

FOR LEASE

# City Line Business Center

2050 N Plano Rd & 1411 E Campbell Rd  
Richardson, TX 75081



## SPACE AVAILABLE

698 - 40,039 SF

## PRICING INFORMATION

\$14 - \$16 PSF  
NNN (\$2.50)

## LOCATION

NEC of N Plano Rd  
& E Campbell Rd

## AREA RETAILERS



- Property pending major updates! Landlord is willing to build to suit
- Affordable office space with strong retail presence; Roll-up doors available with existing configurations for general office use and open warehouse space
- 52,000 Combined VPD with end-caps facing Plano Rd
- Join Retail and Office Tenants; Spaces are 2nd generation office

DEMOGRAPHICS*	1 MILE	2 MILE	3 MILE	5 MILE
Population	5,926	39,281	90,981	351,062
Employees	18,282	47,392	91,442	202,916
Average HH Income	\$113,721	\$109,033	\$95,911	\$85,361
2017-2022 Annual Rate	0.99%	1.38%	1.42%	1.46%
Traffic Count	26,100 VPD at E Campbell Rd & Campbell Creek Blvd			

\*STDBonline.com 2018

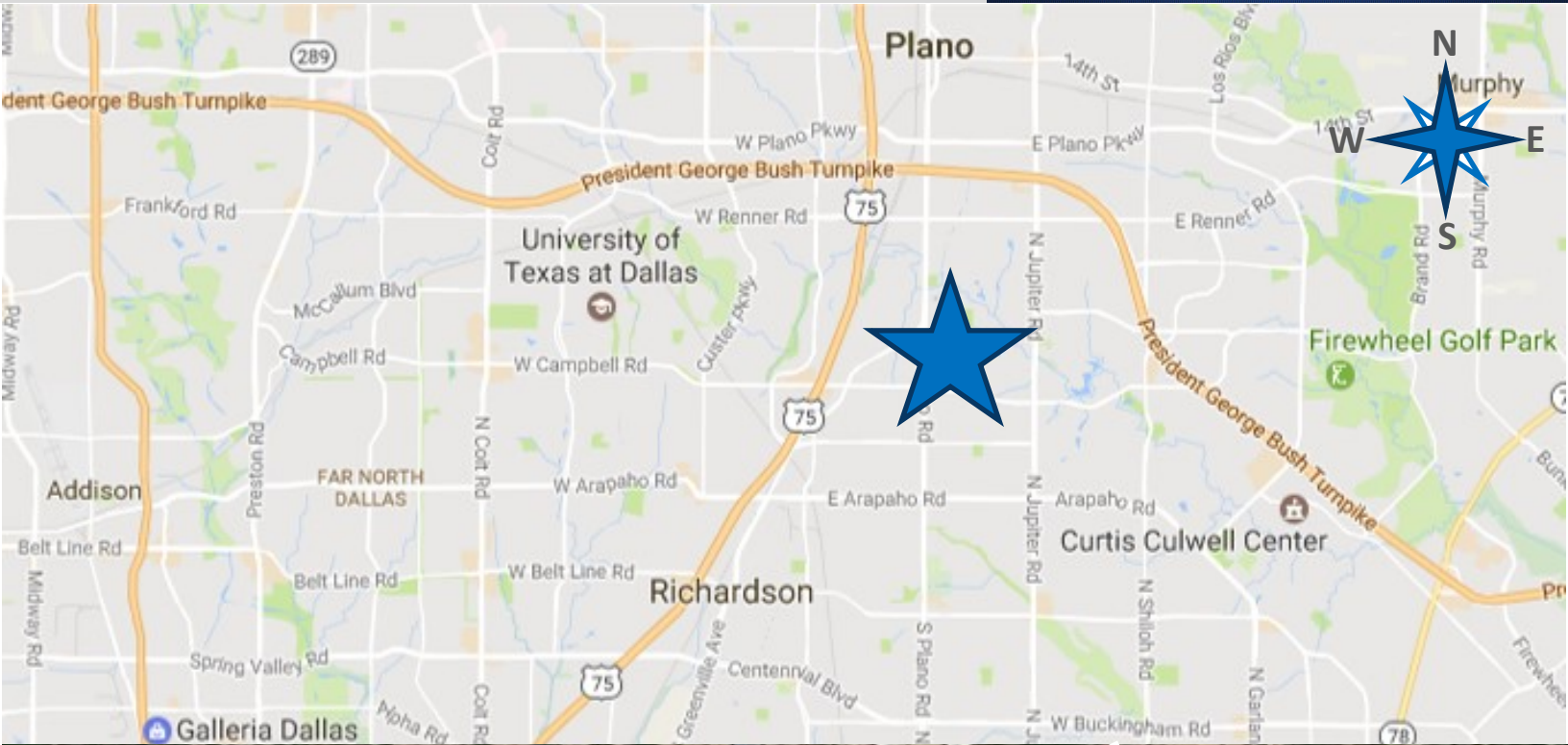
Michael Gonzalez | 214-664-5655 | Michael@VisionCommercial.com | VisionCommercial.com

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Beautiful Retail & Office Space at Campbell Center





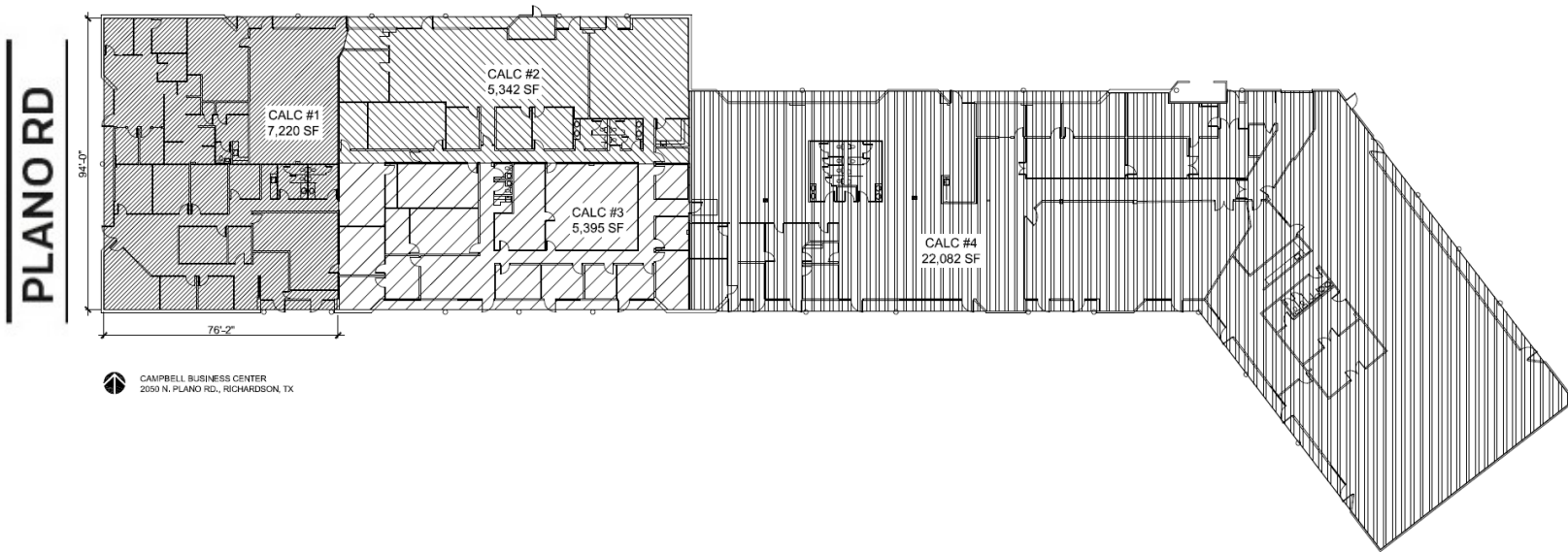
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## Site Plan

### BUILDING A



Suite	Tenant	Space
CAL #1	End-Cap AVAILABLE	1,700 - 7,220 SF
CAL #2	AVAILABLE	5,342 SF
CAL #3	AVAILABLE	5,395 SF
CAL #4	AVAILABLE	22,082 SF

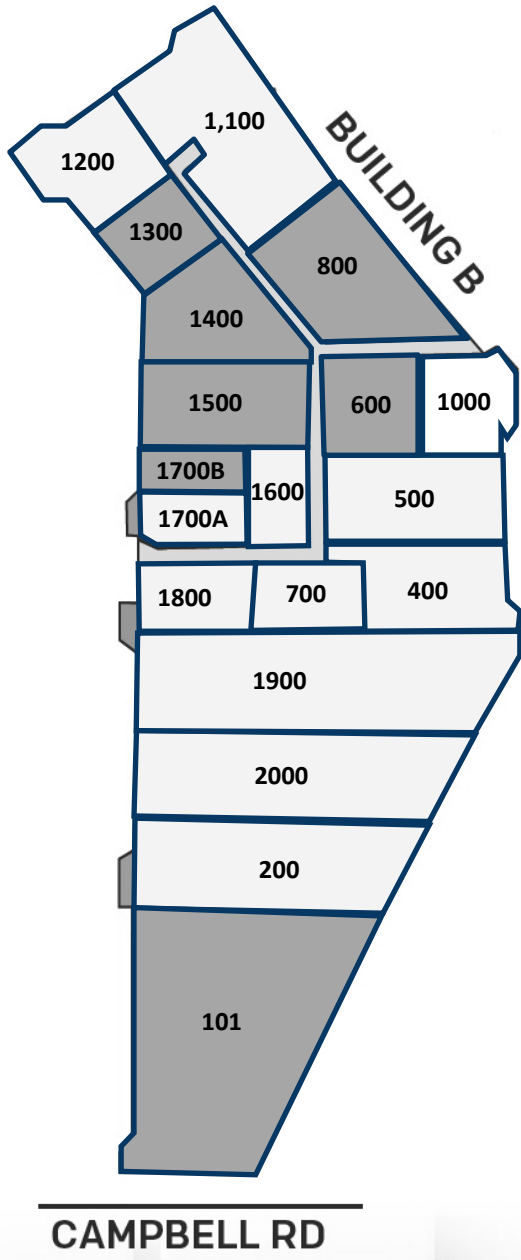
# 1411 E Campbell Rd

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## Floor Plan

(Floor Plans w/ dimensions available)



Suite	Tenant	Space
101	Richardson Bar & Grill	5,207 SF
200	AVAILABLE	2,687 SF
400	AVAILABLE	1,585 SF
500	AVAILABLE	1,921 SF
600	Gucko Group	691 SF
700	AVAILABLE	1,183 SF
800	Community & Family Care Solutions	2,280 SF
1000	AVAILABLE	706 SF
1100	AVAILABLE	3,232 SF
1200	AVAILABLE	1,357 SF
1300	Gift of Touch	1,000 SF
1400	Escape Room	1,572 SF
1500	Escape Room	2,022 SF
1600	AVAILABLE	698 SF
1700 A	AVAILABLE	795 SF
1700 B	Collision Group	727 SF
1800	AVAILABLE	814 SF
1900	AVAILABLE	3,799 SF
2000	AVAILABLE	2,993 SF



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# Information On 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:
  - 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.

Vision Commercial RE DFW LLC Broker Firm Name	9006752 License No.	<a href="mailto:info@visioncommercial.com">info@visioncommercial.com</a> Email	817-803-3287 Phone
Roger Smeltzer, Jr. Designated Broker of Firm	560209 License No.	<a href="mailto:info@visioncommercial.com">info@visioncommercial.com</a> Email	817-803-3287 Phone
Michael Gonzalez Agent	665874 License No.	<a href="mailto:michael@visioncommercial.com">michael@visioncommercial.com</a> Email	214-664-5655 Phone