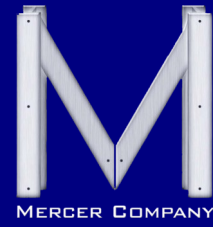


FOR SALE: 16,140 SQUARE FEET  
514 BISHOP AVENUE, RICHARDSON, TX 75081

INDUSTRIAL REAL ESTATE BROKERAGE

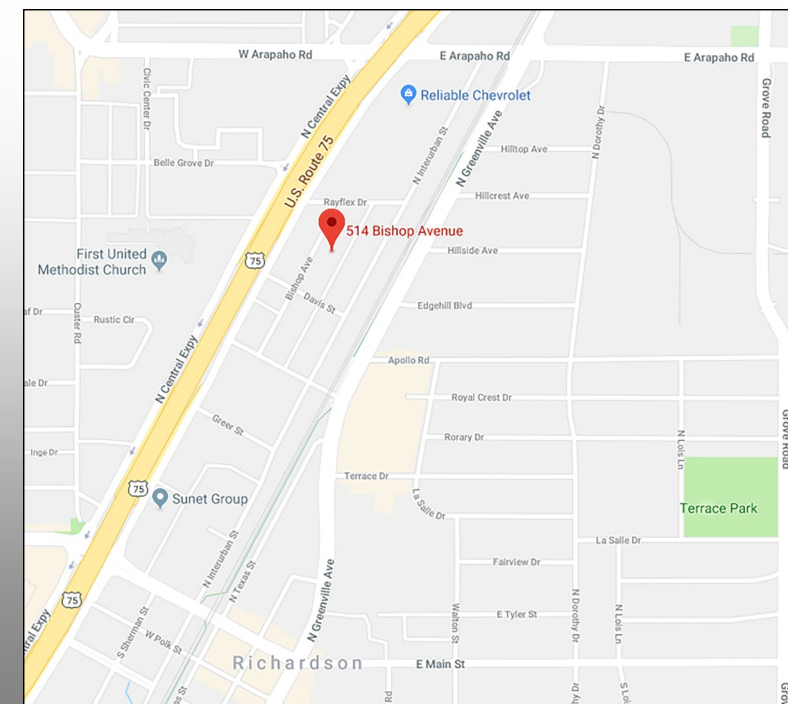
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## DETAILS

### AVAILABLE FOR SALE

- ◆ TOTAL SF: 16,140
- ◆ OFFICE SF: ± 3,000
- ◆ LAND SF: 31,498
- ◆ CLEAR HEIGHT: 14' - 16'
- ◆ DOCK DOORS: 2
- ◆ GRADE LEVEL DOOR: 4
- ◆ SPRINKLERED
- ◆ AMPLE PARKING
- ◆ NEW ROOF 2015
- ◆ CENTRALLY LOCATED IN THE INTERURBAN SUB-DISTRICT FOR NEWLY PLANNED DEVELOPMENT

CHANDLER MASON  
CELL 940.282.0856  
CMASON@MERCER-COMPANY.COM

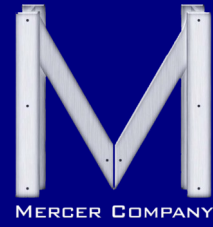
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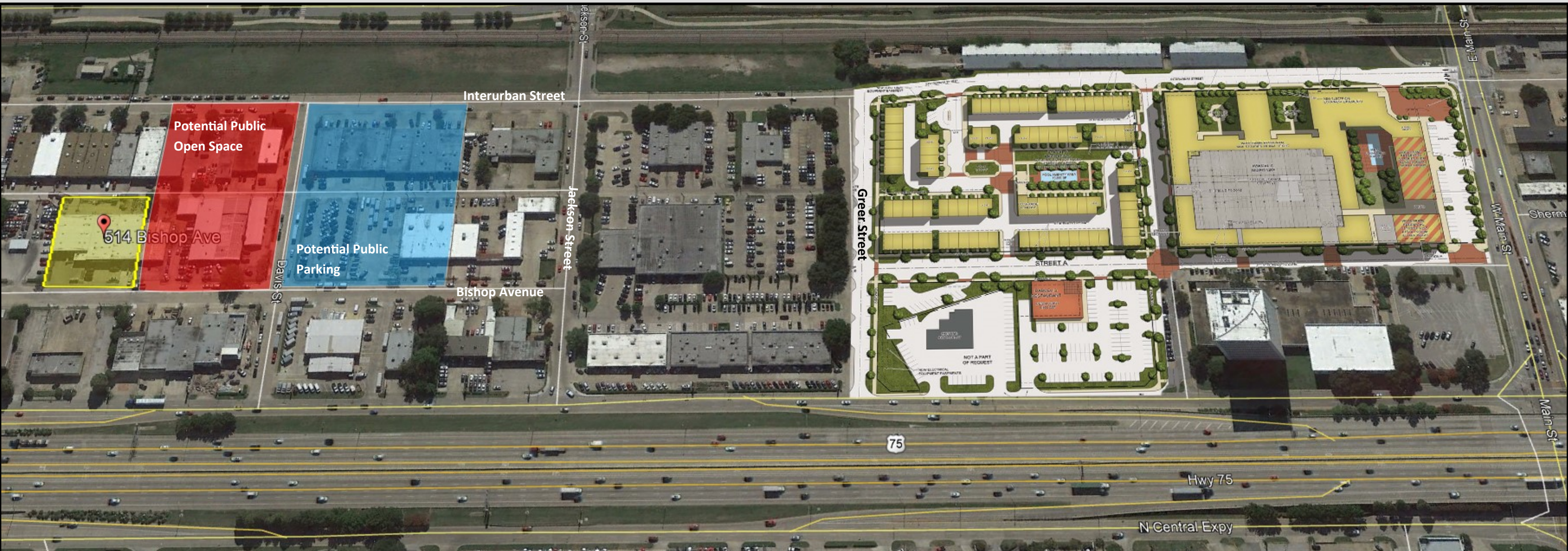
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## ZONING APPROVED FOR DOWNTOWN MIXED-USE DEVELOPMENT

Last month, the City Council heard plans for a new mixed-use development at the northeast corner of Central Expressway and Main Street. Zoning for the 14.5-acre mixed-use development, which was approved unanimously, will include residential, commercial and restaurant space. “The proposed plan represents the first significant private sector development in the downtown area since the adoption of the Main Street Central Expressway Form Based Code,” said City Manager Dan Johnson. “The Development represents a significant step towards helping to redefine and enhance the area and attract further reinvestment.” The project is bordered by Main Street on the south, Central Expressway on the west and Greer Street and Interurban Street on the north and east respectively. The property includes the Chase Bank office building, which will undergo only minor modifications under the development plan. All other existing structures on the property will be removed. The City Council passed the Main Street/Central Expressway Form Based Code in October 2016. The Code established development standards and expanded the boundaries of the district, rezoning about 540 acres allowing retail, commercial, single-family and multifamily residential, mixed use, office, manufacturing and institutional uses, while making the area more walkable for pedestrians. The Code aligns with the City Council’s vision for the Main Street/Central Expressway Corridor established in 2013, and the City’s 2009 Comprehensive Plan to encourage reinvestment in the community and revitalization of older areas. *Per February 2017 Article in Richardson Today, Published by the City of Richardson.*



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified before purchase or lease.