

FULLY EQUIPPED RESTAURANT FOR SALE & LEASE

1840 N PLANO RD, RICHARDSON, TX 75081



VIDEO

PROPERTY DESCRIPTION

Introducing a prime investment opportunity at 1840 N Plano Rd in Richardson, Texas. This 4,821 SF freestanding building, constructed in 1997 and zoned LR-M(2), is ideally suited for restaurant or food-service users seeking a move-in-ready location in a strong commercial corridor.

The property features a fully built-out, equipped second-generation restaurant space with a patio, offering immediate operational capability and reduced startup costs. The current owner has recently completed renovations and upgrades, including new flooring, fresh interior paint, and updated restrooms, enhancing both functionality and curb appeal.

Additional highlights include excellent visibility, convenient access, and a prominent pylon sign for strong street presence. This versatile property is available for sale or lease, presenting an outstanding opportunity for investors, owner-operators, or restaurateurs looking to establish or expand in the Richardson market.

PROPERTY HIGHLIGHTS

- Turnkey, ready-to-move-in free standing restaurant
- Newly upgraded interior fixtures
- Has patio and pylon sign

OFFERING SUMMARY

Sale Price:	Negotiable
Lease Rate:	Negotiable
Lot Size:	0.832 Acres
Building Size:	4,821 SF

CAMERON MAI

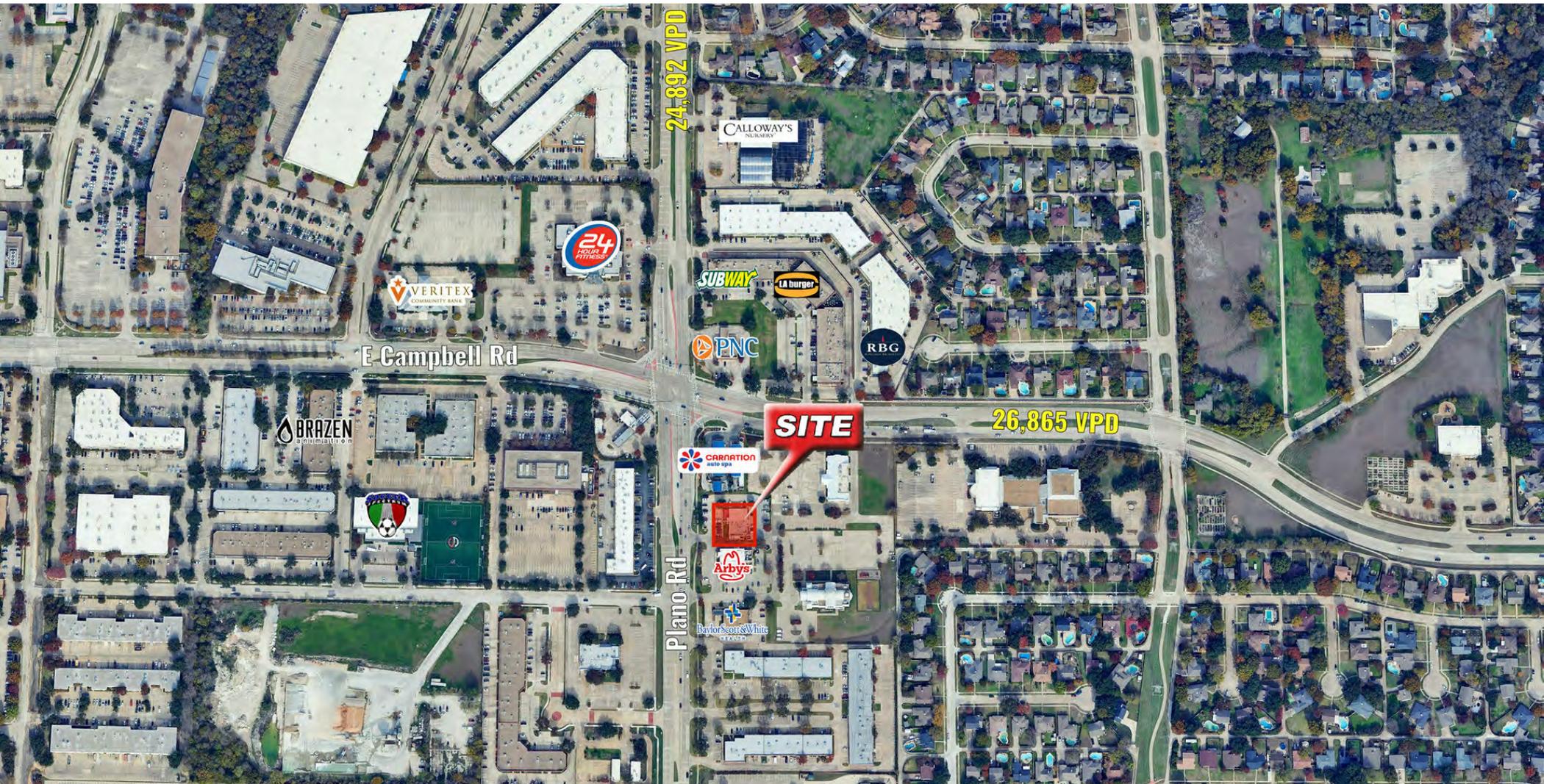
cmai@txretailservices.com

214.597.7153



FULLY EQUIPPED RESTAURANT FOR SALE & LEASE

RICHARDSON, TX 75081

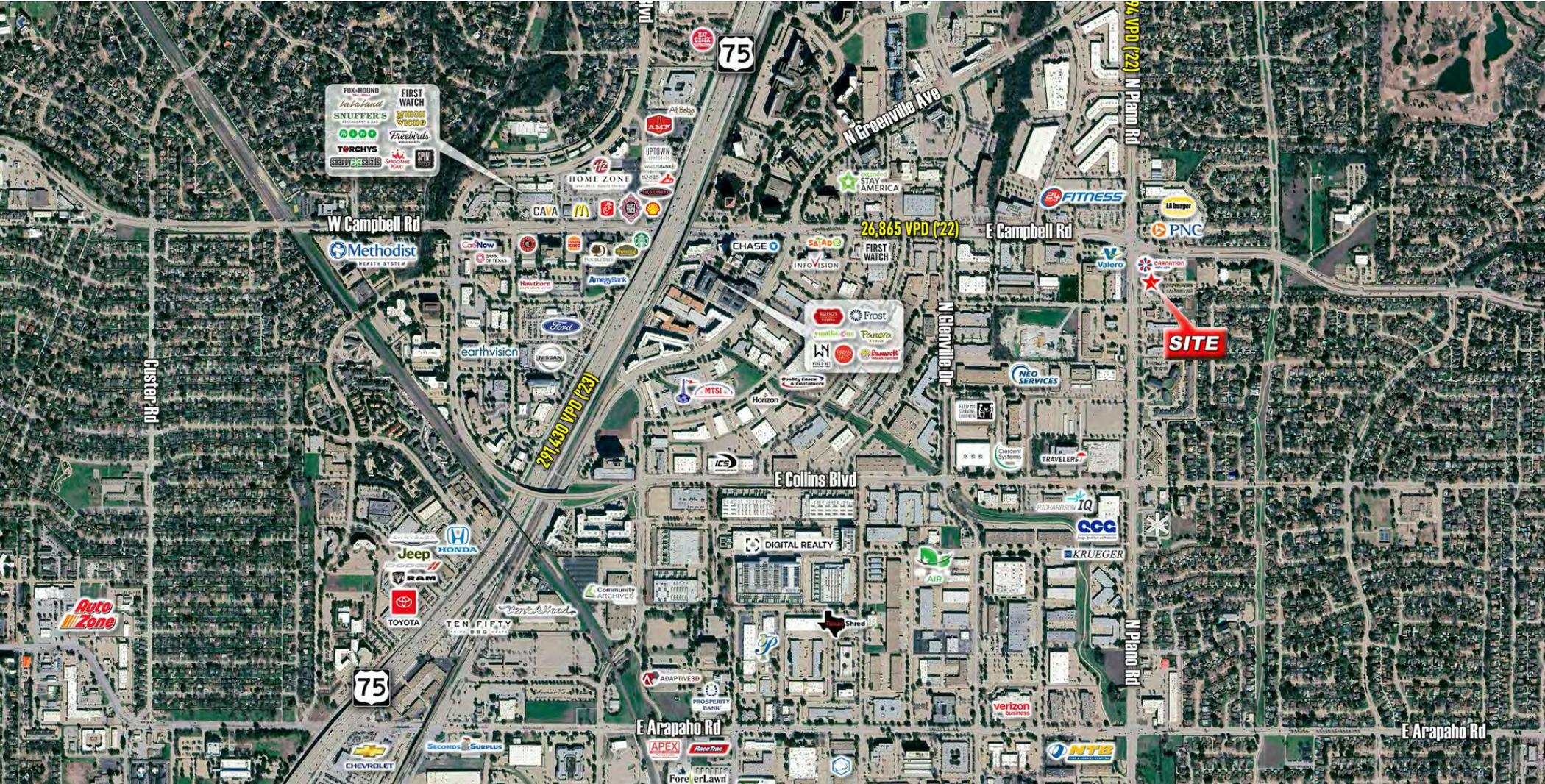


CAMERON MAI
cmai@txretailservices.com
214.597.7153



FULLY EQUIPPED RESTAURANT FOR SALE & LEASE

RICHARDSON, TX 75081



CAMERON MAI
cmai@txretailservices.com
214.597.7153



FULLY EQUIPPED RESTAURANT FOR SALE & LEASE

RICHARDSON, TX 75081



CAMERON MAI
cmai@txretailservices.com
214.597.7153



FULLY EQUIPPED RESTAURANT FOR SALE & LEASE

RICHARDSON, TX 75081



CAMERON MAI
cmai@txretailservices.com
214.597.7153

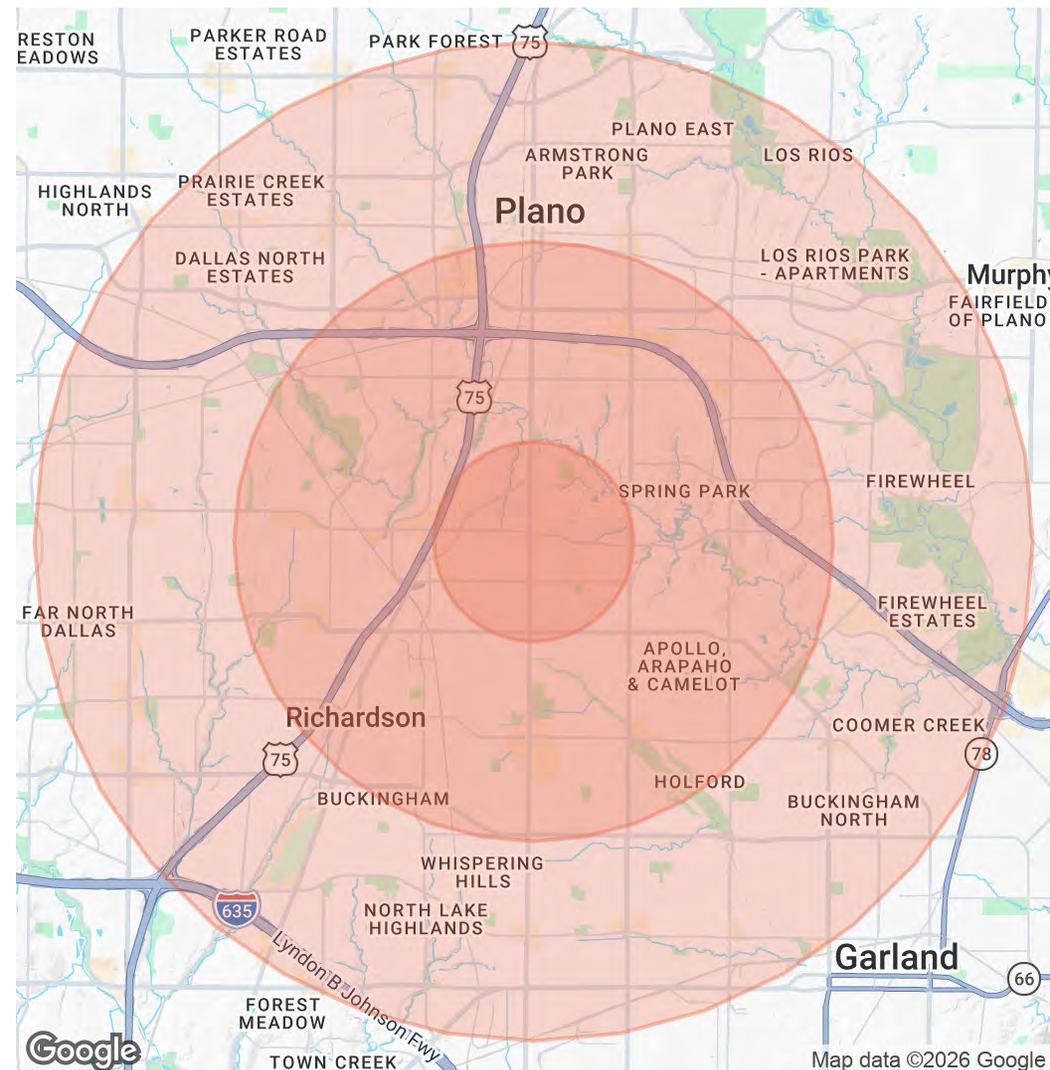
FULLY EQUIPPED RESTAURANT FOR SALE & LEASE

RICHARDSON, TX 75081

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,064	111,732	364,989
Average Age	41	40	38
Average Age (Male)	40	38	37
Average Age (Female)	42	41	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,660	46,446	138,221
# of Persons per HH	2.2	2.4	2.6
Average HH Income	\$131,196	\$115,291	\$106,310
Average House Value	\$453,628	\$397,233	\$380,119

Demographics data derived from AlphaMap



CAMERON MAI

cmai@txretailservices.com

214.597.7153



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 on 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.

Texas Retail Services, LLC

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

Cameron Mai

Designated Broker of Firm

Licensed Supervisor of Sales Agent/ Associate

Sales Agent/Associate's Name

9011998

License No.

619991

License No.

License No.

License No.

cmai@txretailservices.com

Email

cmai@txretailservices.com

Email

Email

Email

214-597-7153

Phone

214-597-7153

Phone

Phone

Phone

Buyer/Tenant/Seller/Landlord Initials

Date