



## SUCCESS STORY

### Richardson Independent School District

411 W. ARAPAHO RD  
RICHARDSON, TX



*"You took the time to listen and understand our needs and timeframes...I consistently felt we were your top priority throughout the process...You and your staff exceeded our financial expectations and perfectly matched our timing needs."*

~ Tony Harkleroad, Assistant Superintendent

#### TEAM

Scott A. Morse, CCIM  
Scott Jessen, CCIM

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#### INTRODUCTION

The Richardson Independent School District desired to dispose of unessential real estate and acquire strategic sites allowing for future growth.

#### CHALLENGE

- Changing demographic profile of aging school district
- Working within restrictive legislation of Texas Public School Finance
- Achieving on-going demands of educating Texas children

#### SERVICES

- Acquisition and disposition
- Condemnation consulting
- Market research, strategic planning
- Financial analysis
- Feasibility studies
- Tenant representation

#### SIZE

- 101,500 square feet office space - 1,250 apartment units
- 100 acres of various land parcel assemblages

#### RESULT

- Successful in selling excess assets
- Reduction of facility operating costs
- Met student demand
- Continue to meet pressures of Texas Public School Finance without denigrating quality of education to students

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