

TAC Brokerage & Consultant LLC



- ❖ Triple Net Lease (NNN)
- ❖ \$20 base rent + \$7.5 NNN
- ❖ 1,633 rentable sqsf
- ❖ Corner Suite
- ❖ Lease Term Negotiable
- ❖ Eight offices/ Two Bathrooms

- ❖ Office Build out
- ❖ Break Room

**400 N Coit Rd, Suite 1920
Richardson, Tx 75081**



17,928

Population



2.9

Average Household Size

36.9

Median Age

\$95,292

Median Household Income

14%

No High School Diploma



15%

High School Graduate



22%

Some College



49%

Bachelor's/Grad/PhD Degree

BUSINESS



581

Total Businesses



4,803

Total Employees

INCOME



\$95,292

Median Household Income



\$41,781

Per Capita Income



\$263,139

Median Net Worth

EMPLOYMENT



73%

White Collar



16%

Blue Collar



11%

Services

5.6%

Unemployment Rate

Households By Income

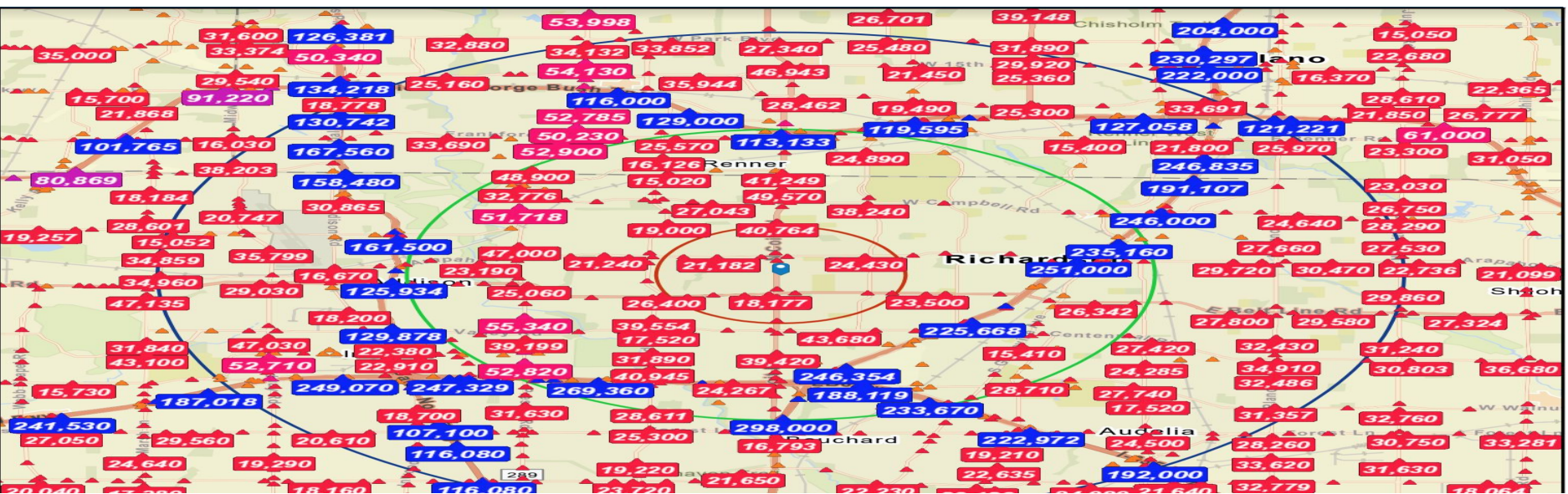
The largest group: \$100,000 - \$149,999 (23.5%)

The smallest group: <\$15,000 (2.7%)

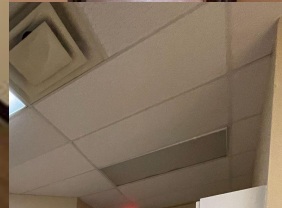
Indicator ▲	Value	Diff	
<\$15,000	2.7%	-6.6%	<div style="width: 2.7%;"></div>
\$15,000 - \$24,999	5.1%	-2.5%	<div style="width: 5.1%;"></div>
\$25,000 - \$34,999	7.6%	-1.1%	<div style="width: 7.6%;"></div>
\$35,000 - \$49,999	8.0%	-5.7%	<div style="width: 8.0%;"></div>
\$50,000 - \$74,999	15.8%	-2.9%	<div style="width: 15.8%;"></div>
\$75,000 - \$99,999	12.7%	-0.5%	<div style="width: 12.7%;"></div>
\$100,000 - \$149,999	23.5%	+8.3%	<div style="width: 23.5%;"></div>
\$150,000 - \$199,999	10.0%	+4.5%	<div style="width: 10.0%;"></div>
\$200,000+	14.8%	+1.0%	<div style="width: 14.8%;"></div>

14.8% shows deviation from Dallas County

2017 Industry Summary	NAICS	Demand	Supply	Retail Gap	Leakage/Surplus	Number of
		(Retail Potential)	(Retail Sales)		Factor	Businesses
Total Retail Trade and Food & Drink	44-45,722	\$291,281,038	\$197,236,718	\$94,044,320	19.3	112
Total Retail Trade	44-45	\$261,654,731	\$175,631,190	\$86,023,541	19.7	72
Total Food & Drink	722	\$29,626,307	\$21,605,529	\$8,020,778	15.7	40
2017 Industry Group	NAICS	Demand	Supply	Retail Gap	Leakage/Surplus	Number of
		(Retail Potential)	(Retail Sales)		Factor	Businesses
Motor Vehicle & Parts Dealers	441	\$55,326,938	\$1,609,497	\$53,717,441	94.3	2
Automobile Dealers	4411	\$44,364,808	\$1,051,631	\$43,313,177	95.4	1
Other Motor Vehicle Dealers	4412	\$5,900,719	\$57,866	\$5,342,853	82.7	1
Auto Parts, Accessories & Tire Stores	4413	\$5,061,411	\$0	\$5,061,411	100.0	0
Furniture & Home Furnishings Stores	442	\$9,205,353	\$1,758,428	\$7,446,925	67.9	2
Furniture Stores	4421	\$5,330,241	\$1,572,228	\$3,758,013	54.4	1
Home Furnishings Stores	4422	\$3,875,112	\$186,200	\$3,688,912	90.8	1
Electronics & Appliance Stores	443	\$9,700,873	\$11,547,916	-\$1,847,043	-8.7	4
Bldg Materials, Garden Equip. & Supply Stores	444	\$17,011,490	\$4,713,091	\$12,298,399	56.6	6
Bldg Material & Supplies Dealers	4441	\$16,009,255	\$4,713,091	\$11,296,164	54.5	6
Lawn & Garden Equip & Supply Stores	4442	\$1,002,235	\$0	\$1,002,235	100.0	0
Food & Beverage Stores	445	\$47,621,591	\$35,651,812	\$11,969,779	14.4	7
Grocery Stores	4451	\$43,070,654	\$33,220,675	\$9,849,979	12.9	4
Specialty Food Stores	4452	\$2,017,203	\$1,217,105	\$800,098	24.7	2
Beer, Wine & Liquor Stores	4453	\$2,533,734	\$1,214,032	\$1,319,702	35.2	1
Health & Personal Care Stores	446,4461	\$15,223,941	\$21,128,662	-\$5,904,721	-16.2	10
Gasoline Stations	447,4471	\$25,511,167	\$8,314,719	\$17,196,448	50.8	1
Clothing & Clothing Accessories Stores	448	\$12,371,619	\$9,364,636	\$3,006,983	13.8	13
Clothing Stores	4481	\$8,132,871	\$3,164,878	\$4,967,993	44.0	0
Shoe Stores	4482	\$1,676,185	\$0	\$1,676,185	100.0	0
Jewelry, Luggage & Leather Goods Stores	4483	\$2,562,563	\$6,141,791	-\$3,579,228	-41.1	4
Sporting Goods, Hobby, Book & Music Stores	451	\$9,109,400	\$2,713,550	\$6,395,850	54.1	4
Sporting Goods/Hobby/Musical Instr Stores	4511	\$8,114,221	\$2,713,550	\$5,400,671	49.9	4
Book, Periodical & Music Stores	4512	\$995,179	\$0	\$995,179	100.0	0
General Merchandise Stores	452	\$46,115,047	\$65,873,763	-\$19,758,716	-17.6	7
Department Stores Excluding Leased Depts.	4521	\$32,216,416	\$57,396,000	-\$25,179,584	-28.1	1
Other General Merchandise Stores	4529	\$13,898,631	\$8,477,763	\$5,420,868	24.2	6
Miscellaneous Store Retailers	453	\$10,262,803	\$12,189,546	-\$1,926,743	-8.6	16
Florists	4531	\$478,492	\$295,114	\$183,378	23.7	1
Office Supplies, Stationery & Gift Stores	4532	\$2,233,448	\$105,866	\$2,127,582	90.9	1
Used Merchandise Stores	4533	\$1,787,892	\$814,396	\$973,496	37.4	3
Other Miscellaneous Store Retailers	4539	\$5,762,971	\$10,974,170	-\$5,211,199	-31.1	11
Nonstore Retailers	454	\$4,194,508	\$0	\$4,194,508	100.0	0
Electronic Shopping & Mail-Order Houses	4541	\$2,918,319	\$0	\$2,918,319	100.0	0
Vending Machine Operators	4542	\$235,829	\$0	\$235,829	100.0	0
Direct Selling Establishments	4543	\$1,040,361	\$0	\$1,040,361	100.0	0
Food Services & Drinking Places	722	\$29,626,307	\$21,605,529	\$8,020,778	15.7	40
Special Food Services	7223	\$349,802	\$885,831	-\$536,029	-43.4	4
Drinking Places - Alcoholic Beverages	7224	\$1,132,068	\$279,428	\$852,640	60.4	1
Restaurants/Other Eating Places	7225	\$28,144,437	\$20,440,270	\$7,704,167	15.9	35

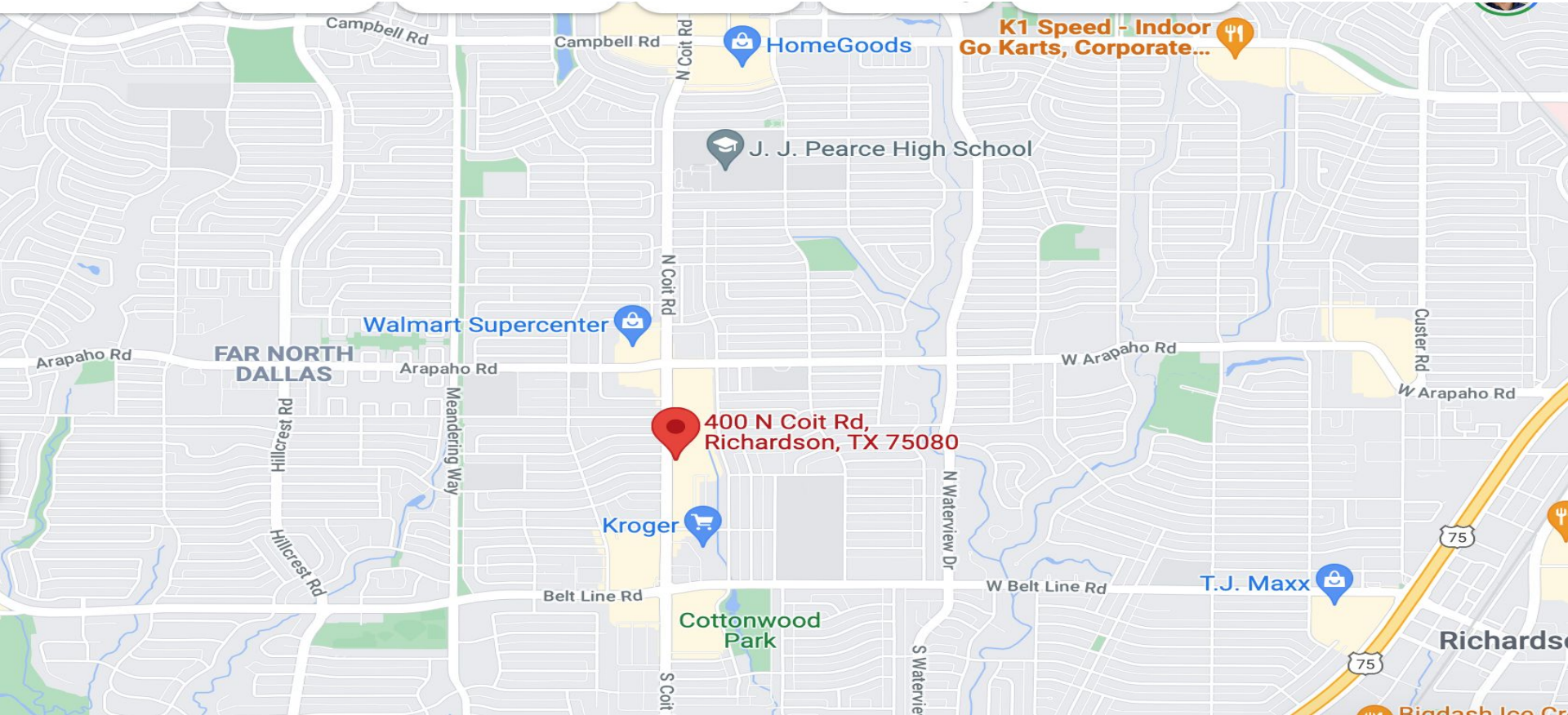


Summary	Census 2010	2021	2026
Population	17,245	17,928	18,379
Households	6,051	6,092	6,174
Families	4,555	4,641	4,723
Average Household Size	2.84	2.94	2.97
Owner Occupied Housing Units	3,992	3,831	3,935
Renter Occupied Housing Units	2,059	2,261	2,239
Median Age	35.5	36.9	37.1
Trends: 2021-2026 Annual Rate	Area	State	National
Population	0.50%	1.54%	0.71%
Households	0.27%	1.53%	0.71%
Families	0.35%	1.49%	0.64%
Owner HHs	0.54%	1.79%	0.91%
Median Household Income	1.47%	2.15%	2.41%



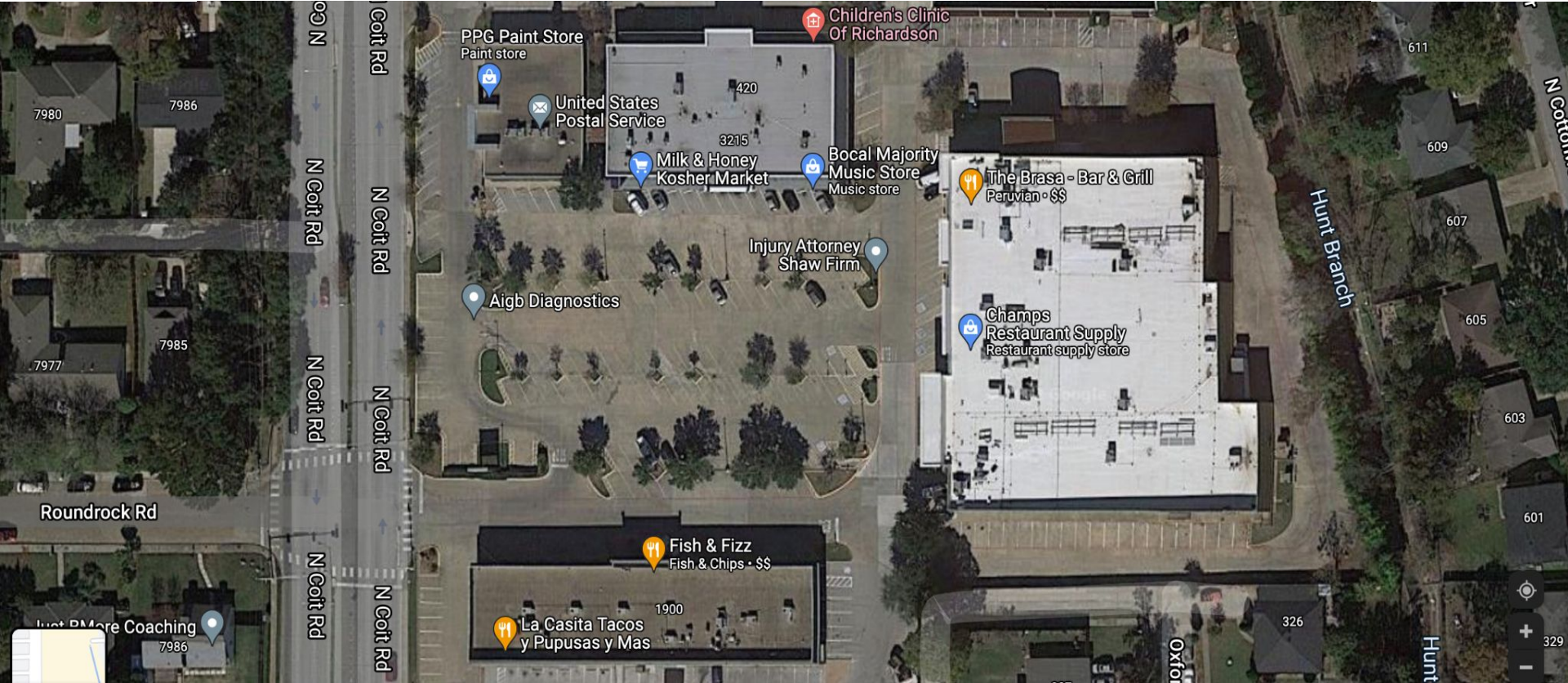


MAP VIEW





Site View



Description

400 N Coit Rd, Suite 1920 Richardson, Tx 75081

400 N. Coit Rd, Suite #1920, Richardson Tx is located right at the intersection of Coit and Rock Road. This Shopping complex has heavy traffic due to the 20 plus business here. Business including Champs Restaurant Supply, Fish & Fizz, Bocal Majority, and USPS. This suite is a full build out for a professional office or Medical office on the corner of the building. With 8 offices and two restrooms this suite offers plenty of room for a Dentist, Doctors office, professional offices or retail business.

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Tac Brokerage & Consulting LLC

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Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - 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 coincidental 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 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.

TAC BROKERAGE & CONSULTANT LLC	0637889	CAROLETAM@GMAIL.COM	(469)999-8746
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
TAC BROKERAGE & CONSULTANT LLC	0637889	CAROLETAM@GMAIL.COM	(469)999-8746
Designated Broker of Firm	License No.	Email	Phone
CAROLE C. TAM, CCIM	0637889	CAROLETAM@GMAIL.COM	(469)999-8746
Licensed Supervisor of Sales Agent/ Associate	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

IABS 1-0 Date

