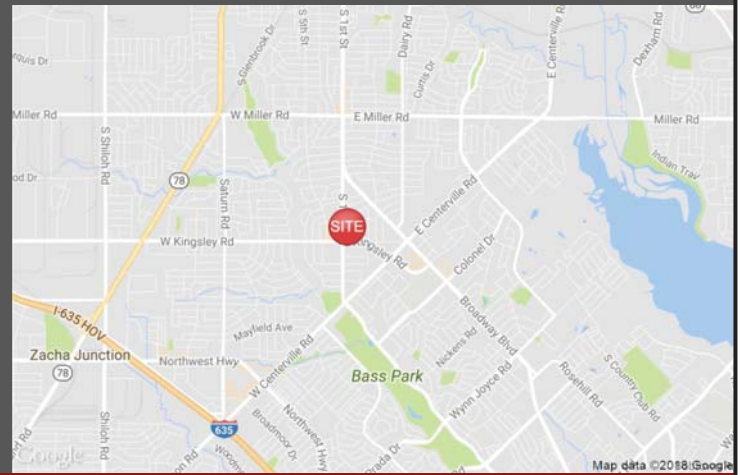


# FOR LEASE

## RIDGEWOOD VILLAGE SHOPPING CENTER

2930 - 3050 South First Street, Garland, Texas 75041

**AVAILABLE**



### Property Features:

- 6,050 SF endcap space available - ability to create pop up for larger signage
- Located in a densely populated area
- Great mix of retail, soft goods & medical tenants

For more information contact:

**Kristen Cavanaugh**  
kcavanaugh@unitedequities.com

(713) 772-6262

**Bernadette Thomas**  
bthomas@unitedequities.com

(214) 520-6563



### Estimated Population

1-mile	3-miles	5-miles
17,034	120,745	343,241



### Avg Household Income

1-mile	3-miles	5-miles
\$67,978	\$69,185	\$75,275



### Traffic Counts

East Kingsley Road	20,977 CPD
South 1st Street	19,906 CPD
YEAR: 2015   SOURCE: TXDOT	

4545 Bissonnet, Ste 100 Bellaire, Texas 77401 [www.unitedequities.com](http://www.unitedequities.com)

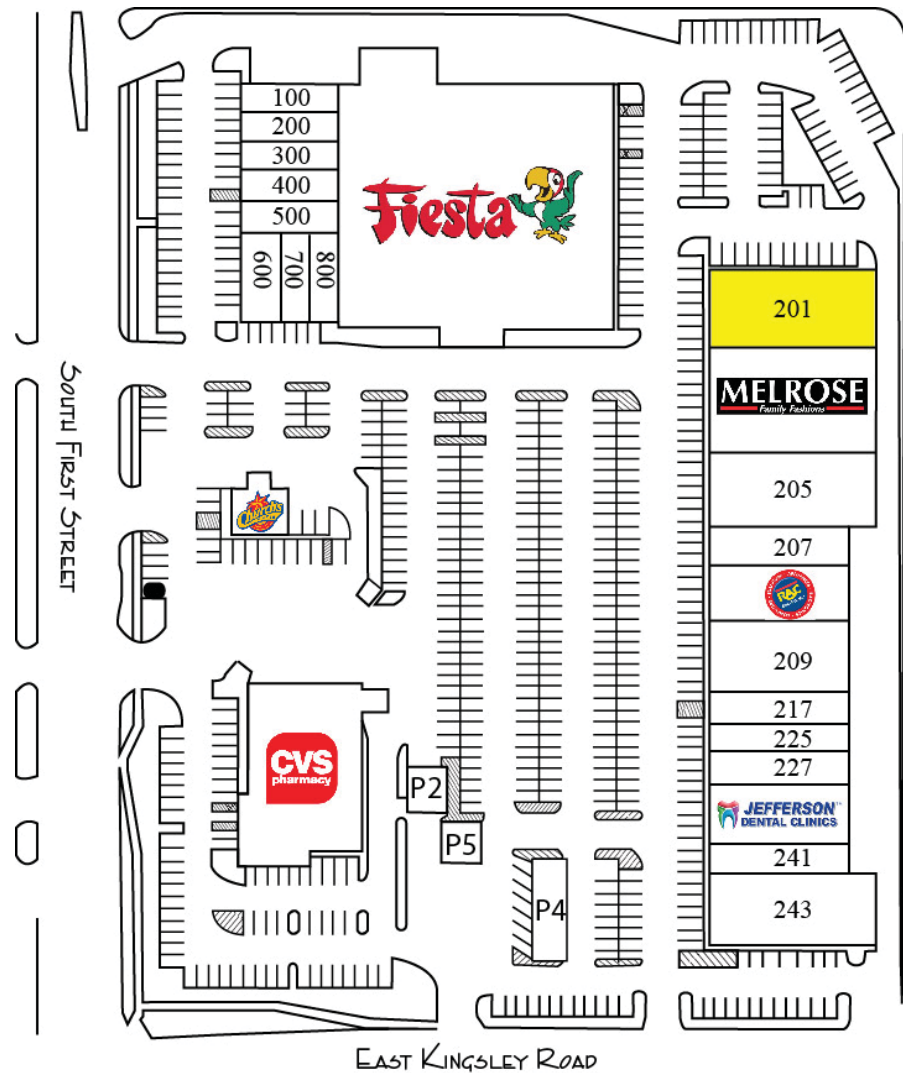
The information contained herein, while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not, in any way, warranted by United Equities, Inc. or by any agent, independent associate, subsidiary or employee of United Equities, Inc. This information is subject to change without notice.

**UNITED EQUITIES**  
REAL ESTATE  
DEVELOPMENT LEASING MANAGEMENT

# SITE PLAN: RIDGEWOOD VILLAGE SHOPPING CENTER

2930 - 3050 SOUTH FIRST AT EAST KINGSLEY ROAD · GARLAND, TEXAS 75041

SUITE	TENANT	SQ. FT.
<b>2930 SOUTH FIRST STREET</b>		
100	CRISPY CHICKEN & RICE	1,029
200	AABANA INSURANCE	1,283
300	PIZZA PATRON	1,100
400	H K THREADING SALON	1,361
500	VAQUEROS WESTERN WEAR	1,217
600	SPRINT	2,347
700	NEW VISION CENTER	1,074
800	GAMESTOP	1,497
<b>2940 SOUTH FIRST STREET</b>		
	FIESTA	42,172
<b>3050 SOUTH FIRST STREET</b>		
<b>201</b>	<b>AVAILABLE</b>	<b>6,050</b>
203	MELROSE	10,812
205	GLITTER	7,037
207	I LOVE KICKBOXING	2,954
208	RENT-A-CENTER	4,000
209	MI DOCTOR	5,769
217	JUAREZ BARBERSHOP & SALON	1,800
225	AMERITAX	1,900
227	MARKET LATINA	2,553
233	JEFFERSON DENTAL	5,973
241	BEAUTY TOWN	2,557
243	SUPER LAUNDRY CITY	6,556
<b>TOTAL SQ. FT.</b>		<b>111,041</b>
P1	CHURCH'S CHICKEN	
P2	CINGULAR WIRELESS	
P3	CVS	
P4	WELLS FARGO ATM	
P5	WATERMILL	





# Proposed Pop Up Signage



# Proposed Pop Up Signage



**UNITED EQUITIES**

REAL ESTATE  
DEVELOPMENT LEASING MANAGEMENT

4545 Bissonnet, Suite 100, Bellaire, Texas 77401

[www.unitedequities.com](http://www.unitedequities.com) ♦ Phone: (713) 772-6262 ♦ Fax: (713) 981-4035







# SUMMARY PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 32.8807/-96.6299

RS1

**2930-3050 South First Street**

**Garland, TX 75041**

**1 mi radius    3 mi radius    5 mi radius**

		1 mi radius	3 mi radius	5 mi radius
<b>POPULATION</b>	2018 Estimated Population	17,034	120,745	343,241
	2023 Projected Population	17,834	126,747	360,032
	2010 Census Population	16,390	113,447	322,323
	2000 Census Population	16,153	110,072	309,496
	Projected Annual Growth 2018 to 2023	0.9%	1.0%	1.0%
	Historical Annual Growth 2000 to 2018	0.3%	0.5%	0.6%
	2018 Median Age	33.5	32.8	33.9
<b>HOUSEHOLDS</b>	2018 Estimated Households	5,459	40,921	120,436
	2023 Projected Households	5,732	43,031	126,531
	2010 Census Households	5,115	37,369	110,148
	2000 Census Households	5,237	37,902	108,873
	Projected Annual Growth 2018 to 2023	1.0%	1.0%	1.0%
	Historical Annual Growth 2000 to 2018	0.2%	0.4%	0.6%
	2018 Estimated White	60.8%	54.5%	55.7%
<b>RACE AND ETHNICITY</b>	2018 Estimated Black or African American	9.9%	17.4%	16.0%
	2018 Estimated Asian or Pacific Islander	2.4%	5.0%	8.0%
	2018 Estimated American Indian or Native Alaskan	0.9%	0.8%	0.8%
	2018 Estimated Other Races	26.0%	22.2%	19.5%
	2018 Estimated Hispanic	57.2%	48.5%	42.1%
	2018 Estimated Average Household Income	\$67,978	\$69,185	\$75,275
<b>INCOME</b>	2018 Estimated Median Household Income	\$51,499	\$55,839	\$61,316
	2018 Estimated Per Capita Income	\$21,807	\$23,460	\$26,431
	2018 Estimated Elementary (Grade Level 0 to 8)	16.6%	13.9%	12.0%
<b>EDUCATION (AGE 25+)</b>	2018 Estimated Some High School (Grade Level 9 to 11)	15.2%	13.2%	10.7%
	2018 Estimated High School Graduate	29.0%	26.4%	25.2%
	2018 Estimated Some College	18.0%	21.1%	21.7%
	2018 Estimated Associates Degree Only	4.7%	6.1%	6.8%
	2018 Estimated Bachelors Degree Only	10.6%	13.1%	15.9%
	2018 Estimated Graduate Degree	5.8%	6.2%	7.5%
	2018 Estimated Total Businesses	426	3,246	9,858
<b>BUSINESS</b>	2018 Estimated Total Employees	2,785	32,795	98,324
	2018 Estimated Employee Population per Business	6.5	10.1	10.0
	2018 Estimated Residential Population per Business	40.0	37.2	34.8

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



# 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.

11-2-2015



## 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.

**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.

**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.

United Equities, Inc.	314335		(713) 772-6262
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Edwin Freedman	153678	bfreedman@unitedequities.com	(713) 772-6262
Designated Broker of Firm	License No.	Email	Phone
Kristen Cavanaugh	484917	kcavanaugh@unitedequities.com	(713) 772-6262
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Bernadette Thomas	389479	bthomas@unitedequities.com	(214) 520-0563
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date