



CITY LINE

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CityLine is the premier destination for those seeking a variety of options outside the urban core. The convenient proximity to CityLine's surrounding office and apartment buildings enhance visitor access to an array of restaurants, a select service hotel, and a beautifully landscaped plaza and city parks – all complemented by CityLine's unique social events and lively outdoor atmosphere in a fresh urban environment near the intersection of PGBT and Central Expressway.

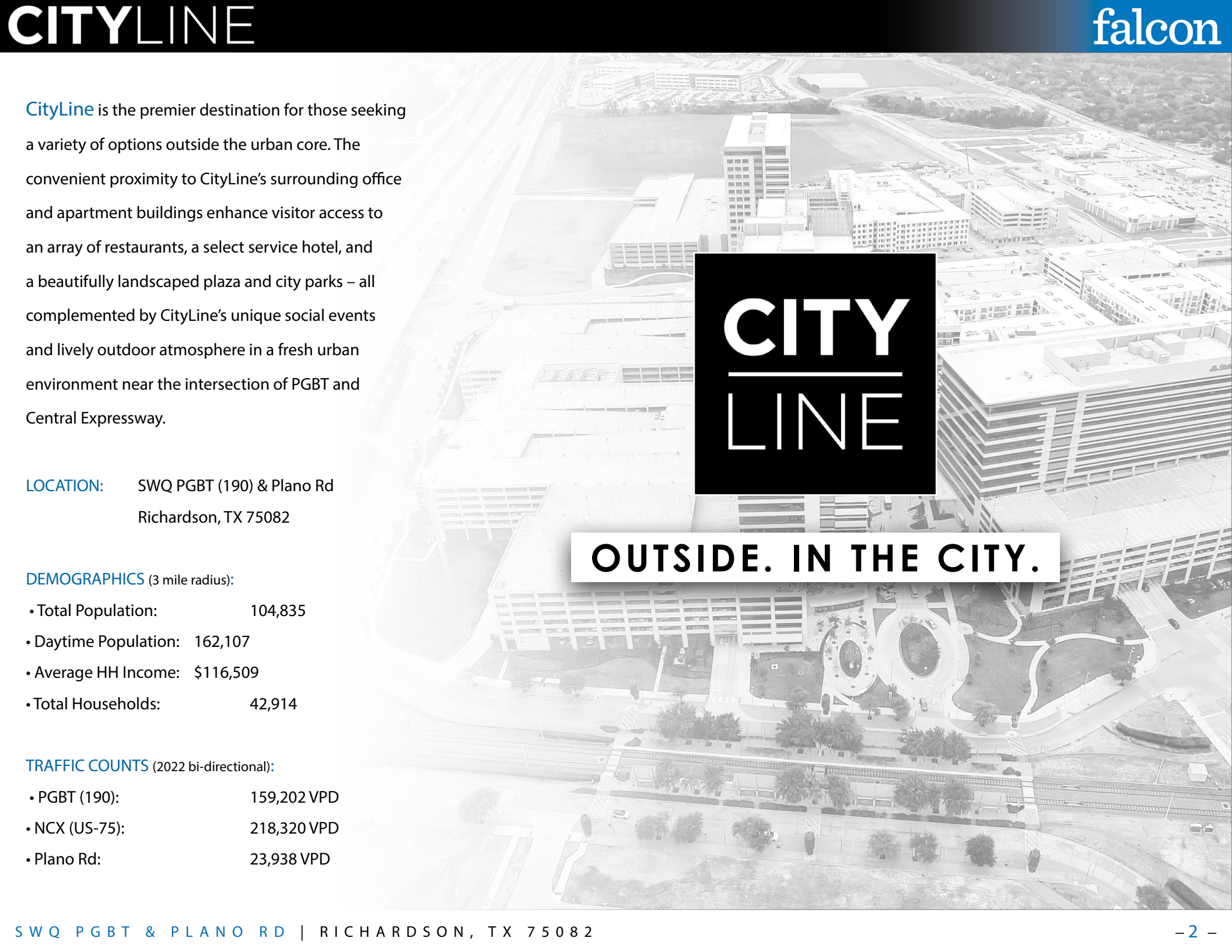
LOCATION: SWQ PGBT (190) & Plano Rd
Richardson, TX 75082

DEMOGRAPHICS (3 mile radius):

- Total Population: 104,835
- Daytime Population: 162,107
- Average HH Income: \$116,509
- Total Households: 42,914

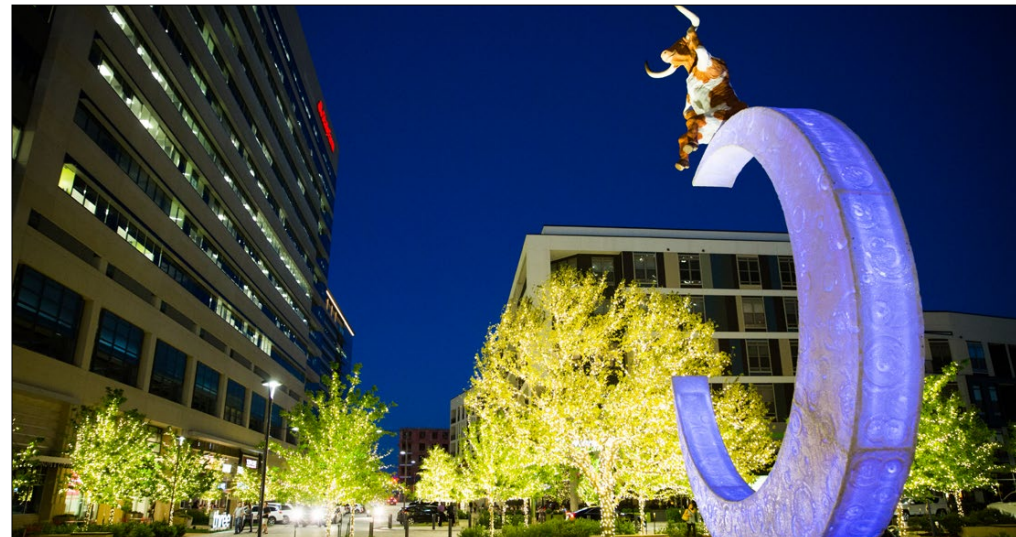
TRAFFIC COUNTS (2022 bi-directional):

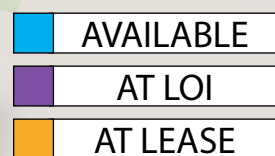
- PGBT (190): 159,202 VPD
- NCX (US-75): 218,320 VPD
- Plano Rd: 23,938 VPD



**CITY
LINE**

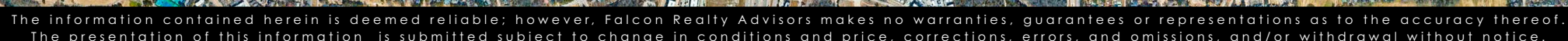
OUTSIDE. IN THE CITY.

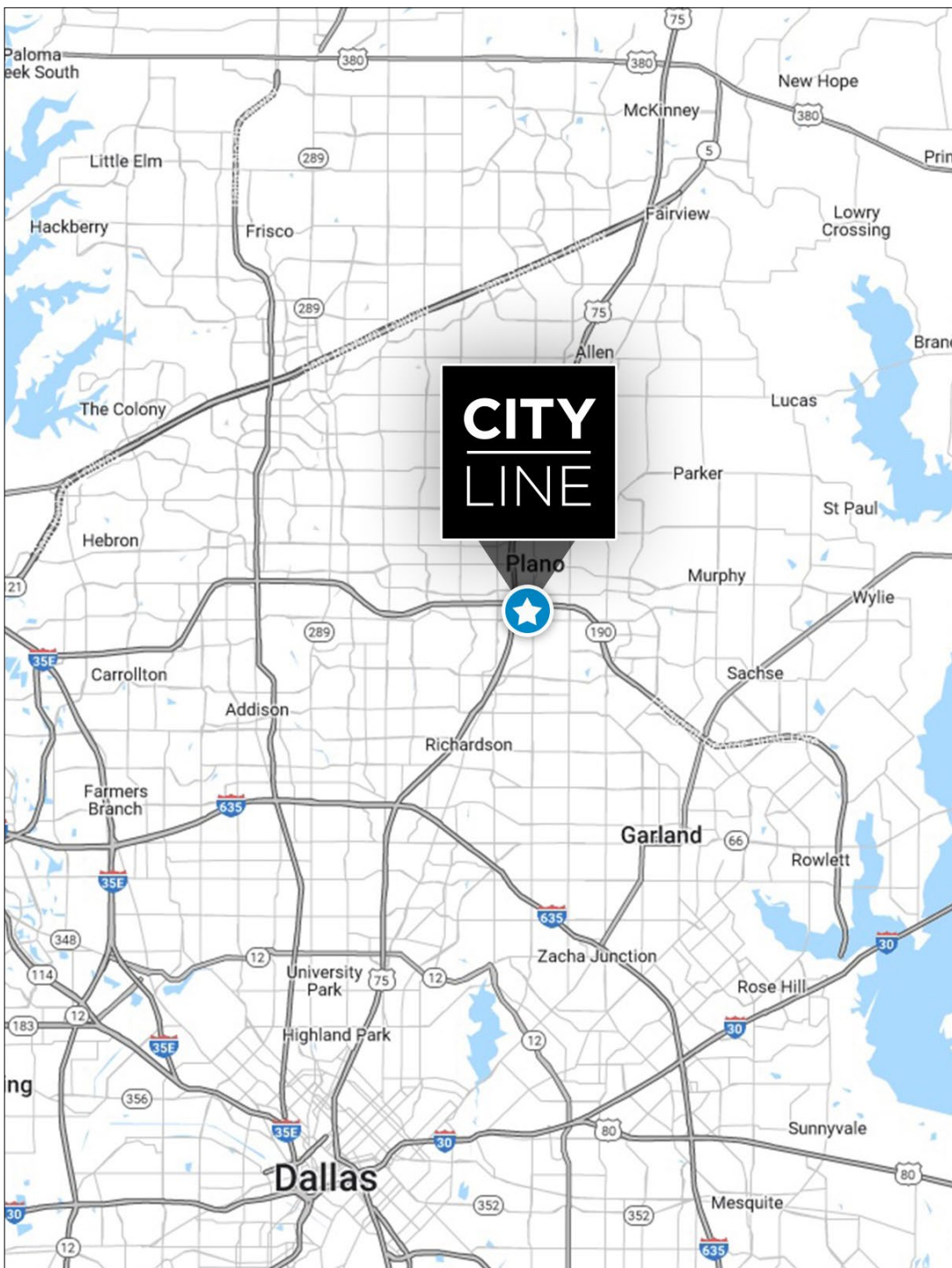






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DEMOGRAPHIC SUMMARY

CITYLINE 3 Mile Radius

KEY FACTS



104,835

Population



162,107

Daytime Population



0.56%

'23-'28 Compound Annual Growth Rate



42,914

Households



\$341,712

Median Home Value



36.9

Median Age

EDUCATION



11%

High School Diploma



17%

Some College



53.61%

Bachelor's Degree or Graduate Degree

INCOME



\$79,846

Median Household Income



\$116,509

Average Household Income



\$47,866

Per Capita Income



\$118,338

Median Net Worth

AVERAGE ANNUAL HOUSEHOLD SPENDING



\$100,170

Total Annual Expenditures



\$4,038

2023 Meals at Restaurants



\$7,368

2023 Meals at Home



\$30,739

Retail Goods



\$4,001

Entertainment



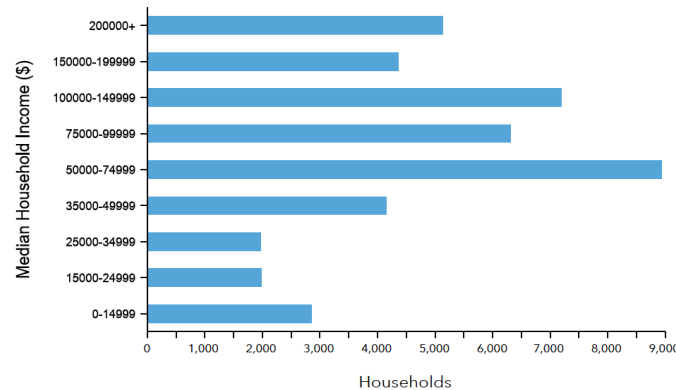
\$1,066

Personal Care



\$7,571

Health Care



BUSINESS



7,215

Total Businesses



99,532

Total Employees



26.11%

Blue Collar Occupation



73.89%

White Collar Occupation

Tapestry segments



Savvy Suburbanites

6,708 households

15.6%
of Households

Metro Fusion

6,646 households

15.5%
of Households

Home Improvement

4,353 households

10.1%
of Households

2023 Race and ethnicity (Esri)

The largest group: White Alone (51.99)

The smallest group: Pacific Islander Alone (0.06)

Indicator ▲	Value	Diff	
White Alone	51.99	+1.91	
Black Alone	10.12	-5.28	
American Indian/Alaska Native Alone	1.03	+0.05	
Asian Alone	13.52	+5.86	
Pacific Islander Alone	0.06	-0.07	
Other Race	10.12	-1.80	
Two or More Races	13.16	-0.66	
Hispanic Origin (Any Race)	24.91	-3.71	

Bars show deviation from Dallas-Ft. Worth, TX

The information contained herein is deemed reliable; however, Falcon Realty Advisors makes no warranties, guarantees or representations as to the accuracy thereof. The presentation of this information is submitted subject to change in conditions and price, corrections, errors, and omissions, and/or withdrawal without notice.

The logo consists of the words "CITY" and "LINE" in a white, sans-serif font, separated by a horizontal line. The entire logo is enclosed within a white rectangular border.

CITY LINE

FOR LEASING INFORMATION, CONTACT:

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INFORMATION ABOUT BROKERAGE SERVICES

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 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.

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Buyer / Tenant / Seller / Landlord Initials

Date