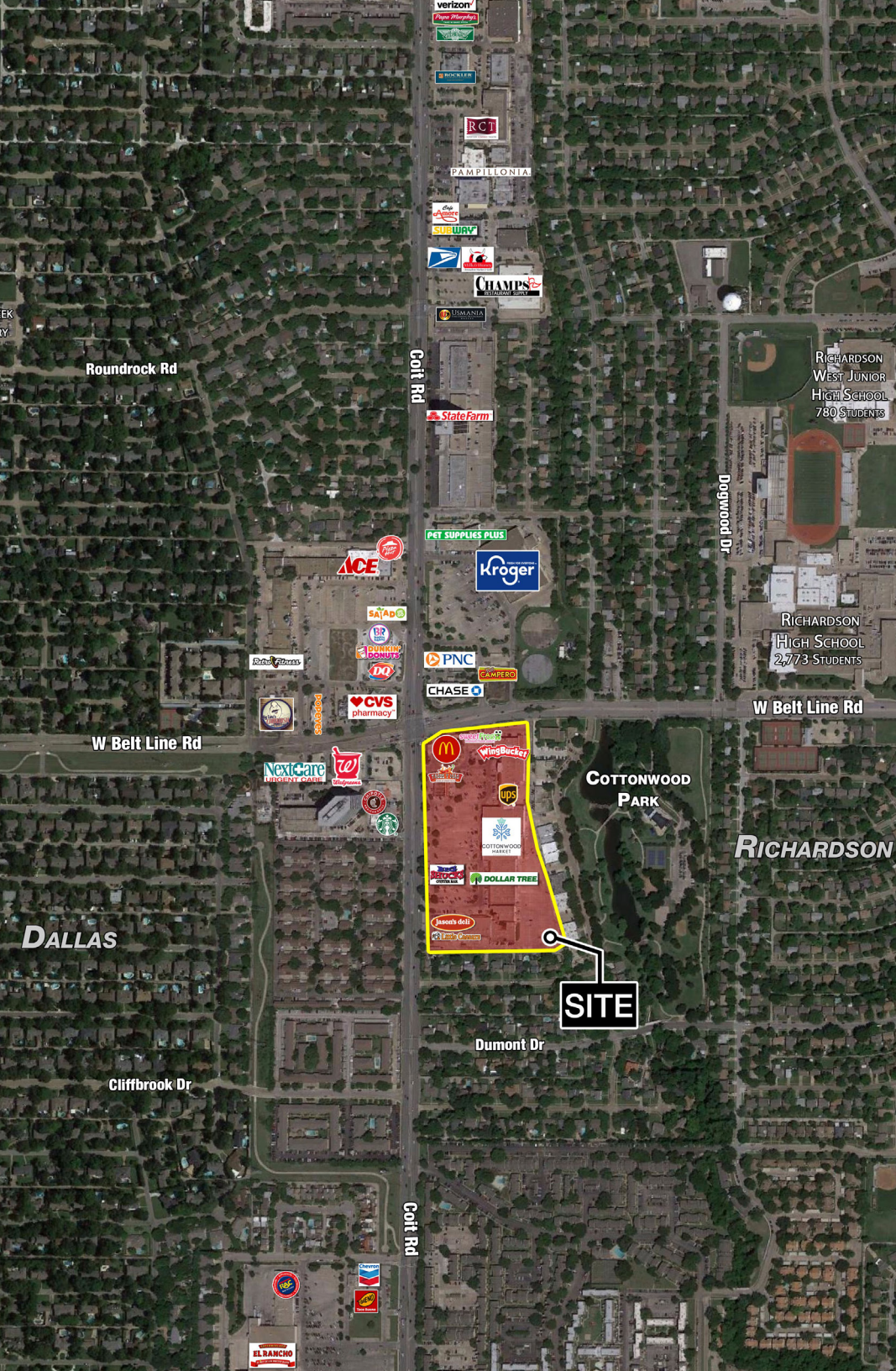




# DAL-RICH TOWNE SQUARE

101 S COIT RD RICHARDSON, TX 75080



## REGIONAL-DRAW RETAIL LANDMARK SERVING THE DENSE RICHARDSON MARKET

Dal-Rich Towne Square has long been Richardson's top locations for convenience and destination shopping. The center's prime location at the heavily trafficked intersection of S. Coit Road and Belt Line Road creates high visibility and accessibility in the heart of one of D-FW's most established suburbs.

With a mix of dining, services, health and beauty and unique destination shopping, Dal-Rich Towne Square is a regional-draw retail landmark serving the dense Richardson market.

Major renovation has given the historic center an updated look and new tenant visibility. In addition, Dal-Rich features an office component where tenants benefit from the access and traffic of retail setting.

Dal-Rich's location at two of the area's most heavily trafficked thoroughfares makes it ideally suited to serve the surrounding community. The combination of the location and the tenant mix means that many of the concepts have been located at Dal-Rich Towne Square for decades.



**386,076**  
5 Mile Total  
Population 2024



**\$124,234**  
5 Mile Average  
Household Income



**168,996**  
5 Mile Total  
Households 2024

# TENANT MIX

## A COMMUNITY-FOCUSED TENANT MIX

Traffic draws at Dal-Rich Towne Square include:

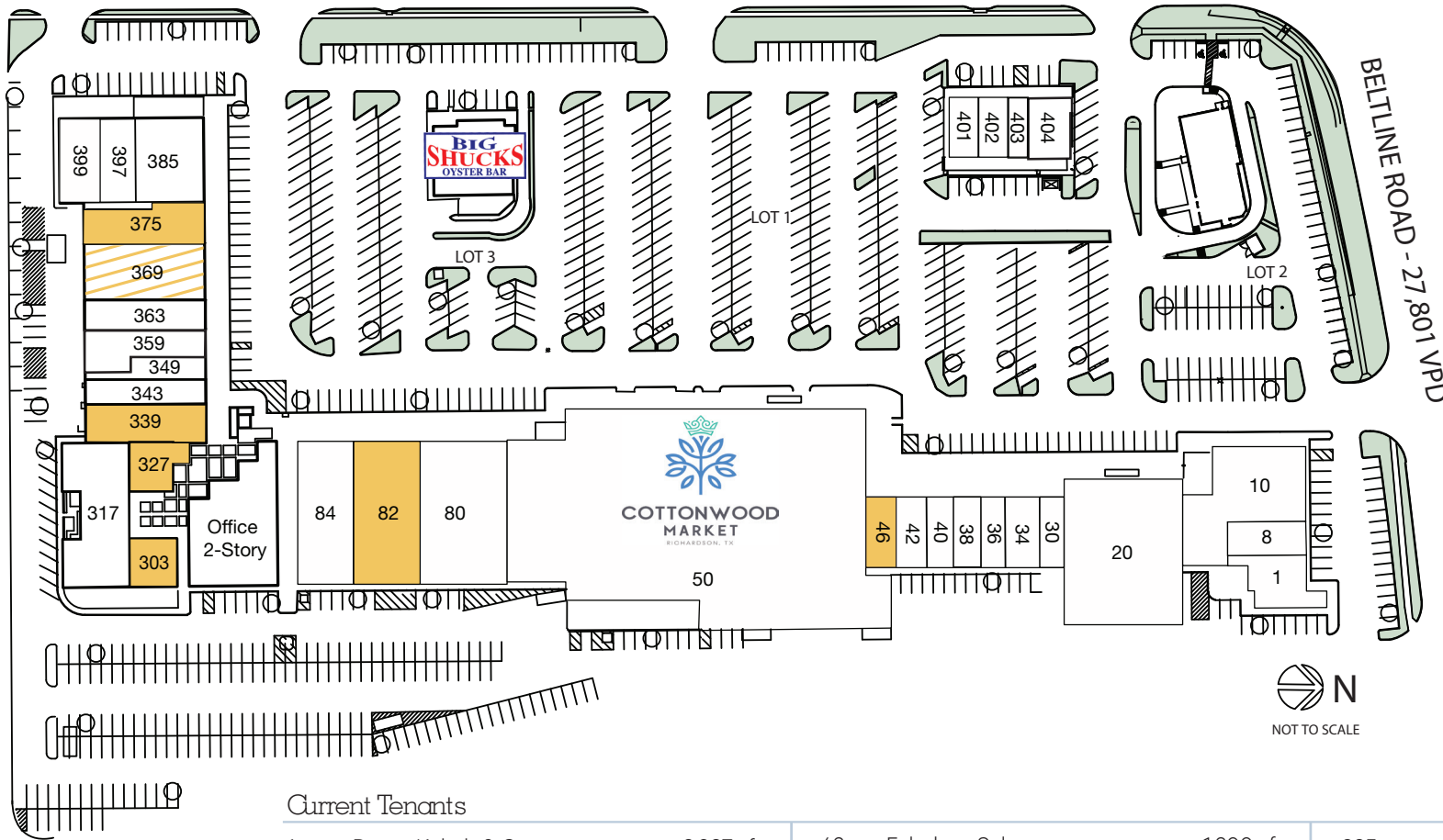
Anchor Cottonwood Market, which spans more than 50,000 square feet and offers the kind of selection and rotating merchandise that mean every visit is a new opportunity to find one-of-a-kind items worth cherishing. The market's eclectic vendors offer unique vintage, antique and artisan items, ranging from modern furniture, rugs, lamps, antiques and home décor.

- **Retailers** including Dollar Tree, Asel Art Supply and Silver Pyramid;
- **Restaurants & specialty food concepts** such as Jason's Deli, Big Shucks, JC's Burger Bar, Sweet Frog Frozen Yogurt, Wing Bucket, Noodle Palace, Thai Soon, Curry Bliss, Honey-baked Ham, Little Caesars and Tacos Y Mas;
- **Beauty, health & boutique fitness concepts** including Fabulous Salon, Love Thyself Day Spa, Focus on Eye, Nail Times, Premier Hearing, Texas Home Medical, Shaeista Osman, D.D.S. and Sun Yoga Company;
- **Services** including The UPS Store, Cricket Wireless and Cell Phone Repair Store.



# SITE PLAN

COIT ROAD - 48,336 VPD

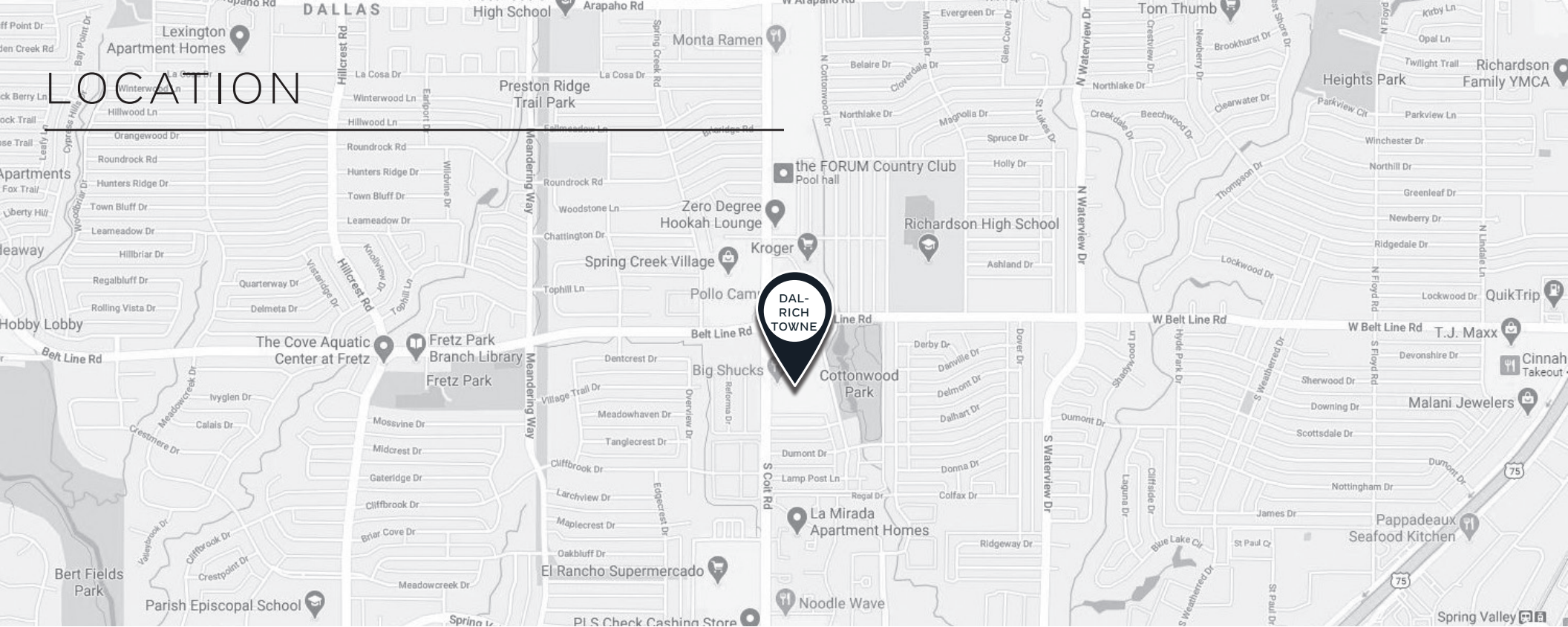


| Available Space |          |
|-----------------|----------|
| 46              | 1,200 sf |
| 82              | 7,019 sf |
| 303             | 1,600 sf |
| 327             | 1,607 sf |
| 339             | 2,740 sf |
| 369*            | 4,200 sf |
| 375             | 3,180 sf |

\*Occupied but Available

## Current Tenants

|    |                                       |           |     |                               |           |           |                      |          |
|----|---------------------------------------|-----------|-----|-------------------------------|-----------|-----------|----------------------|----------|
| 1  | Doner Kebab & Gyros                   | 2,987 sf  | 42  | Fabulous Salon                | 1,200 sf  | 385       | Jason's Deli         | 5,228 sf |
| 8  | Sweet Frog                            | 1,884 sf  | 50  | Cottonwood Market             | 50,031 sf | 397       | Little Caesars Pizza | 1,184 sf |
| 10 | Cafe De Selda                         | 4,653 sf  | 80  | Dollar Tree                   | 8,715 sf  | 399       | Pinch A Penny        | 2,097 sf |
| 20 | Kalos & Muse Nail Salon & Spa<br>Cafe | 12,962 sf | 84  | Dona Maria Mexican Restaurant | 5,014 sf  | 401       | Thai Soon            | 1,125 sf |
| 30 | Whole Body Chiropractic               | 1,483 sf  | 317 | Valora Medical                | 5,928 sf  | 402       | Nail Times           | 1,500 sf |
| 34 | Shaiesta Osman, D.D.S.                | 2,250 sf  | 343 | Focus on Eyes                 | 1,900 sf  | 403       | Share Tea            | 1,023 sf |
| 36 | The UPS Store                         | 1,200 sf  | 349 | Love Thyself Day Spa          | 1,957 sf  | 404       | Taco Y Mas           | 1,399 sf |
| 38 | Art Enhancement & Frames              | 1,200 sf  | 359 | Curry Bliss                   | 4,002sf   | Outparcel | Big Shucks           | 4,030 sf |
| 40 | Premier Hearing                       | 1,200 sf  | 363 | Midtown Barbers               | 1,984 sf  |           |                      |          |
|    |                                       |           | 369 | Honey Baked Ham               | 4,200 sf  |           |                      |          |



# LOCATION

## AREA OVERVIEW

Richardson is one of the most established and dense Dallas-area communities. The area features vibrant and diverse residential community, as well as one of the strongest commercial communities that has made Richardson the corporate address of choice for major employers such as State Farm Insurance, Blue Cross Blue Shield, GEICO, Raytheon, RealPage, Cisco Systems, Texas Instruments and numerous others.

In fact, Richardson is the second-largest employment center in the Dallas-Fort Worth metro area and includes a diverse range of businesses. The city's four largest employers represent three separate industries, financial services/insurance, telecommunications, and public education.

Other major employers represent Richardson's deep technology

roots and its global focus. Richardson is also home to three universities, including the University of Texas at Dallas and Richland College.

## TRADE AREA OVERVIEW

Dal-Rich Towne Square offers incredible access and visibility due to its position at the junction of two of the region's main thoroughfares, W. Belt Line Road and S. Coit Road. The traffic counts at the intersection show more than 48,000 vehicles per day on Coit, and nearly 33,000 on Belt Line.

Evidence of the density of the trade area can be seen in the demographics. Within a three-mile radius of Dal-Rich, the population totals 151,633 in 61,953 households. The average household income within the radius is a healthy \$111,645.

RENOVATION UNDERWAY



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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.

## WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:

A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see

section 1101.563 of the Texas Occupations Code.

**Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

## 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 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.

## A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

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- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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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Buyer/Tenant/Seller/Landlord Initials

Date

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