

EASTSIDE RICHARDSON

SEC OF CAMPBELL RD. & US 75, RICHARDSON, TX

SHOP ^{COS.}



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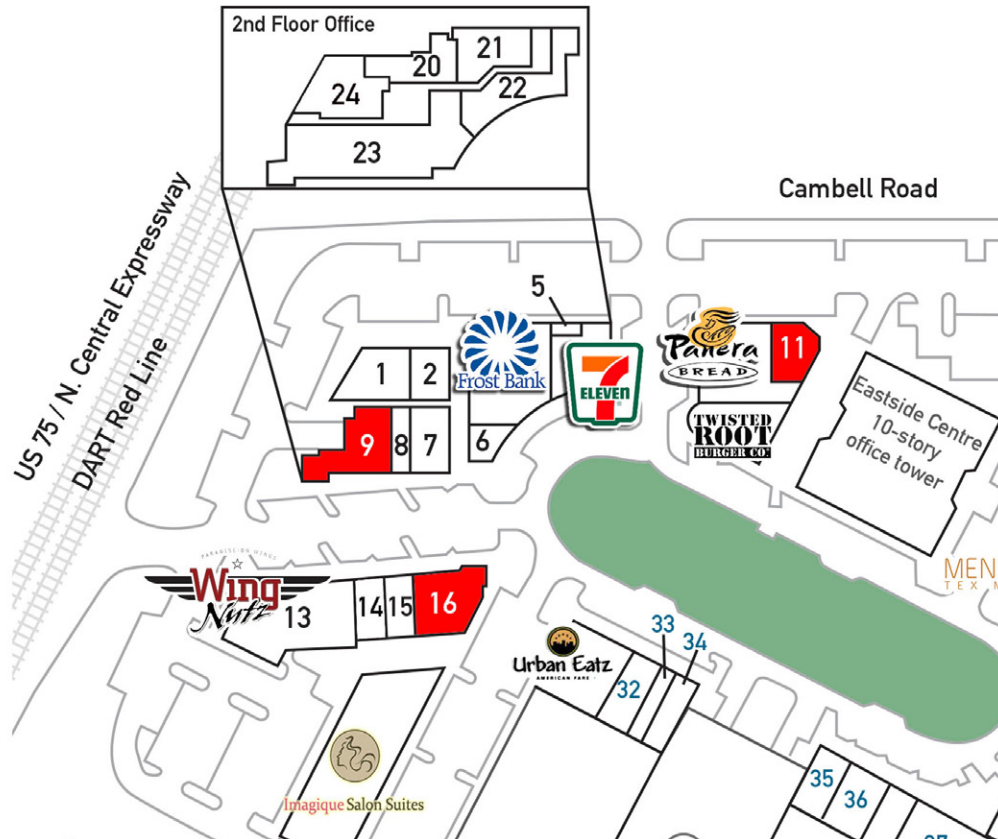
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PROJECT SCOPE

Second generation restaurant and retail options available at the premier Eastside Plaza development in Richardson. Located in the heart of the Telecom Corridor at the SEQ of Campbell & US-75 intersection, the area touts a dense daytime business population and is arguably one of the hottest markets in DFW. The site features a strong mix of restaurants/retail, office and multifamily surrounding activated courtyard areas making it a local favorite for dining and entertainment.

DETAILS

- 4,000 SF & 2,958 SF Second Generation Restaurant Available
- 2,250 SF available

TRAFFIC COUNTS

- o Campbell Rd.: 37,800 VPD
- o US 75: 280,013 VPD

AREA ATTRACTIONS



Telecom Corridor



DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	5,049	100,113	368,094
Avg. HH Income	\$111,272	\$94,600	\$87,115
Total Housing Units	2,366	40,360	138,606
Daytime Population	34,561	160,399	431,992
Medium Home Value	\$272,185	\$194,707	\$195,240

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Retail

Unit #	SF	Tenant
1	2,578	Russo's Italian Kitchen
2	1,659	Jersey Mikes Subs
3	5,180	Frost Bank
4	2,147	7-Eleven
5	1,000	Sport Clips
6	1,980	Yumilicious
7	2,332	Luxe Nail Bar
8	1,200	The Lash Lounge
9	2,958	AVAILABLE
10	4,400	Panera Bread
11	2,250	AVAILABLE
12	3,000	Twisted Root Burger
13	5,500	Wing Nutz
14	2,000	Hotworx Yoga
15	1,456	Tiff's Treats
16	4,000	AVAILABLE

Office

Unit #	SF	Tenant
20	2,681	Endodonic & Periodontic
21	2,539	Richardson Dental
22	3,773	UniMed
23	10,357	JLL
24	4,081	AVAILABLE

Unit #	Tenant
30	Imagique Salon Suites
31	Urban Eatz
32	Contact Lens Center
33	Sweet Mix Desserts
34	Wicked Po-Boys
35	Carlos & Bella Salon
36	Yoshi Shabu Shabu
37	Post Apartment Leasing
38	Bawarchi Biryani Point
39	Studio Martica
40	Pho Crimson
41	Town Square Media
42	Service First Mortgage
43	Mena's Tex Mex

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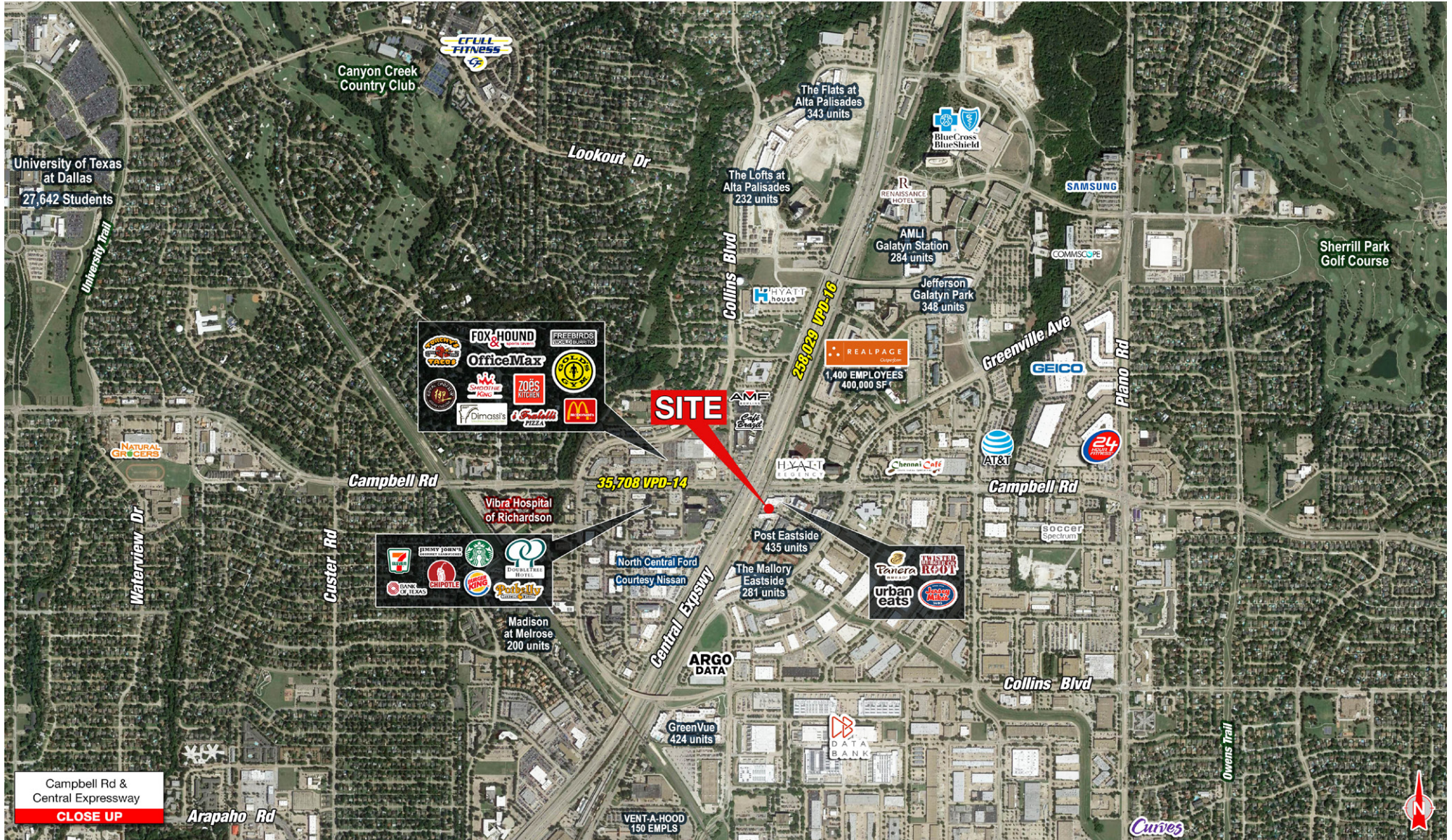
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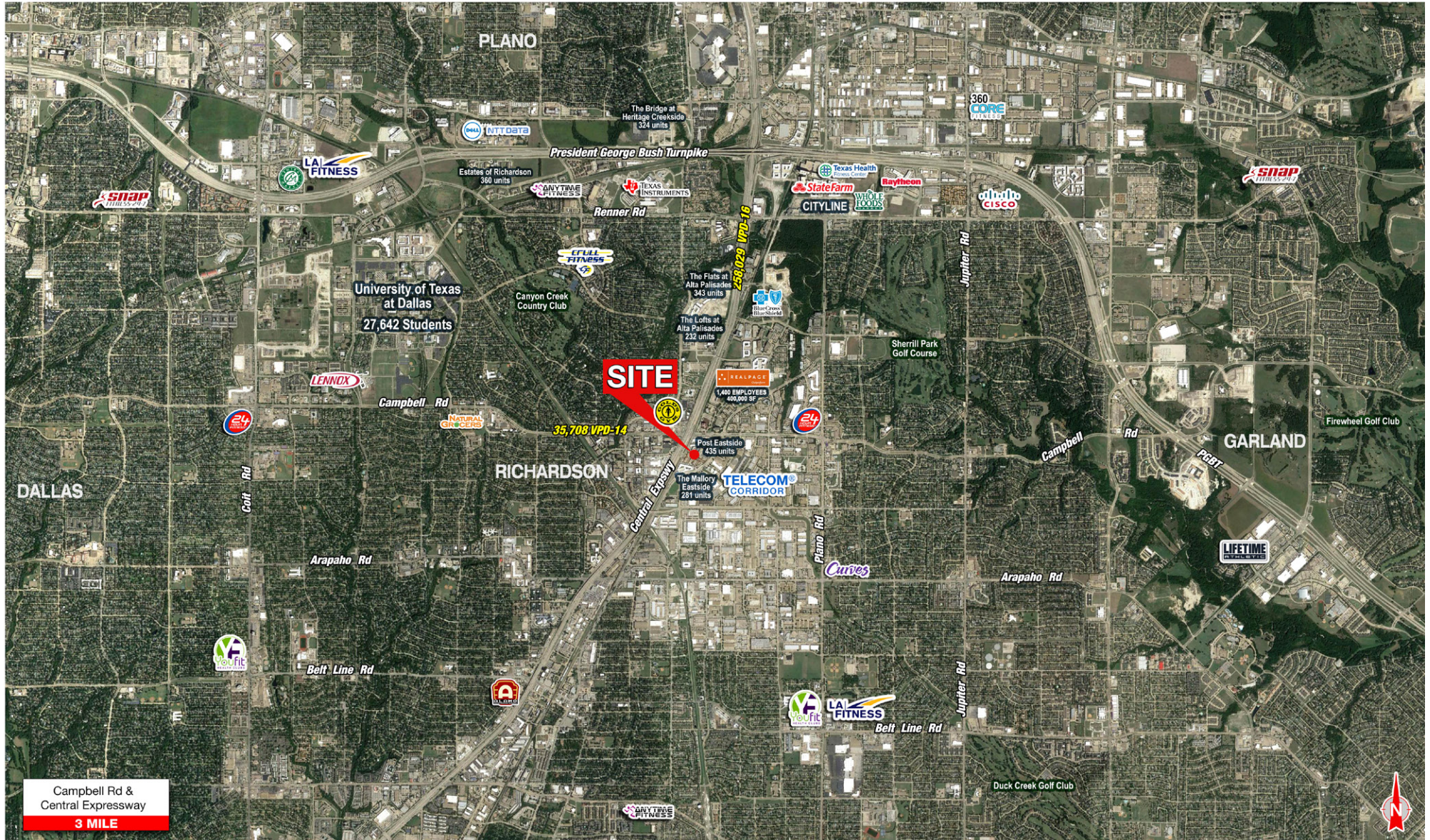
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SHOP COS.



Campbell Rd &
Central Expressway
3 MILE

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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.

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.

SHOP COMPANIES

Licensed Broker/Broker Firm Name

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RAND HOROWITZ

Designated Broker of Firm

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