



**Lease Availability | Call for Pricings**

**JAY CHO**

Partner | Commercial Leasing

469-878-1654 | jay.cho@txlegacyrealty.com

**THIAMEE PHOMMAVONG**

Associate | Commercial Leasing

214-773-2218 | thiamee.p@txlegacyrealty.com



## PROPERTY HIGHLIGHT

Richardson Restaurant Park is a premier dining destination located in the heart of Richardson's thriving retail corridor. The project offers a second-generation restaurant space, fully equipped with existing infrastructure ideal for immediate restaurant or food-service use. The space benefits from established co-tenancy with a dynamic mix of national and regional restaurant brands, generating consistent traffic and strong lunch and evening activity.

**Prime Location:** Situated within Richardson Restaurant Park, one of the city's most active dining destinations.

**Second-Generation Space:** Built-out restaurant suite with existing kitchen infrastructure, hood, and grease trap in place.

**High Visibility & Access:** Excellent frontage and signage opportunities along a major retail corridor with convenient ingress/egress.

**Strong Co-Tenancy:** Surrounded by a mix of national and regional restaurant operators driving consistent foot traffic.

**Established Trade Area:** Dense daytime population with strong household incomes and nearby residential communities.



## PROPERTY OVERVIEW

|                 |                       |
|-----------------|-----------------------|
| BUILDING TYPE   | Retail / Office Space |
| BUILDING SIZE   | 5,940 SF              |
| PROPERTY ZONING | Retailer              |
| LEASABLE AREA   | 2,757 SF              |
| LEASE RATE      | Call for pricings     |

## AREA RETAILERS



STUDIO  
MOVIE GRILL



MICRO CENTER



## PROJECT OVERVIEW

### JAY CHO

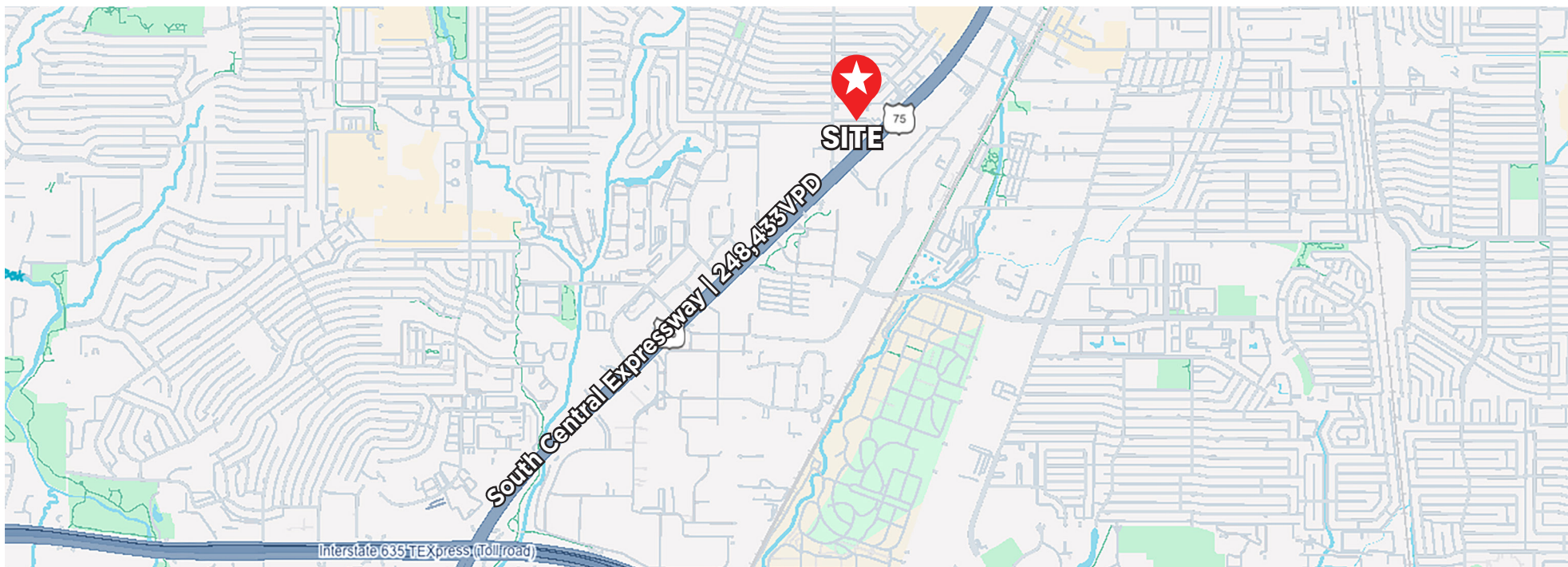
Partner | Commercial Leasing

469-878-1654 | jay.cho@txlegacyrealty.com

### THIAMEE PHOMMAVONG

Associate | Commercial Leasing

214-773-2218 | thiamee.p@txlegacyrealty.com



### DEMOGRAPHICS

1 Miles

5 Miles

10 Miles

|                             |          |          |           |
|-----------------------------|----------|----------|-----------|
| 2024 Population (Pop.)      | 14,322   | 410,731  | 1,469,657 |
| 2024 Households (HH)        | 5,834    | 170,825  | 594,525   |
| 2024 Avg. HH Income         | \$85,958 | \$95,749 | \$107,166 |
| 5-Yr. Pop. Growth (Total %) | -1.50%   | 2.41%    | 6.17%     |

### TRAFFIC COUNTS

|                                             |             |
|---------------------------------------------|-------------|
| South Central Expressway & Spring Valley Rd | 248,433 VPD |
| N Central Expy & Spring Valley Rd           | 250,065 VPD |
| S Central Expy & S Floyed Rd                | 17,770 VPD  |
| S Floyd Road & James Dr                     | 2,300 VPD   |

### DEMOGRAPHICS

#### JAY CHO

Partner | Commercial Leasing

469-878-1654 | jay.cho@txlegacyrealty.com

#### THIAMEE PHOMMAVONG

Associate | Commercial Leasing

214-773-2218 | thiamee.p@txlegacyrealty.com









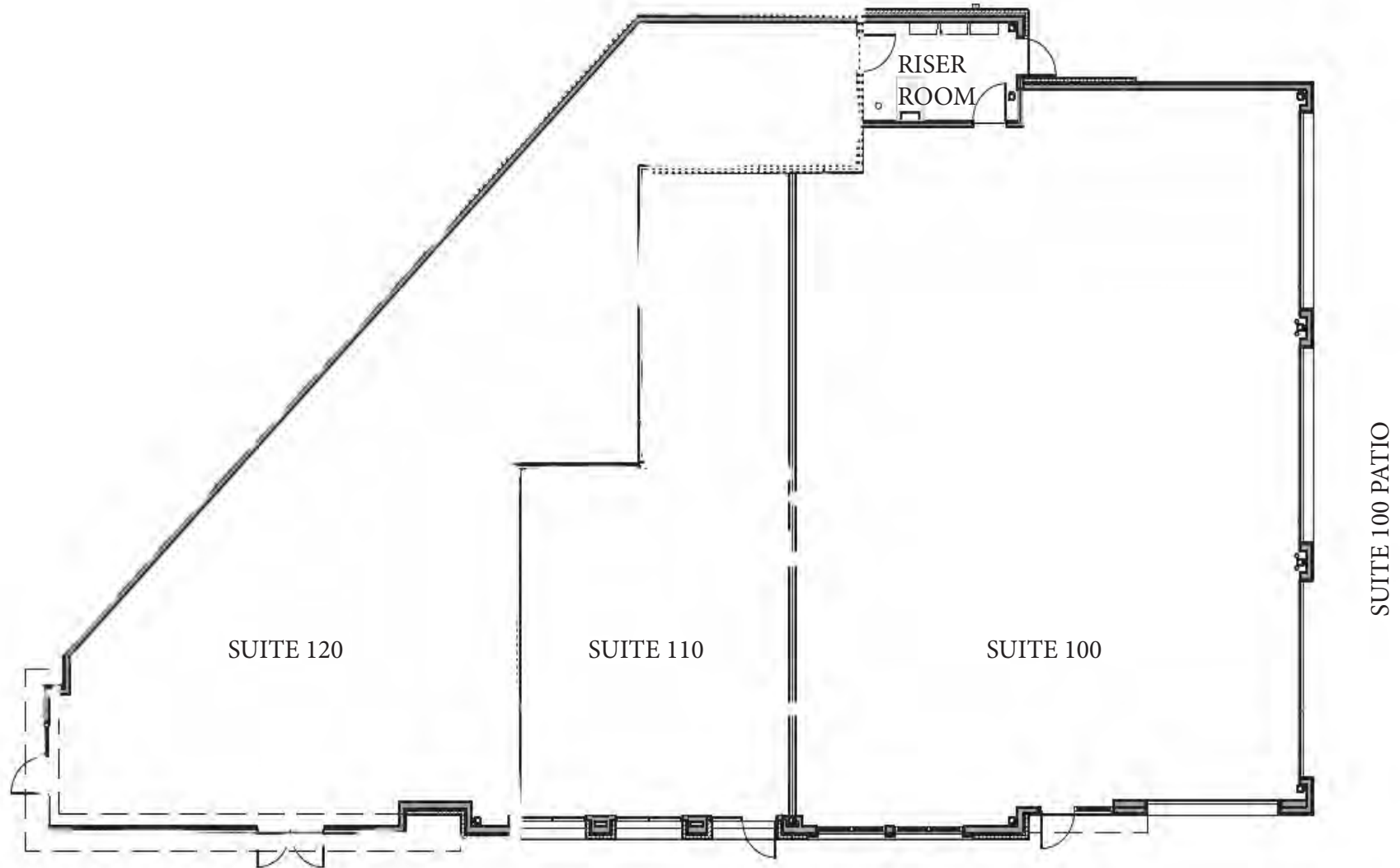












**Suite 100 | Total SF: 2,757 SF**

**FLOOR PLAN**

**JAY CHO**

*Partner | Commercial Leasing*

469-878-1654 | [jay.cho@txlegacyrealty.com](mailto:jay.cho@txlegacyrealty.com)

**THIAMEE PHOMMAVONG**

*Associate | Commercial Leasing*

214-773-2218 | [thiamee.p@txlegacyrealty.com](mailto:thiamee.p@txlegacyrealty.com)





# Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11/2/2015

## 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.

|                                                                       |                |                                       |                      |
|-----------------------------------------------------------------------|----------------|---------------------------------------|----------------------|
| <b>Texas Legacy Realty</b>                                            | <b>9013728</b> | <b>rafe.song@txlegacym Realty.com</b> | <b>(469)855-4430</b> |
| Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | License No.    | Email                                 | Phone                |
| <b>Rafe Song</b>                                                      | <b>712965</b>  | <b>rafe.song@txlegacym Realty.com</b> | <b>(469)855-4430</b> |
| Designated Broker of Firm                                             | License No.    | Email                                 | Phone                |
| Licensed Supervisor of Sales Agent/<br>Associate                      | License No.    | Email                                 | Phone                |
| <b>Jou Cho</b>                                                        | <b>0770697</b> | <b>jay.cho@txlegacym Realty.com</b>   | <b>(469)878-1654</b> |
| Sales Agent/Associate's Name                                          | License No.    | Email                                 | Phone                |

Buyer/Tenant/Seller/Landlord Initials

Date

## Regulated by the Texas Real Estate Commission

TXR-2501

Texas Legacy Realty, 3044 Old Denton Rd #310 Carrollton TX 75007

Rafe Song

Phone: 4698554430

Fax:

www.jwolf.com

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date

IABS