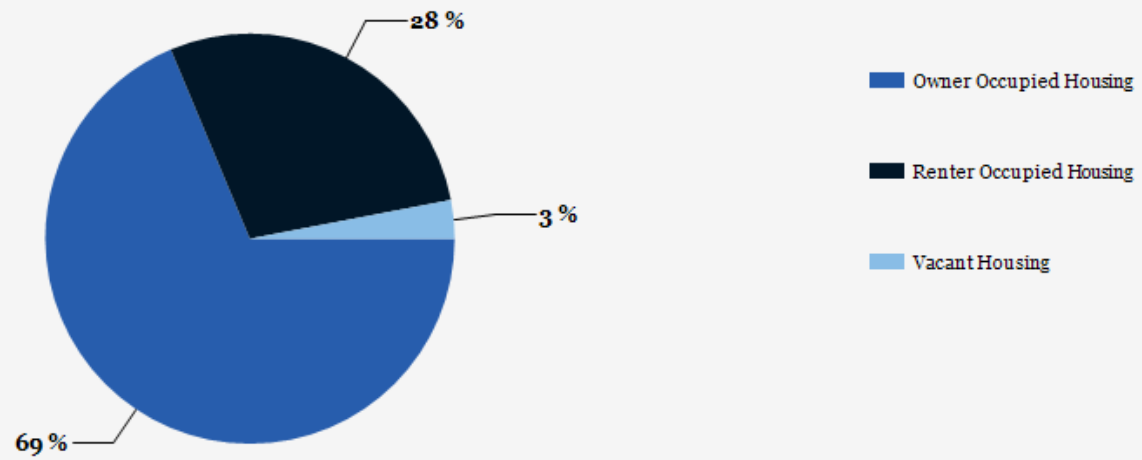
2021 Household Income



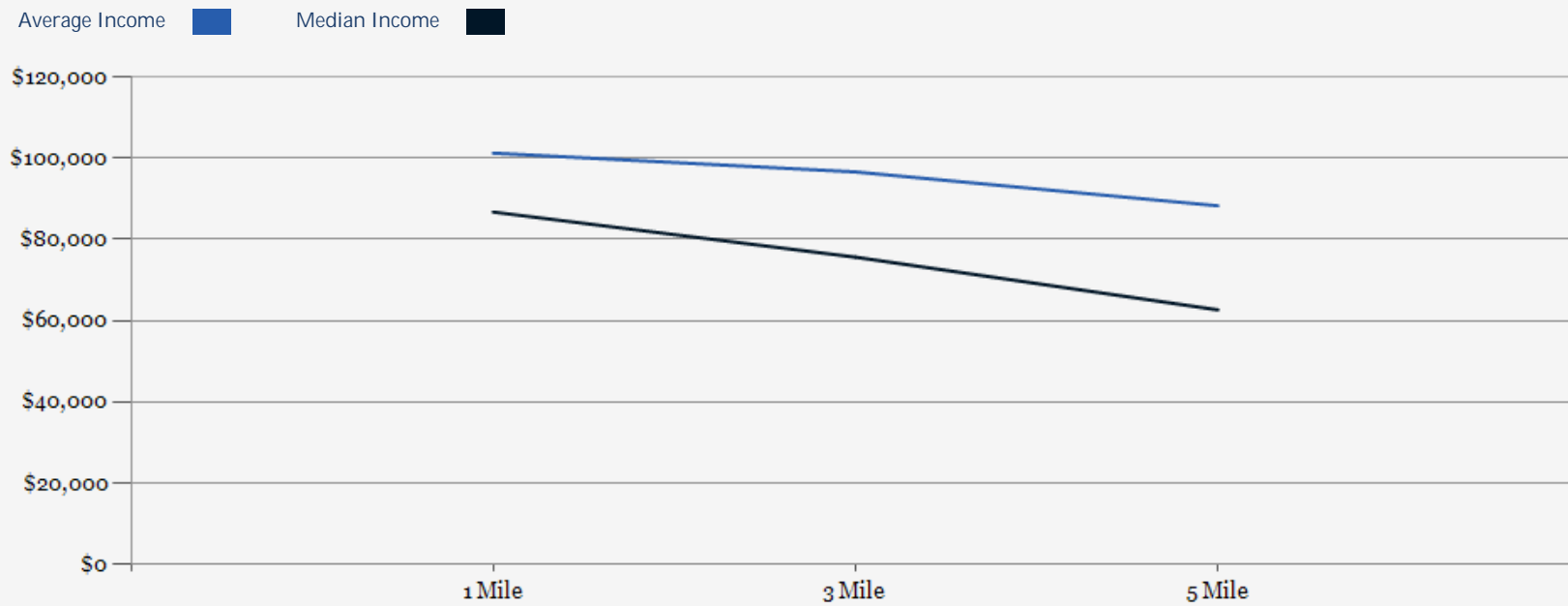
2021 Population by Race



2021 Household Occupancy - 1 Mile Radius



2021 Household Income Average and Median



Arapaho Plano Shopping Center

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The S.F. Waranch Company and it should not be made available to any other person or entity without the written consent of The S.F. Waranch Company.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to The S.F. Waranch Company. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective tenants, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. The S.F. Waranch Company has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, The S.F. Waranch Company has not verified, and will not verify, any of the information contained herein, nor has The S.F. Waranch Company conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:

Saul Waranch
The S.F. Waranch Company
Broker
(214) 526-5800
swaranch@sffwaranch.com

Jeff Lewin
The S.F. Waranch Company
Head of Brokerage
(214) 336-7715
jlewin@sffwaranch.com





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.

Saul F. Waranch	9003270	sfwaranch@sfwaranch.com	214-526-5800
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Saul F. Waranch	0395950	swaranch@sfwaranch.com	214-893-4788
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