

FOR LEASE

300 S PLANO RD

SWQ PLANO RD & BELT LINE RD, RICHARDSON, TX 75081



PROPERTY INFO

- + Big box opportunity for medical, retail, office, call center
- + Pylon signage available
- + Parking - 387 surface spaces

AVAILABLE SPACE

- + 74,091 +/- SF is divisible



Traffic Counts

E Belt Line Rd	30,893 vpd
N Plano Rd	39,826 vpd

Source: CoStar 2018

2019 Demographic Summary

	1 Mile	3 Miles	5 Miles
Total Population	15,157	159,676	369,644
Daytime Employees	9,826	109,645	281,251
Average HH Income	\$91,388	\$72,256	\$85,797
Median Age	40.8	34.9	35.2

Retail Science from CBRE

www.cbre.us/southcentralretail

CBRE

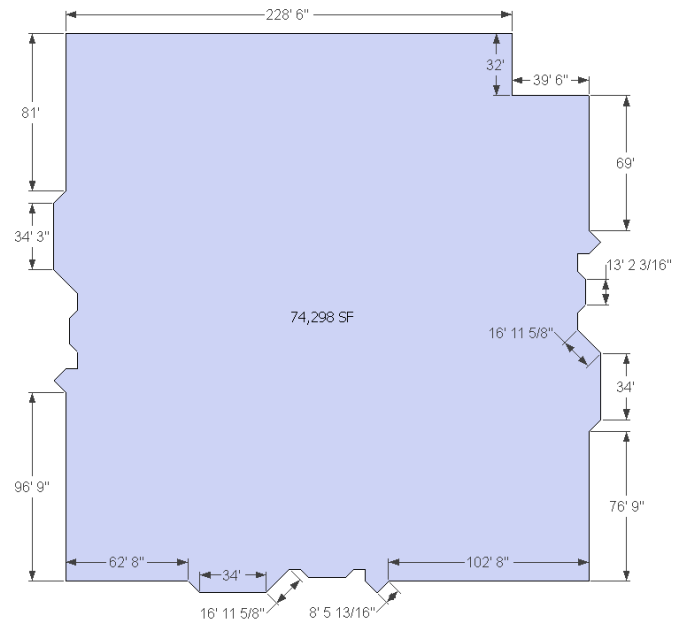
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TODD PROPERTY ADVISORS
REAL PROPERTY ANALYSTS, INC.

Electrical:	Electrical, finished (typical for retail building)
Exterior Wall:	Rough concrete masonry units
Roof Structure:	Steel joists, steel deck
Roof Cover:	Built up composition
Site Improvements:	Concrete parking and landscaping

BUILDING SKETCH



Measurements taken by the appraisers resulted in a gross building area of 74,298 square feet. According to an ALTA Survey provided to the appraisers, the subject building was 74,080 square feet. The marketing materials and lease utilize a square footage of 74,091 square feet of net rentable area. This is considered reasonable as it is within 3 percent of the appraiser's measurement; therefore, 74,091 square feet will be utilized within this report.

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CONTACT US

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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:
 1. that the owner will accept a price less than the written asking price;
 2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 3. 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.

_____	_____	_____	_____
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
_____	_____	_____	_____
Designated Broker of Firm	License No.	Email	Phone
_____	_____	_____	_____
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone
_____	_____	_____	_____
Buyer/Tenant/Seller/Landlord Initials		Date	