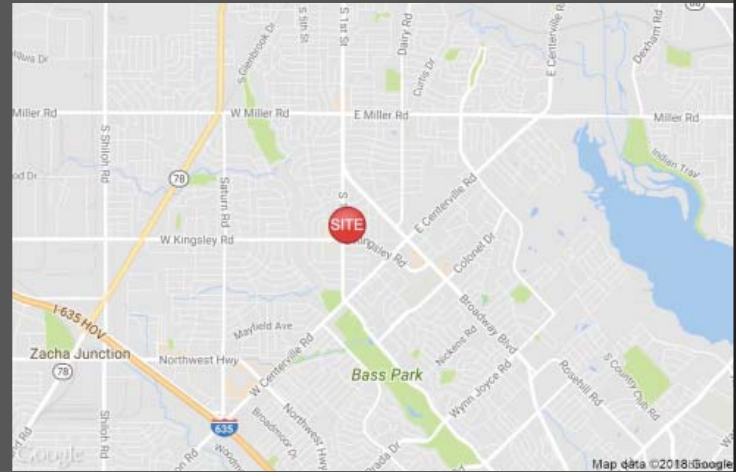


# FOR LEASE RIDGEWOOD VILLAGE SHOPPING CENTER

2930 - 3050 SOUTH FIRST STREET, GARLAND, TEXAS 75041

**AVAILABLE**



## Property Features:

- 6,050 SF endcap space available
- Located in a densely populated area
- Great mix of retail, soft goods & medical tenants

<u>Demographics</u>	<u>1-mile</u>	<u>3-miles</u>	<u>5-miles</u>
Est. Population	16,916	120,202	342,214
Avg. Household Income	\$66,025	\$67,319	\$73,073

Year: 2018 | Source: Applied Geographic Solutions

## Traffic Counts:

East Kingsley Road	20,977 CPD
South 1st Street	19,906 CPD

Year: 2014 | Source: TxDOT

## Tenants Include:



## FOR MORE INFORMATION CONTACT:

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KCAVAUGH@UNITEDEQUITIES.COM

(713) 772-6262

**BERNADETTE THOMAS**

BTHOMAS@UNITEDEQUITIES.COM

(214) 520-6563

**UNITED EQUITIES**  
REAL ESTATE  
DEVELOPMENT LEASING MANAGEMENT

4545 BISSENET, STE 100 BELLAIRE, TEXAS 77401 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.

# SITE PLAN: RIDGEWOOD VILLAGE SHOPPING CENTER

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

SUITE TENANT SQ. Ft.

**2930 SOUTH FIRST STREET**

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

**2940 SOUTH FIRST STREET**

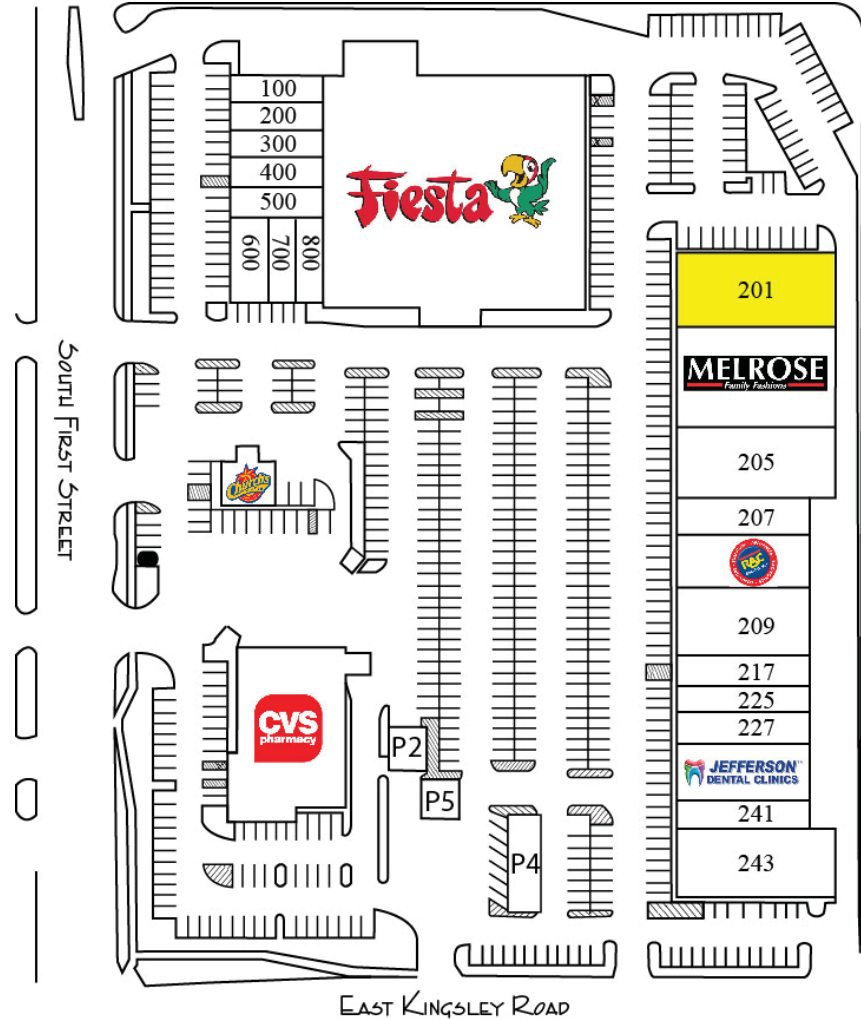
FIESTA	42,172
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**3050 SOUTH FIRST STREET**

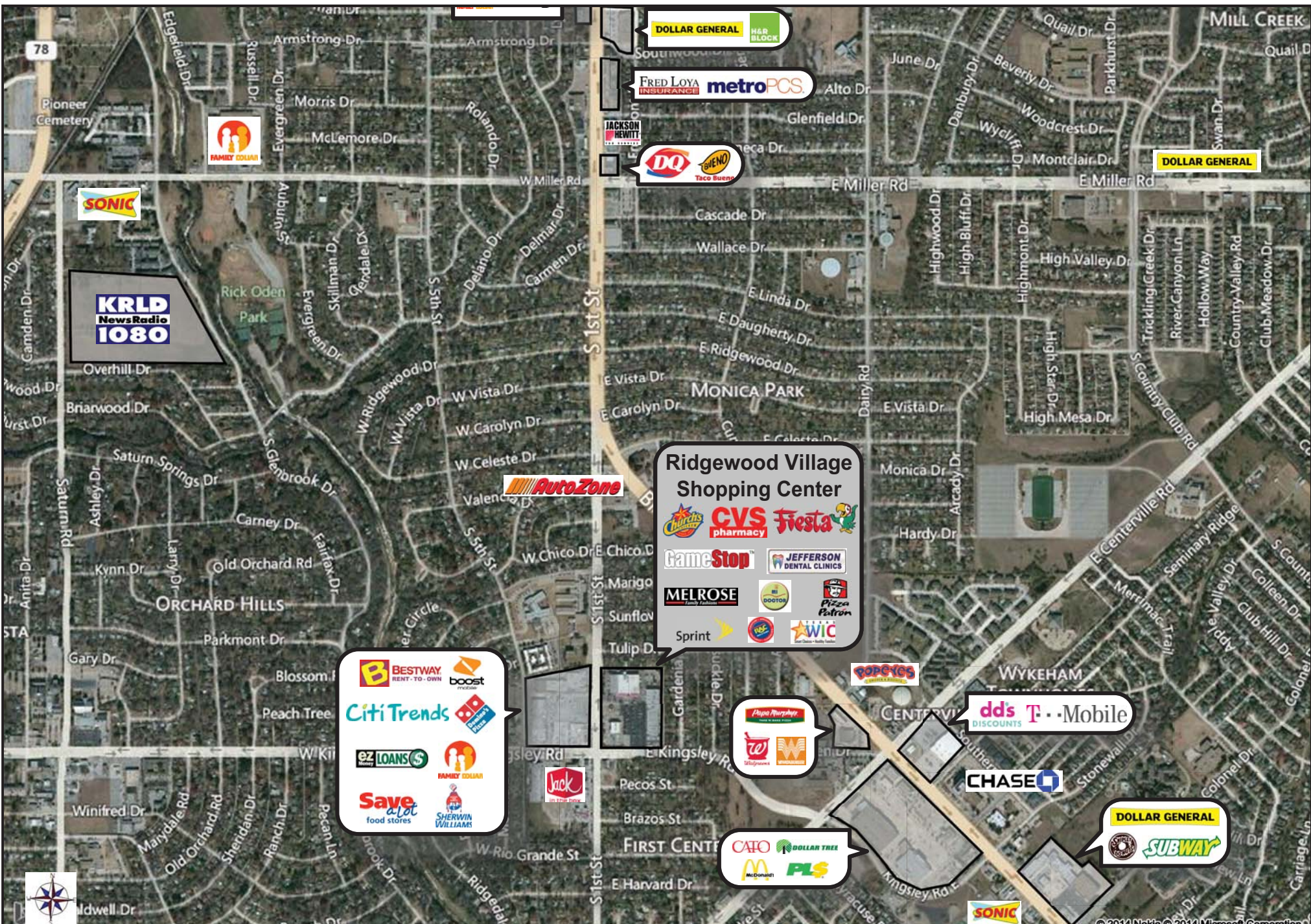
<b>201 AVAILABLE</b>	<b>6,050</b>	
203	MELROSE	10,812
205	GLITTER	7,037
207	I LOVE KICKBOXING	2,954
208	RENT-A-CENTER	4,000
209	MI DOCTOR	5,769
217	COLOR Y ESTILO	1,800
225	AMERITAX	1,900
227	MARKET LATINA	2,553
233	JEFFERSON DENTAL	5,973
241	BEAUTY TOWN	2,557
243	SUPER LAUNDRY CITY	6,556

**TOTAL SQ. Ft. 111,041**

- P1 CHURCH'S CHICKEN
- P2 CINGULAR WIRELESS
- P3 CVS
- P4 WELLS FARGO ATM
- P5 WATERMILL









# FULL PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 32.8807/-96.6299

RF1

2930 S 1st St

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	16,916	120,202	342,214
	2023 Projected Population	17,694	126,046	358,745
	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%
<b>HOUSEHOLDS</b>	2018 Estimated Households	5,392	40,532	119,433
	2023 Projected Households	5,722	43,084	126,889
	2010 Census Households	5,115	37,369	110,148
	2000 Census Households	5,237	37,902	108,873
	Projected Annual Growth 2018 to 2023	1.2%	1.3%	1.2%
	Historical Annual Growth 2000 to 2018	0.2%	0.4%	0.5%
<b>AGE</b>	2018 Est. Population Under 10 Years	16.0%	15.9%	15.1%
	2018 Est. Population 10 to 19 Years	16.2%	15.7%	15.0%
	2018 Est. Population 20 to 29 Years	13.0%	14.0%	13.6%
	2018 Est. Population 30 to 44 Years	19.6%	20.3%	20.8%
	2018 Est. Population 45 to 59 Years	17.7%	18.1%	19.0%
	2018 Est. Population 60 to 74 Years	11.3%	11.7%	12.0%
	2018 Est. Population 75 Years or Over	6.2%	4.5%	4.5%
	2018 Est. Median Age	33.6	32.8	33.9
<b>MARITAL STATUS &amp; GENDER</b>	2018 Est. Male Population	49.4%	48.8%	48.9%
	2018 Est. Female Population	50.6%	51.2%	51.1%
	2018 Est. Never Married	31.1%	33.9%	33.7%
	2018 Est. Now Married	47.2%	44.8%	45.3%
	2018 Est. Separated or Divorced	15.8%	16.7%	16.3%
	2018 Est. Widowed	5.9%	4.7%	4.8%
<b>INCOME</b>	2018 Est. HH Income \$200,000 or More	3.3%	3.1%	4.0%
	2018 Est. HH Income \$150,000 to \$199,999	4.5%	4.0%	4.9%
	2018 Est. HH Income \$100,000 to \$149,999	9.7%	11.6%	13.4%
	2018 Est. HH Income \$75,000 to \$99,999	8.6%	11.8%	12.5%
	2018 Est. HH Income \$50,000 to \$74,999	21.1%	21.0%	20.0%
	2018 Est. HH Income \$35,000 to \$49,999	17.5%	17.1%	15.7%
	2018 Est. HH Income \$25,000 to \$34,999	14.0%	12.3%	11.6%
	2018 Est. HH Income \$15,000 to \$24,999	10.3%	9.8%	9.2%
	2018 Est. HH Income Under \$15,000	11.2%	9.2%	8.7%
	2018 Est. Average Household Income	\$66,025	\$67,319	\$73,073
	2018 Est. Median Household Income	\$49,927	\$54,288	\$59,701
	2018 Est. Per Capita Income	\$21,068	\$22,712	\$25,521
	2018 Est. Total Businesses	426	3,246	9,858
2018 Est. Total Employees	2,785	32,795	98,324	

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2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

**UNITED EQUITIES**

REAL ESTATE

DEVELOPMENT LEASING MANAGEMENT

Lat/Lon: 32.8807/-96.6299

RF1

**2930 S 1st St**

**Garland, TX 75041**

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

		1 mi radius	3 mi radius	5 mi radius
<b>RACE</b>	2018 Est. White	61.3%	54.9%	56.0%
	2018 Est. Black	9.7%	17.3%	16.0%
	2018 Est. Asian or Pacific Islander	2.2%	4.9%	7.8%
	2018 Est. American Indian or Alaska Native	0.9%	0.8%	0.8%
	2018 Est. Other Races	25.9%	22.1%	19.4%
<b>HISPANIC</b>	2018 Est. Hispanic Population	9,631	57,999	143,007
	2018 Est. Hispanic Population	56.9%	48.3%	41.8%
	2023 Proj. Hispanic Population	58.3%	49.6%	43.2%
	2010 Hispanic Population	54.7%	46.9%	39.9%
<b>EDUCATION (Adults 25 or Older)</b>	2018 Est. Adult Population (25 Years or Over)	10,398	74,056	216,983
	2018 Est. Elementary (Grade Level 0 to 8)	17.8%	14.7%	12.8%
	2018 Est. Some High School (Grade Level 9 to 11)	15.4%	13.4%	10.8%
	2018 Est. High School Graduate	29.0%	26.4%	25.3%
	2018 Est. Some College	17.9%	21.2%	21.8%
	2018 Est. Associate Degree Only	4.6%	5.9%	6.6%
	2018 Est. Bachelor Degree Only	10.0%	12.6%	15.5%
	2018 Est. Graduate Degree	5.4%	5.8%	7.1%
<b>HOUSING</b>	2018 Est. Total Housing Units	5,623	42,060	123,116
	2018 Est. Owner-Occupied	63.2%	56.8%	59.8%
	2018 Est. Renter-Occupied	32.7%	39.5%	37.2%
	2018 Est. Vacant Housing	4.1%	3.6%	3.0%
<b>HOMES BUILT BY YEAR</b>	2010 Homes Built 2005 or later	1.7%	1.6%	1.7%
	2010 Homes Built 2000 to 2004	3.7%	8.0%	8.5%
	2010 Homes Built 1990 to 1999	4.9%	9.4%	10.7%
	2010 Homes Built 1980 to 1989	13.6%	20.6%	23.1%
	2010 Homes Built 1970 to 1979	19.6%	26.4%	25.0%
	2010 Homes Built 1960 to 1969	21.6%	18.2%	16.2%
	2010 Homes Built 1950 to 1959	35.2%	17.4%	17.6%
	2010 Homes Built Before 1949	3.8%	4.9%	3.9%
<b>HOME VALUES</b>	2010 Home Value \$1,000,000 or More	0.5%	0.6%	0.6%
	2010 Home Value \$500,000 to \$999,999	3.3%	3.5%	4.0%
	2010 Home Value \$400,000 to \$499,999	2.0%	2.4%	2.7%
	2010 Home Value \$300,000 to \$399,999	4.4%	5.1%	5.9%
	2010 Home Value \$200,000 to \$299,999	9.4%	11.3%	15.6%
	2010 Home Value \$150,000 to \$199,999	15.0%	15.5%	18.6%
	2010 Home Value \$100,000 to \$149,999	25.5%	30.4%	30.7%
	2010 Home Value \$50,000 to \$99,999	38.2%	32.6%	24.6%
	2010 Home Value \$25,000 to \$49,999	2.9%	2.2%	1.6%
	2010 Home Value Under \$25,000	1.4%	1.3%	1.7%
	2010 Median Home Value	\$118,846	\$126,909	\$144,767
2010 Median Rent	\$888	\$822	\$819	

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2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 32.8807/-96.6299

RF1

2930 S 1st St

Garland, TX 75041

1 mi radius 3 mi radius 5 mi radius

		1 mi radius	3 mi radius	5 mi radius
<b>LABOR FORCE</b>	2018 Est. Labor Population Age 16 Years or Over	12,526	89,359	258,718
	2018 Est. Civilian Employed	60.4%	65.8%	65.9%
	2018 Est. Civilian Unemployed	2.5%	2.8%	2.7%
	2018 Est. in Armed Forces	-	-	-
	2018 Est. not in Labor Force	37.1%	31.4%	31.3%
	2018 Labor Force Males	48.8%	47.9%	48.1%
	2018 Labor Force Females	51.2%	52.1%	51.9%
<b>OCCUPATION</b>	2010 Occupation: Population Age 16 Years or Over	7,558	58,713	170,829
	2010 Mgmt, Business, & Financial Operations	9.5%	10.8%	12.9%
	2010 Professional, Related	13.0%	14.9%	17.0%
	2010 Service	21.4%	20.6%	19.1%
	2010 Sales, Office	21.0%	23.8%	23.9%
	2010 Farming, Fishing, Forestry	0.4%	0.2%	0.2%
	2010 Construction, Extraction, Maintenance	19.6%	15.4%	13.3%
	2010 Production, Transport, Material Moving	15.2%	14.2%	13.7%
	2010 White Collar Workers	43.4%	49.6%	53.7%
	2010 Blue Collar Workers	56.6%	50.4%	46.3%
<b>TRANSPORTATION TO WORK</b>	2010 Drive to Work Alone	79.6%	79.0%	79.7%
	2010 Drive to Work in Carpool	13.6%	12.8%	11.9%
	2010 Travel to Work by Public Transportation	2.5%	2.5%	2.5%
	2010 Drive to Work on Motorcycle	0.1%	0.2%	0.1%
	2010 Walk or Bicycle to Work	0.3%	0.9%	0.9%
	2010 Other Means	0.6%	0.8%	0.9%
	2010 Work at Home	3.4%	3.8%	3.9%
<b>TRAVEL TIME</b>	2010 Travel to Work in 14 Minutes or Less	16.7%	15.7%	15.6%
	2010 Travel to Work in 15 to 29 Minutes	27.8%	31.0%	33.1%
	2010 Travel to Work in 30 to 59 Minutes	36.8%	41.4%	41.9%
	2010 Travel to Work in 60 Minutes or More	8.8%	9.6%	9.0%
	2010 Average Travel Time to Work	27.0	28.3	28.0
<b>CONSUMER EXPENDITURE</b>	2018 Est. Total Household Expenditure	\$282 M	\$2.16 B	\$6.72 B
	2018 Est. Apparel	\$9.88 M	\$75.5 M	\$235 M
	2018 Est. Contributions, Gifts	\$18.4 M	\$139 M	\$447 M
	2018 Est. Education, Reading	\$10.4 M	\$79.5 M	\$255 M
	2018 Est. Entertainment	\$15.7 M	\$120 M	\$376 M
	2018 Est. Food, Beverages, Tobacco	\$43.9 M	\$336 M	\$1.04 B
	2018 Est. Furnishings, Equipment	\$9.40 M	\$72.6 M	\$229 M
	2018 Est. Health Care, Insurance	\$24.9 M	\$190 M	\$588 M
	2018 Est. Household Operations, Shelter, Utilities	\$87.6 M	\$669 M	\$2.08 B
	2018 Est. Miscellaneous Expenses	\$4.15 M	\$32.0 M	\$99.1 M
	2018 Est. Personal Care	\$3.65 M	\$28.0 M	\$87.2 M
	2018 Est. Transportation	\$53.9 M	\$415 M	\$1.28 B

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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.

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