

Richardson Restaurant Park Site Package

Market	Dallas/Ft Worth	Project Name	Richardson Restaurant Park
Trade Area	Richardson, Texas	Project SF	Approximatley 24,000 sf.
Location	NWC of Hwy 75 & Floyd Rd.		

Site Description	5 acre site with tremendous at grade visibility to Hwy 75 (aka Central Expwy), across the street from Pappadeux, Pappasitos and adjacent Alamo Draffhouse. Developed as a Restaurant Park with large sign opportunities, good parking and strong access.
-------------------------	--

Demographics	Res. Pop	Work Pop	Avg Income
1 mile	13,991	30,752	\$ 58,049.0
3 mile	146,231	205,277	\$ 72,352.0
5 mile	378,602	557,122	\$ 80,065.0

Traffic Counts/Brand Exposure	Hwy 75 / Central Expy (Daily)	338,597 VPD
	Hwy 75 / Central Expy (Daily)	123,587,905 Annual

Surrounding Sales Volumes (See TABC Sales Below)					
Pappadeux	0.2 ml	\$8.8M	Fox & Hounds	0.2 ml	#1 in Chain
Pappasitos	0.2 ml	\$5.5M	Wizards Sports	0.1 ml	\$3.2M
Bone Daddy's	0.1 ml	\$6.5M	1050 BBQ	2 ml	\$5.90
Alamo Draft	0.1 ml	Highest Per Check Avg /2nd Highest Bev Sales	Studio Movie Grill	0.2 ml	#1 in DFW, #2 in Texas

Nearby Traffic Generators					
Hotels	Dist.	Rooms	Venues	Dist.	#'s
Courtyard Dallas Richardson	1 ml	149	Richland College	2.1 ml	30,000 enrolled (+ 1500 emp)
DoubleTree by Hilton	1.7 ml	298	UTD (\$900 million expansion underway)	2.3 mls	24,000 enrolled (+2675 emp)
Embassy Suites	2.7 ml	150	Wildflower Festival	3.0 miles	80,000 visitors annually
Hawthorn Suites	2 ml	110			
Holiday Inn	2.3ml	220			
Holiday Inn Express & Suites	2.3m.	120	Major Employers		
Hyatt Regency Dallas/Richardson	2.7	342	UT Dallas	2.3 mls	2,675 emp
Super 8	3 ml	56	Richland College	2.1 mls	1,500+ emp
Westin Park Central(*+ 40,000 sf conv spa)	2.5m.	536	Texas Instruments	1.75 ml	9,000+ emp
Wingate by Wyndham	1.8 ml	108	Fossil HQ	.75 ml	1,400+ emp
EconoLodge Inn & Suites	1.5 ml	62	Education Service Ctr District 10	1.2m ml	420+ emp
ExtendedStay America	3 ml	137			
Hawthorn Suites	3 ml	72	Major Hospitals	sf	
Hyatt House	2.2 ml	130	Medical City	2.7 mls	400+ physicians (1.5mm sf)
	TOTAL	2490	Methodist Richardson Medical Ctr	2.2 mls	150 + physicians (617,000 sf)
			Other		
			9.2 million SF retail within 3 miles/92% occupied		
			1400 new MF units under development within 3 miles		
			41,000,000 sf of office,medical and industrial within 3 miles (2nd in DFW metroplex)		
			Over 2,000,000 sf new professional office added in last 12 months		

Note:

TABC Sales November 2015:

ALAMO DRAFTHOUSE CINEMA	100 S CENTRAL EXPY STE 14	RICHARDSON	75080	2015/11	\$ 170,314.93
FOX AND HOUND ENGLISH PUB & GR	112 W CAMPBELL RD	RICHARDSON	75080	2015/11	\$ 163,960.00
PAPPADEAUX SEAFOOD KITCHEN	725 S CENTRAL EXPY	RICHARDSON	75080	2015/11	\$ 119,492.99
WIZARDS SPORTS CAFE	747 S CENTRAL EXPY	RICHARDSON	75080	2015/11	\$ 116,571.94
PAPPASITOS CANTINA	723 S CENTRAL EXPY	RICHARDSON	75080	2015/11	\$ 82,287.91
STUDIO MOVIE GRILL	13933 N CENTRAL EXPY	DALLAS	75243	2015/11	\$ 107,960.00
BONE DADDY'S HOUSE OF SMOKE	8856 SPRING VALLEY RD	DALLAS	75240	2015/11	\$ 111,327.91