



600 W. CAMPBELL RD. RICHARDSON, TX 75080



CLOSE TO CITYLINE,
METHODIST HOSPITAL,
RICHARDSON CITY
HALL



NEAR UNIVERSITY
OF TEXAS AT DALLAS
& J.J. PEARCE HIGH
SCHOOL



DAN LOONEY
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PROPERTY DESCRIPTION

Strategically located just minutes from North Central Expressway and President George Bush turnpike, this office space is easy to get to from anywhere in the metroplex. The University of Texas at Dallas is just down the road, along with J.J. Pearce High School, Methodist Hospital, and the popular CityLine development.

OFFERING SUMMARY

Sale Price:	\$580,800
Building Size:	2,640 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,579	38,265	128,199
Total Population	11,149	95,056	320,273
Average HH Income	\$73,033	\$81,550	\$84,736



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15th St
Vines High School

15th St

15th St

Independence Pkwy

Custer Rd

sears

JCPenney

Collin Creek Mall

JAKE'S

Marshalls

Total Wine

ULTA

JOANN

FLYING FISH

RODEO GOAT

JAPAN HOUSE

PGA TOUR SUPERSTORE

Heritage Creekside

Golfsmith

EL FENIX

WATER'S EDGE

Blue Gardens

L&W

fry's

NTT DATA

Plano Pkwy

Plano Pkwy

PGBT TOLL

159,692 VPD (18)

154,243 VPD (18)

PGBT TOLL

Independence Pkwy

TriQuint SEMICONDUCTOR
1,000 Employees

TEXAS INSTRUMENTS

Renner Rd

75

Alexan

Regional Headquarters

Raytheon

WHOLE FOODS

CVS

Renner Rd

Logos for: JASPER'S, edoko, STARBUCKS, TRICKY FISH, Fernando's, red mango, SUBWAY

Logos for: SMASHBURGER, MODERN market, LUNA GRILL, TACO DINER, PEI WEI, PIADA, SUPER CHIX

Canyon Creek Country Club

UT DALLAS

SITE

Logos for: i Fratelli, THE GREAT OUTDOORS, ZOES KITCHEN, FREEBIRD'S, SMOOTHIE KING, SPIN!

Logos for: RUSSOS, JOJOY MIKES, MENAS GRILL, Tiff's Treats, CHILOSO, Panera, yumilicious, WING'D HOT, WINTER GARDEN ROOF

Campbell Rd

Logos for: cicis, NATURAL GROCERS, CVS, K1

Campbell Rd

Methodist RICHARDSON MEDICAL CENTER

261,703 VPD (18)

FIRST WATCH THE DAYTIME CAFE

Campbell Rd

Telecom Corridor

golden corral

Arby's

Plano Rd

Plano Rd

Collins Blvd



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:
 - 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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date