

**21,000 SF AVAILABLE**

**\$5.50 Gross Possible!**

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### Join

- Tuesday Morning
- Dollar Tree
- Thrift City
- Harbor Freight and Tools
- Sherwin Williams

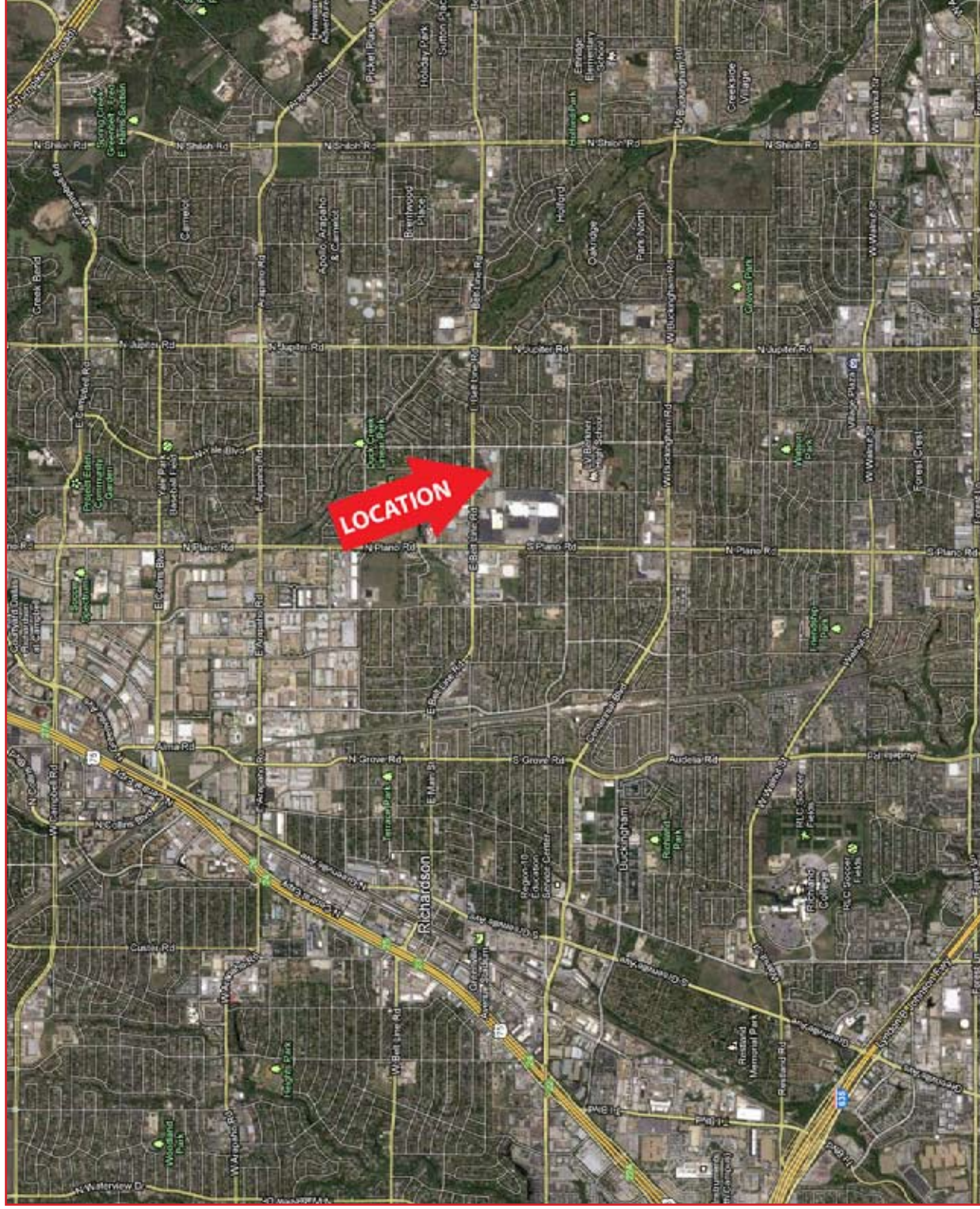
Located adjacent to redeveloped  
Richardson Square Mall anchored  
by Sears, Super Target, Lowe's  
and Ross.





Commercial Real Estate Brokerage

# Richardson East Shopping Center 1700-1748 East Belt Line Rd - Richardson, TX 75081 Aerial Map of Site & Area Development



**\$5.50 Gross**



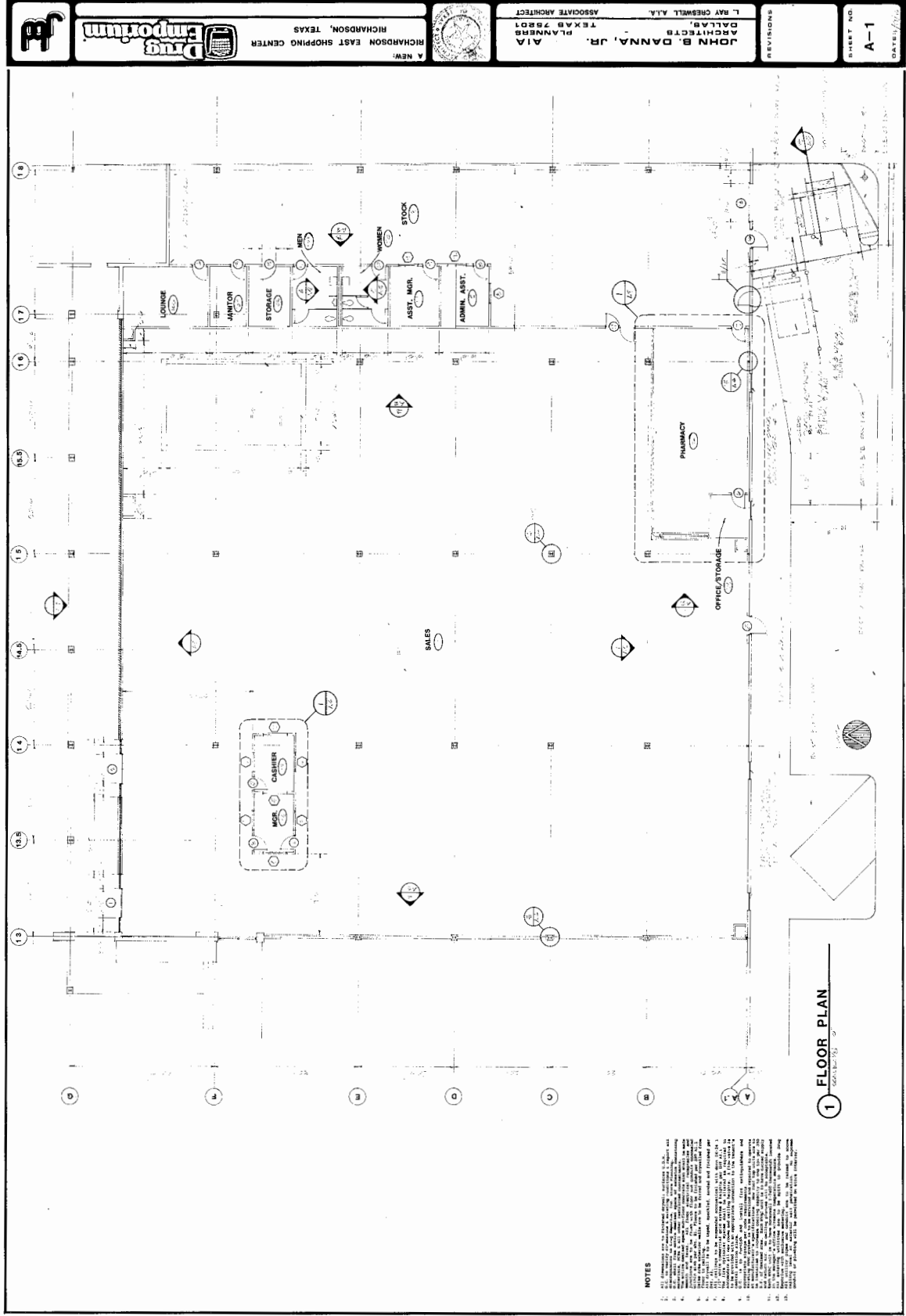
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Clear height of 16' - Currently at 14' width dropped ceiling  
\$5.50 gross deal possible!

# Richardson East Shopping Center

1700-1748 East Belt Line Rd  
Richardson, TX 75081

## The Retail Connection Demographic Trend Report

Richardson  
Plano Rd At E Belt Line Rd Richardson, TX 75080

2 April 2012

Coordinates Longitude: -96.699845  
Latitude: 32.945375

	1 MILE RING 3.14 SQ/MI	3 MILE RING 28.27 SQ/MI	5 MILE RING 78.53 SQ/MI
<b>POPULATION</b>			
1990 Total Population	13,665	121,785	270,549
2000 Total Population	13,642	137,937	316,103
% Population Change 1990-2000	-0.17%	13.26%	16.84%
2011 Total Population	13,481	142,786	324,628
2016 Total Population	14,249	151,627	349,421
% Population Change 2011-2016	5.70%	6.19%	7.64%
<b>HOUSEHOLDS</b>			
1990 Total Households	4,674	47,170	106,193
2000 Total Households	4,803	52,383	120,786
% Households Change 1990-2000	2.76%	11.05%	13.74%
2011 Total Households	4,830	52,920	122,447
2016 Total Households	5,109	55,833	131,190
% Households Change 2011-2016	5.78%	5.50%	7.14%
2011 Average Household Size	2.8	2.7	2.6
% Family Households	75.96%	67.28%	65.87%
<b>DAYTIME POPULATION &amp; ESTABLISHMENTS</b>			
2011 Total Daytime Population	16,965	190,803	411,566
2011 Total Daytime Work Population	6,673	81,159	207,126
Total Establishments (N)	405	4,187	10,551
<b>GENDER</b>			
2011 Female Population	6,904	72,985	164,561
% 2011 Female Population	51.21%	51.11%	50.69%
2011 Median Age Female Pop	37.2	32.1	32.4
2011 Male Population	6,577	69,801	160,067
% 2011 Male Population	48.79%	48.89%	49.31%
2011 Median Age Male Pop	34.1	29.4	29.8
<b>RACE</b>			
2011 White Population	8,332	73,917	186,143
2011 Black Population	1,682	25,804	52,396
2011 American Indian/Alaska Native	38	420	970
2011 Asian/Hawaiian/Pacific Islander	1,960	20,597	34,028
2011 Other Population (Incl 2+ Races)	1,506	22,468	52,061
% 2011 White Population	61.81%	51.77%	57.34%

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% 2011 Black Population	12.48%	18.07%	16.14%
% 2011 American Indian/Alaska Native	0.28%	0.29%	0.30%
% 2011 Asian/Hawaiian/Pacific Islander	14.54%	14.43%	10.48%
% 2011 Other Population (Incl 2+ Races)	11.17%	15.74%	16.04%
<b>ETHNICITY</b>			
2011 Hispanic Population	2,775	40,045	94,501
2011 Non-Hispanic Population	10,706	102,741	230,127
2011 White Hispanic Population	1,548	20,369	48,155
2011 All Other Races Hispanic Population	1,182	19,068	45,030
2011 White Non-Hispanic Population	6,784	53,548	137,988
2011 All Other Races Non-Hispanic Population	324	3,400	7,031
% 2011 Hispanic Population	20.58%	28.05%	29.11%
% 2011 Non-Hispanic Population	79.42%	71.95%	70.89%
% 2011 White Hispanic Population	11.48%	14.27%	14.83%
% 2011 All Other Races Hispanic Population	8.77%	13.35%	13.87%
% 2011 White Non-Hispanic Population	50.32%	37.50%	42.51%
% 2011 All Other Races Non-Hispanic Population	2.40%	2.38%	2.17%
<b>INCOME</b>			
2011 Average Household Income	\$81,845	\$67,342	\$73,360
2011 Median Household Income	\$71,259	\$58,329	\$61,552
2011 Per Capita Income	\$29,442	\$25,032	\$27,739
2011 Household Income < \$10,000	80	2,367	5,714
2011 Household Income \$10,000-\$14,999	157	1,857	4,400
2011 Household Income \$15,000-\$19,999	146	1,777	4,526
2011 Household Income \$20,000-\$24,999	198	2,757	6,297
2011 Household Income \$25,000-\$29,999	163	2,761	6,177
2011 Household Income \$30,000-\$34,999	203	3,256	7,499
2011 Household Income \$35,000-\$39,999	182	2,785	6,507
2011 Household Income \$40,000-\$44,999	234	3,111	6,832
2011 Household Income \$45,000-\$49,999	212	2,961	6,031
2011 Household Income \$50,000-\$59,999	208	2,732	5,875
2011 Household Income \$60,000-\$74,999	641	6,968	14,787
2011 Household Income \$75,000-\$99,999	858	7,536	16,353
2011 Household Income \$100,000-\$124,999	616	4,372	10,322
2011 Household Income \$125,000-\$149,999	310	2,121	5,633
2011 Household Income \$150,000-\$199,999	280	1,949	5,932
2011 Household Income \$200,000-\$249,999	68	525	1,865



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.

## Information About Brokerage Services

**B**efore 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 owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent may work in 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 with the buyer, usually through a written buyer representation agreement. 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 the 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 otherwise authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order 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 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 Salesmen 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 or 512-496-3960