



ARAPAHO VILLAGE | 801-819 W ARAPAHO RD, RICHARDSON, TX 75080

Features

- **0.67 Acres Outparcel available**
- Strong performing Tom Thumb (recently renovated) anchored center with strong mix of national, regional and local tenants
- Vibrant, signature location at the intersection of Arapaho and West Shore Drive in the dynamic Richardson corridor, one mile from US 75
- Affluent incomes and dense population highlight our immediate trade area
- Easy ingress and egress into the shopping center with multiple points of access
- Available location opportunities in the desirable 1,900 SF to 2,100 SF range

FOR LEASE

TOTAL SF: 101,507
AVAILABLE SF: 10,210
MIN CONTIGUOUS SF: 1,980
MAX CONTIGUOUS SF: 2,000
CONTACT FOR MORE INFORMATION
NNN: \$5.68 PER SF/YR EST.

Traffic Counts		Demographics	YEAR: 2024	1 MILE	3 MILE	5 MILE
Arapaho Rd	25,282 VPD	Total Population		13,356	134,447	399,560
		Total Households		5,352	50,973	170,847
		Average Household Income		\$139,188	\$130,548	\$118,188
		Daytime Population		11,525	176,836	567,776

Area Retailers & Businesses



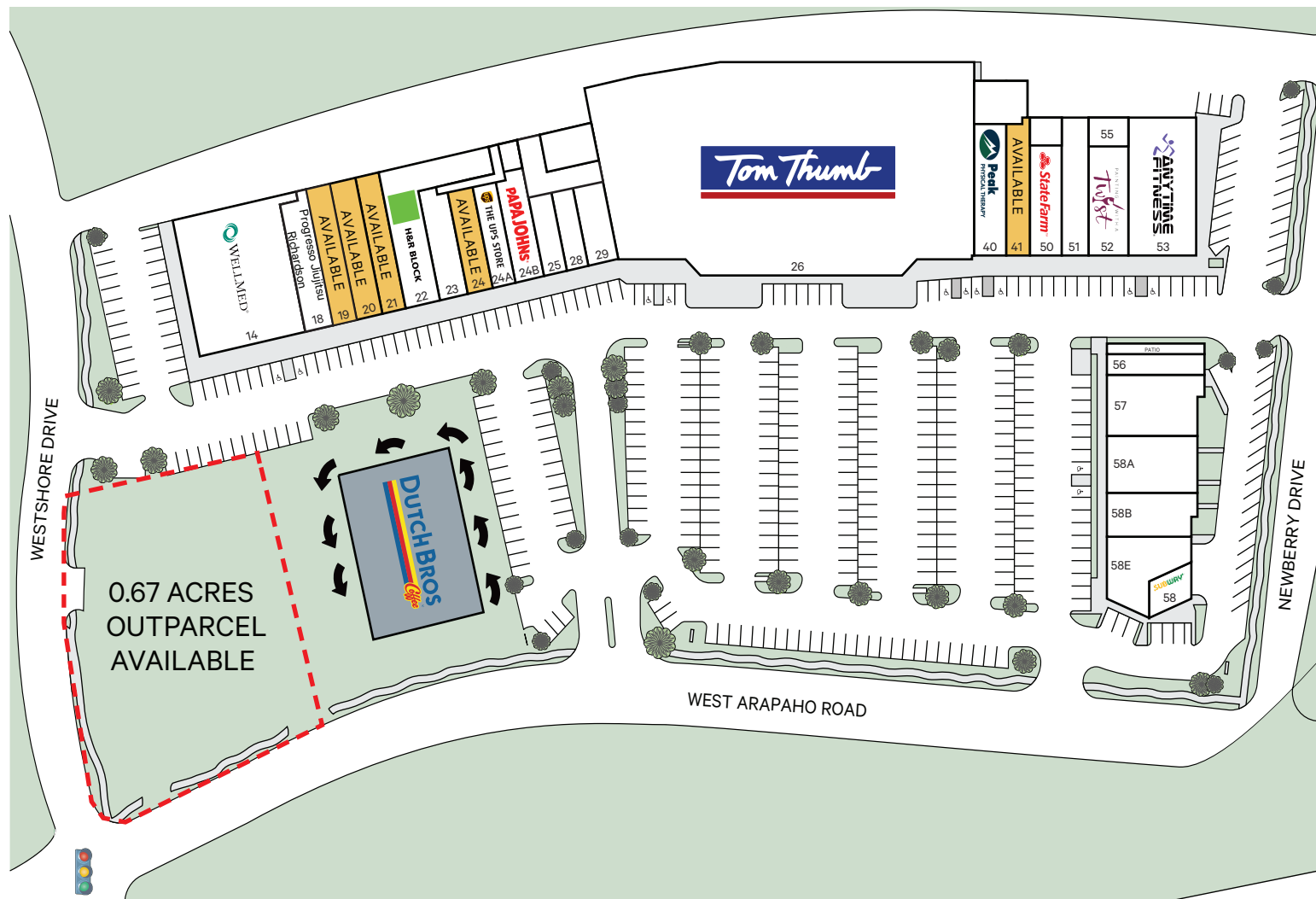
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The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

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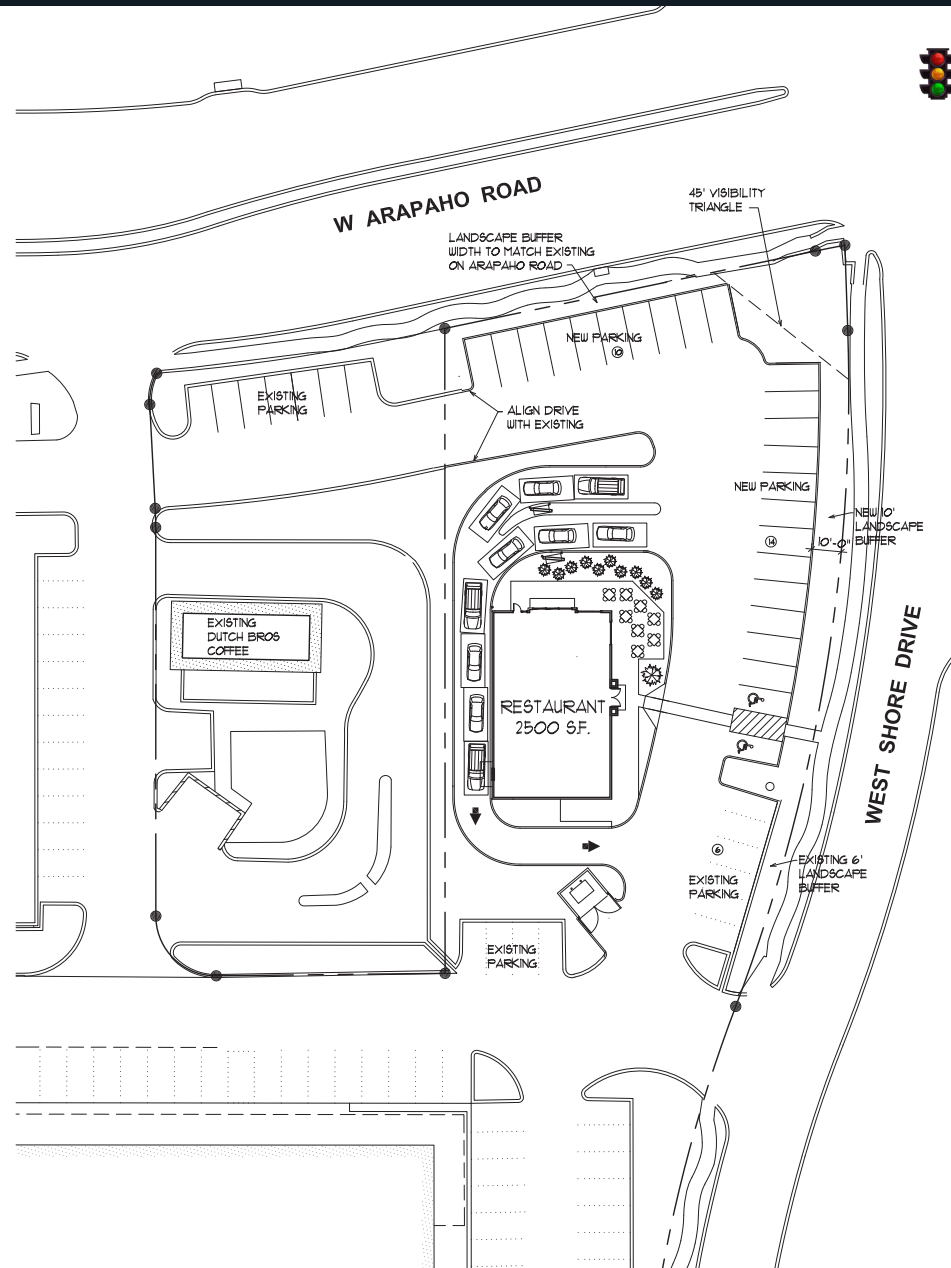


Available Space

19	2,000 sf
20	1,980 sf
21	2,100 sf
24	2,150 sf
41	1,980 sf

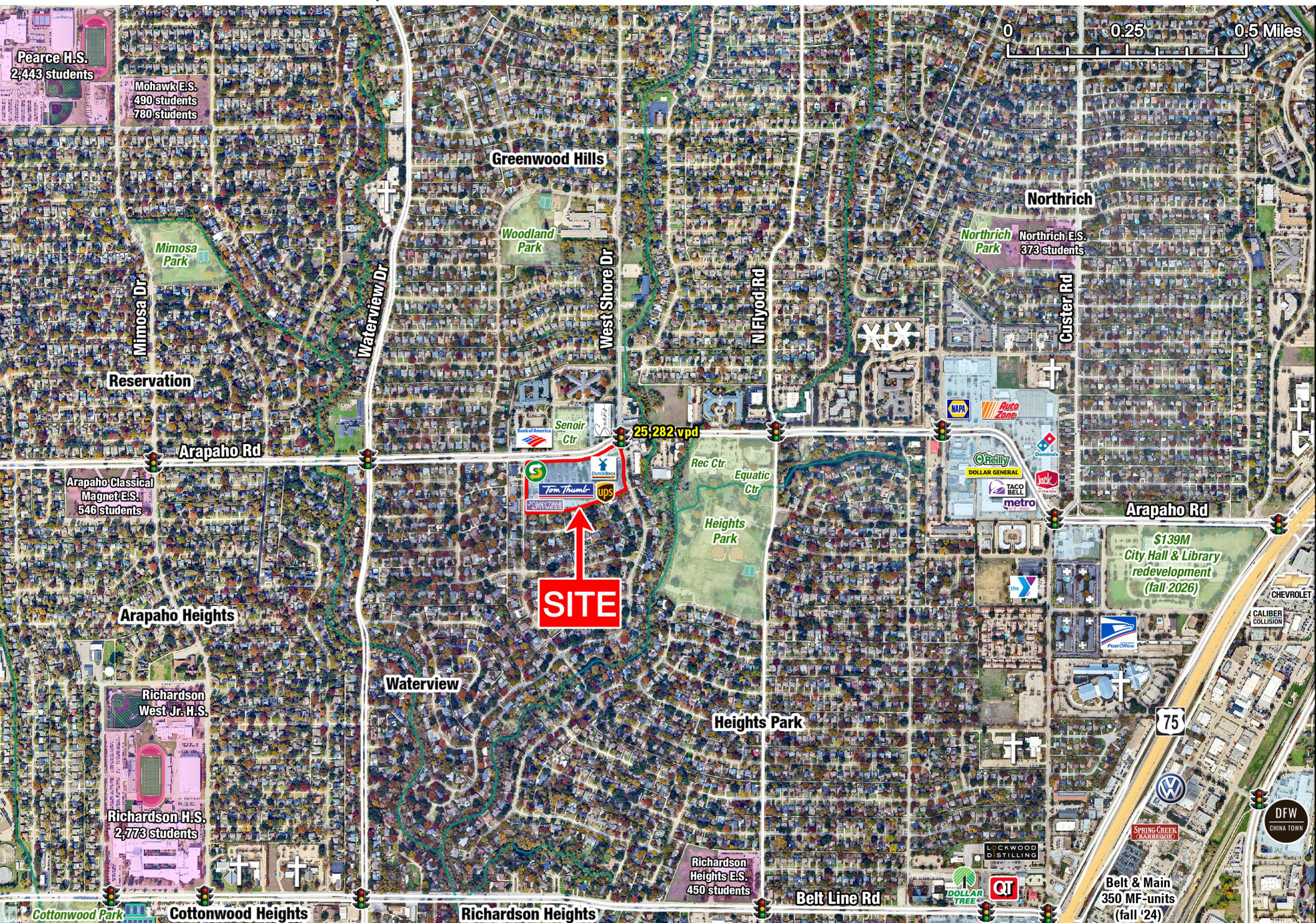
Current Tenants

14	Wellmed	9,422 sf
18	Progresso JiuJitsu Richardson	2,671 sf
22	H&R Block	3,183 sf
23	Action Video Service	1,425 sf
24A	The UPS Store	1,400 sf
24B	Papa John's Pizza	1,400 sf
25	D-Town Jewelers	720 sf
28	Minsky Cleaners	1,320 sf
29	Hair Pro	900 sf
26	Tom Thumb	43,256 sf
40	Peak Physical Therapy	2,000 sf
50	State Farm Insurance	1,500 sf
51	Express Driving School	1,230 sf
52	Painting with a Twist	2,694 sf
53	Anytime Fitness	5,000 sf
55	A.V. Pharmacy Storage	681 sf
56	Bella Flan	1,359 sf
57	Arapaho Village Pharmacy	2,800 sf
58A	Meridith David, DDS	3,386 sf
58B	Star Nails Salon	1,200 sf
58E	China Express	2,000 sf
58	Subway	1,800 sf



1 PROPOSED SITE PLAN
1" = 30'-0"





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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. **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
 - 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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Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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