

OFFERING MEMORANDUM



2080 N. COLLINS BOULEVARD
RICHARDSON, TEXAS

S SCHUCHERT
RETAIL GROUP



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EXCLUSIVELY LISTED BY:



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INVESTMENT SUMMARY



PURCHASE PRICE
\$1,500,000



LOCATION
**2080 N COLLINS BLVD
RICHARDSON, TX 75080**



BUILDING SIZE
10,355 SQ. FT



LAND AREA
0.77 ACRES



PARKING
55 SPACES



APN
420727000-010A0000



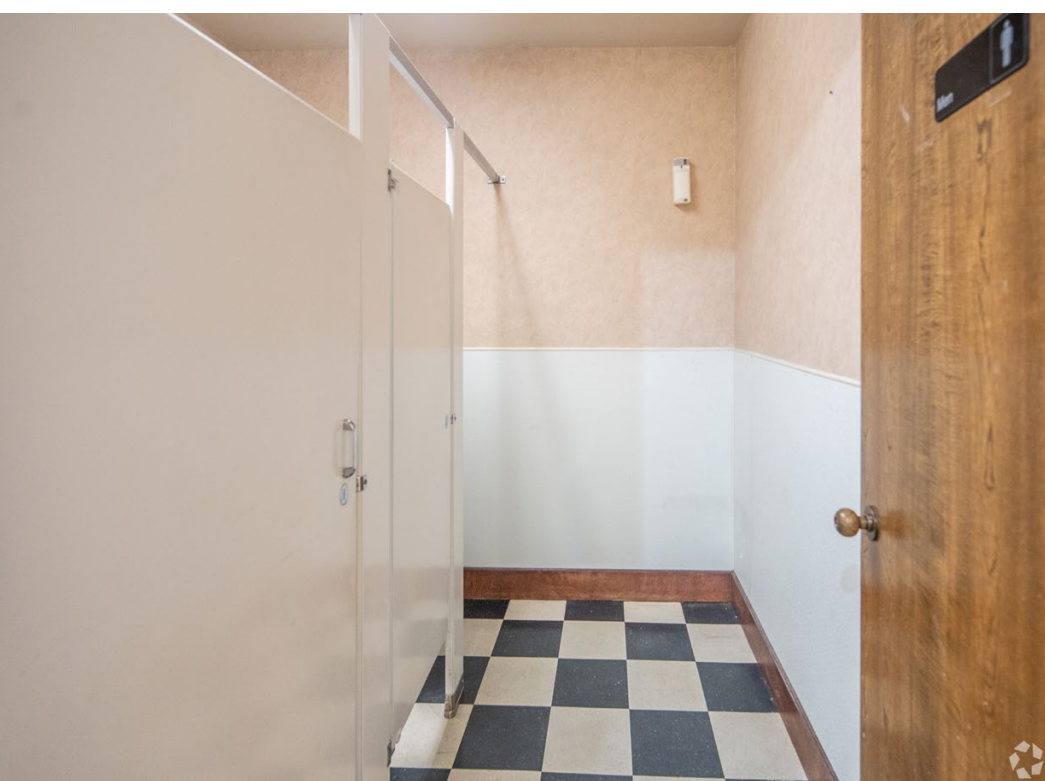
YEAR BUILT
1984



TRAFFIC COUNTS
4,482 VPD







INVESTMENT HIGHLIGHTS

TYPE OF PROPERTY:

- Former Specialty Furniture Store
- 10,355 Square Feet
- 0.7677 Acres
- Commercial Zoning
- Permissible Uses Include Restaurant, Retail Store, and Office
- Brand New Roof & HVAC System
- 55 Parking Spaces
- Steel-Frame Construction with Steel Bar-Joist Roofing Structure
- Brick Exterior
- Built in 1984

RICHARDSON, TEXAS:

- Highest Concentration of Technology Workers in the Greater Dallas Area - 1.9 Million Total Labor Force Within a 30-Minute Commute
- Strategically Located Between Major Freeways for Easy Commuter Access
- Home to the University of Texas at Dallas - a Carnegie "Tier One" University
- Highly Regarded K-12 Educational Systems with Over 90% College-Bound Graduates
- 4 Existing DART Light Rail Stations (2 More Rails Underway) and Public Bus Service
- 30+ Million Square Feet of Office, Flex and Industrial Space
- Extensive Housing Options from Entry Level to Executive Homes, Town Homes, Upscale Multi-Family, and Transit-Oriented Developments
- 800+ Acres of Parks and Recreation Facilities, Golf Courses and Over 40 Miles of Hike & Bike Trails

LARGEST EMPLOYERS:

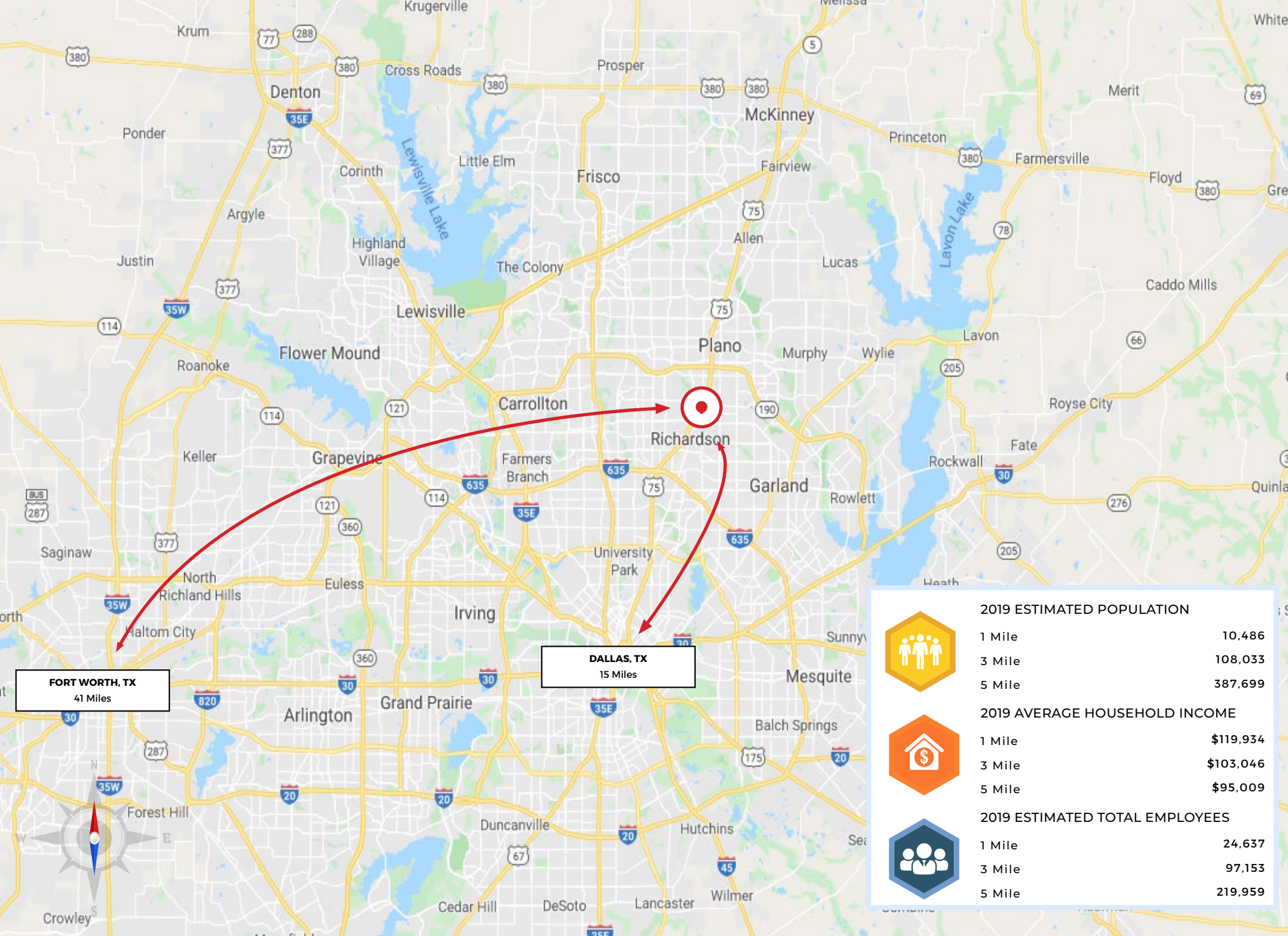
- State Farm Insurance - 9,000 Employees (Regional Hub)
- Genpact - 4,000 Employees (Division)
- Blue Cross & Blue Shield of Texas - 3,100 Employees (HQ)
- The University of Texas at Dallas - 2,674 Employees (Main Campus)
- Richardson ISD - 2,500 Employees (Local)
- GEICO - 2,400 Employees (Regional Hub)
- Raytheon - 2,200 Employees (Division HQ)
- RealPage - 2,100 Employees (HQ)
- Cisco Systems - 2,000 Employees (Division HQ)

UNIVERSITY OF TEXAS AT DALLAS:

- Located 2.5 Miles from the Subject Property
- 20,994 Undergraduate Students | 8,549 Graduate Students
- A Rising Research Powerhouse with Eight Schools and More Than 140 Academic Degrees Including Top Ranked Programs in Business, Engineering, and Science
- Ranked #2 - Fastest Growing Public Doctoral University in the Country (The Chronicle of Higher Education)
- Ranked #1 - Best Value Public University in Texas (Forbes)
- Ranked #1 - Top MBA Programs Where Grads Make More than They Owe (Forbes)
- Ranked #21 - Nationally Ranked Graduate Programs (U.S. News & World Report)







FORT WORTH, TX
41 Miles

DALLAS, TX
15 Miles

2019 ESTIMATED POPULATION		
1 Mile		10,486
3 Mile		108,033
5 Mile		387,699
2019 AVERAGE HOUSEHOLD INCOME		
1 Mile		\$119,934
3 Mile		\$103,046
5 Mile		\$95,009
2019 ESTIMATED TOTAL EMPLOYEES		
1 Mile		24,637
3 Mile		97,153
5 Mile		219,959

AREA OVERVIEW



RICHARDSON, TEXAS

Today the City is no longer the bedroom community of the '50s and '60s, but is itself at the heart of a significant employment center, the Telecom Corridor® area. More than 88,000 people work in the City of Richardson each day.

Richardson is one of the most conveniently located communities in the Metroplex, with access to points in all directions via both major roadways and the DART rail system.

The north and southbound Central Expressway (US75), the main artery of the City of Dallas, transverses the City. Interstate 635, also called LBJ Freeway, is to its immediate south and the Bush Turnpike spans the northern border of the City, giving Richardson residents easy access to points east and west. Richardson hosts four DART light rail stations: at Spring Valley, Arapaho, Galatyn Park and Bush Turnpike.

Though an inner ring suburb, Richardson continues to be a vibrant community, kept current by the Richardson City Council's emphasis on economic development and neighborhood integrity. Voter-approved bond programs in 2006 and 2010 have contributed to the maintenance and improvement of the City's infrastructure as well as its quality of life.

The 2006 bond election brought construction of a new recreation center on the east side of the City, as well as new ballfield complexes at Huffhines and Breckinridge parks. A new fire station was reconstructed on the west side to replace an aging, outdated public service facility.

In 2010, voters approved funding for a new fire station on the east side of the City and construction of a new recreation and aquatics center on the west side and new construction of a gymnastics center centrally located on Arapaho Road, just east of Central Expressway.

But Richardson isn't only about living and working. The City also has a statewide reputation as a great place to play, with the nationally recognized Wildflower! Festival held each May and the highly regarded Cottonwood Arts Festival held the first weekend of each May and October. The City of Richardson is the envy of its suburban neighbors with its state-of-the-art Eisemann Center for Performing Arts which opened to high acclaim in 2002 and continues to bring nationally recognized entertainers and shows to the area each year through its Eisemann Center Presents series while offering a first-rate facility for local arts groups and corporations.

AREA DEMOGRAPHICS



POPULATION	1 MILE	3 MILE	5 MILE
2019 Population	10,486	108,033	387,699
2024 Projected Population	10,848	114,974	418,328
2010 Population	7,527	84,046	331,257
Annual Growth Rate: 2019 to 2024	0.69%	1.28%	1.58%



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2019 Households	5,111	45,045	155,313
2024 Households	5,407	48,372	168,575
2010 Households	3,301	33,978	127,984
Annual Growth Rate: 2019 to 2024	1.16%	1.48%	1.71%
Average Household Size	2.05	2.38	2.48



INCOME	1 MILE	3 MILE	5 MILE
Average Household Income	\$119,934	\$103,046	\$95,009
Median Household Income	\$98,930	\$85,417	\$76,389
Per Capita Income	\$58,484	\$43,013	\$38,088



HOUSING	1 MILE	3 MILE	5 MILE
2019 Housing Units	5,111	45,045	155,313
2019 Owner-Occupied Units	2,460	26,086	78,705
2019 Renter Occupied Housing Units	2,651	18,959	76,608



PLACE OF WORK	1 MILE	3 MILE	5 MILE
2019 Businesses	1,614	7,496	20,524
2019 Employees	24,367	97,153	219,959

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum is confidential and is furnished to prospective purchasers of 2080 N. Collins Blvd, Richardson, TX 75080 ("Property"). This Offering Memorandum is intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. The information and materials contained herein are selective and limited in nature, and neither Owner or Schuchert Retail Group purports this to be an all-inclusive report on the Property.

This Offering Memorandum contains select information pertaining to the Property and does not purport to be all-inclusive or contain all or part of the information which prospective purchasers may require to evaluate a purchase of the Property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable. However, Schuchert Retail Group has not and will not verify any of this information, nor has Schuchert Retail Group conducted any investigation regarding these matters. Schuchert Retail Group makes no guarantee, warranty or representation, express or implied, as to the truth, accuracy or completeness of any information provided and no legal commitments or obligations shall arise by reason of this Offering Memorandum or its contents. The information contained herein is not a substitute for a thorough due diligence investigation. All information is presented "as is" without representation or warranty of any kind. It is your responsibility to independently confirm its accuracy and completeness.

Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence, including engineering and environmental inspections, to determine the condition of the Property and its suitability for their needs. Prior to submitting an offer, prospective purchasers should consult with their own financial, legal, tax and construction advisors to determine the consequences of an investment in the Property and arrive at an independent evaluation of such investment.

By receipt of this Offering Memorandum for the Property, you agree that:

- This Offering Memorandum and its contents are of a confidential nature.
- You will treat it in the strictest confidence.
- You will not disclose this Offering Memorandum or any of its contents to any other person or entity without the prior written authorization of the Owner or Schuchert Retail Group.
- You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner or Schuchert Retail Group.
- You will be responsible for making your own decisions.

Owner and Schuchert Retail Group expressly reserve the right, in its sole discretion, to: (i) reject any or all expressions of interest or offers to purchase the Property without providing any reason or (ii) to terminate any negotiations with any party, at any time, with or without notice. The Owner shall have no legal commitment or obligations to any recipient viewing this Offering Memorandum or making an offer to purchase the property unless and until a written agreement for the purchase of the property has been fully executed on terms acceptable to Owner and any and all conditions set by Owner have been fully satisfied or waived.

By accepting this Offering Memorandum you agree to release the Seller and Schuchert Retail Group of any and all liability and hold the parties harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of the Property.



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