



CREST COMMERCIAL REAL ESTATE

For Lease – Richland Crossing – For Lease

- ◆ **LOCATION:** 9410 WALNUT STREET DALLAS, TX
- ◆ **NET LEASABLE AREA:** 16,245 SQUARE FEET
- ◆ **SPACE AVAILABLE:** # 108 – 1,000 SF
- ◆ **RENT:** \$ 16.00 PSF
- ◆ **TRIPLE NETS:** ESTIMATED AT \$6.40 PSF
- ◆ **ZONING:** NEIGHBORHOOD RETAIL/SERVICE CENTER
- ◆ **PARKING SPACES:** 98 SURFACE SPACES
- ◆ **DEMOGRAPHICS:** APPROX. 410,935 RESIDENTS LIVE WITHIN A 5 MI RADIUS WITH AN AVERAGE INCOME OF \$75,403. (*XCELIGENT 2014 PROJECTION*)
- ◆ **TRAFFIC COUNTS:** WALNUT STREET – 28,578 CPD AND ABRAMS – 18,068 CPD



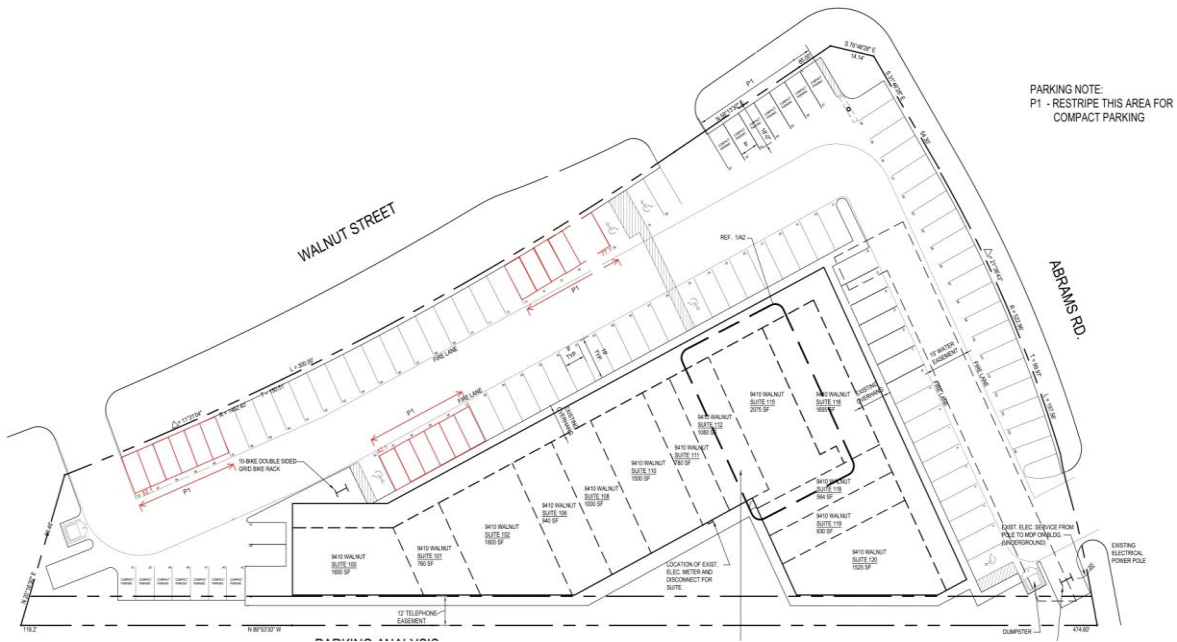
FOR ADDITIONAL INFORMATION CONTACT:
ERIK FULKERSON
(214) 696-6677



SITE PLAN

Richland Crossing

9410 Walnut Street, Dallas, TX 75243



PARKING NOTE:
P1 - RESTRIPE THIS AREA FOR
COMPACT PARKING

<u>Suite</u>	<u>Tenant</u>	<u>Sq. Footage</u>	<u>Suite</u>	<u>Tenant</u>	<u>Sq. Footage</u>
100	Burger Island #7	1,640 sf	112	Quick & Easy	1,080 sf
101-102	The Market Grocery	2,560 sf	114	Shirdi African Restaurant	2,125 sf
106	Nationwide Insurance	940 sf	116	Subway	1,615 sf
108	Vacant	1,000 sf	118	Richland Cell Phone	670 sf
110	Healthy Hair Salon	1,500 sf	119	Richland Computer	870 sf
111	Print Shop	780 sf	120	Fast Food Store	1,525 sf

CREST COMMERCIAL REAL ESTATE, INC

www.crestcommercial.com

9319 LBJ FRWY
SUITE 106
DALLAS, TX 75243
214-696-6677

This space plan is presented solely for the purpose of identifying the approximate dimensions of the premises currently under consideration. Sizes, dimensions and the location of fixtures are subject to error and Crest Commercial Real Estate, Inc. does not warrant or represent the accuracy thereof. Tenant is hereby notified to take its own measurements or hire a qualified space planner or architect as its only source to be relied upon.

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DEMOGRAPHICS

Population	2015 Projection			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Total Estimated Population	14,766	169,206	410,935	14,626	171,203	413,853
Total Census 2010 Population	15,961	163,933	401,574	15,961	163,933	401,574
Population Change %	-7.9%	-2.7%	-5.2%	-9.2%	-4%	-7.6%
Population Density (People/SQ Mile)	7,303	8,879	8,244	7,123	8,971	8,401
Median Age	40	41	43	42	42	44
Total Males	7,427	85,455	209,215	7,357	86,583	211,389
Total Females	7,339	83,751	201,720	7,269	84,620	202,464

Population By Age Group	2015 Projection			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
4 Years Old and Younger	1,128	12,944	31,014	1,019	12,203	29,353
5 - 9 Years Old	1,216	14,326	34,103	1,163	14,032	33,624
10 - 14 Years Old	1,036	12,658	29,860	1,115	13,440	31,993
15 - 19 Years Old	872	10,986	25,661	969	12,095	28,597
20 - 24 Years Old	943	11,494	27,320	925	11,745	27,785
25 - 29 Years Old	1,175	13,223	31,959	941	11,647	27,814
30 - 34 Years Old	1,386	14,934	36,190	1,095	12,660	30,592
35 - 39 Years Old	1,364	14,581	35,003	1,195	13,163	31,772
40 - 44 Years Old	1,272	13,972	33,562	1,265	14,026	33,847
45 - 49 Years Old	1,102	12,323	29,751	1,183	13,225	31,777
50 - 54 Years Old	907	9,980	24,268	995	11,245	27,121
55 - 59 Years Old	783	8,397	20,839	837	9,402	22,785
60 - 64 Years Old	555	6,042	15,243	646	6,948	17,015
65 - 69 Years Old	385	4,439	11,452	471	5,235	13,018
70 - 74 Years Old	259	3,219	8,444	324	3,747	9,521
75 - 79 Years Old	170	2,373	6,416	215	2,609	6,737
80 - 84 Years Old	111	1,592	4,516	128	1,728	4,684
85 Years Old and Older	102	1,723	5,334	140	2,053	5,818

Population By Ethnicity	2015 Projection			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
White	8,213	111,018	299,431	7,749	108,251	293,534
Black	4,236	37,698	69,988	4,597	42,010	78,479
Native American	67	781	1,803	70	751	1,775
Asian	1,985	17,043	34,193	2,042	18,234	36,032
Pacific Islander	N/A	76	242	N/A	105	304
2 or More Races	265	2,590	5,278	168	1,852	3,729
Hispanic	3,162	52,879	135,110	3,478	59,303	154,667
White Non-Hispanic	4,985	58,314	163,063	4,272	50,058	139,800

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CREST COMMERCIAL REAL ESTATE

Housing	2015 Projection			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Total Estimated Households	6,705	69,671	173,216	6,700	70,857	174,820
Total Census 2010 Households	7,067	67,080	167,804	7,067	67,080	167,804
Average Household Size	2.4	2.6	2.5	N/A	N/A	N/A
Total Housing Units	7,498	77,206	194,405	7,743	81,279	204,926
Owner	2,418	27,399	73,046	2,538	28,838	76,365
Renter	4,633	45,799	111,322	4,749	48,233	117,943
Vacant Housing Units	447	4,009	10,049	455	4,209	10,631

Income	2015 Projection			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Under \$10,000	481	4,872	12,462	490	5,096	13,174
\$10,000 - \$14,999	312	3,534	8,484	317	3,654	8,845
\$15,000 - \$19,999	381	4,385	11,251	380	4,541	11,838
\$20,000 - \$24,999	554	5,588	13,392	558	5,817	14,003
\$25,000 - \$29,999	601	5,746	13,732	604	5,936	14,299
\$30,000 - \$34,999	404	5,742	13,863	404	5,966	14,297
\$35,000 - \$39,999	387	4,661	11,156	379	4,791	11,465
\$40,000 - \$44,999	558	4,515	10,755	559	4,651	10,919
\$45,000 - \$49,999	283	3,495	8,092	282	3,584	8,185
\$50,000 - \$59,999	722	5,949	14,317	719	6,068	14,387
\$60,000 - \$74,999	480	6,167	15,337	470	6,161	15,028
\$75,000 - \$99,999	729	6,273	15,800	731	6,214	15,353
\$100,000 - \$124,999	285	2,989	8,293	281	2,912	7,882
\$125,000 - \$149,999	237	1,755	4,274	236	1,712	4,050
\$150,000 - \$199,999	134	1,502	4,514	130	1,433	4,161
Over \$200,000	89	1,678	5,558	90	1,531	5,011
Median Household Income	\$46,911	\$53,261	\$60,532	\$46,086	\$52,678	\$60,133
Aggregate Household Income	\$352,829,076	\$3,804,209,830	\$10,176,861,656	\$345,322,489	\$3,731,348,980	\$9,799,477,050
Average Household Income	\$58,584	\$65,364	\$75,403	\$57,572	\$64,716	\$74,860
Per Capita Household Income	\$25,155	\$25,599	\$30,353	\$24,915	\$25,388	\$30,194

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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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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.

Crest Commercial Real Estate, Inc.	0412595	erik@crestcommercial.com	214-696-6677
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Erik K. Fulkerson	0325490	erik@crestcommercial.com	214-696-6677
Designated Broker's Name	License No.	Email	Phone
Erik K. Fulkerson	0325490	erik@crestcommercial.com	214-696-6677
Agent's Supervisor's Name	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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Crest Represents the Landlord / Seller at: Richland Crossing 9410 W. Walnut St, Dallas, TX 75243

Crest represents the Tenant / Buyer at _____