



RICHARDSON EAST CENTER

NEWLY RENOVATED RETAIL PROPERTY FOR LEASE

1600-1748 E BELT LINE RD, RICHARDSON, TX 75081

CAMERON MAI

cmai@txretailservices.com

214.597.7153



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PROPERTY DESCRIPTION

Richardson East Center is a newly renovated, multi-million-dollar retail shopping destination located in the thriving community of Richardson, Texas. Planned upgrades include modernized building façades, enhanced lighting and parking areas, striking new oriental-themed monument signage, refreshed landscaping, and a comprehensive rebranding of the entire center.

A wide range of leasing opportunities are available, including junior anchor spaces ideal for a grocery market, restaurant spaces with drive-thru access, patio dining areas with courtyard options perfect for event venues, and spaces designed to accommodate open bar concepts and more.

PROPERTY HIGHLIGHTS

- 21,000 SF junior anchor space available – ideal for a grocery store or specialty market.
- Restaurant spaces available with options for drive-thru access, patio seating, and courtyard venues.
- Undergoing a multi-million-dollar renovation including upgraded exteriors, lighting, landscaping, and signage.

WHY CHOOSE RICHARDSON EAST CENTER?

- Prime Location:

Strategically positioned at the high-traffic intersection of Belt Line Road and Plano Road, Richardson East Center offers exceptional visibility and accessibility from all directions. The center is surrounded by top national retailers including Lowe's, Target, Ross, Shoe Carnival, Burlington, Aldi, and Indian Bazaar. Current tenants include Dollar Tree, Sherwin-Williams, Harbor Freight, Baskin-Robbins, Long John Silver's, Pizza Hut, Taco Bell, KFC, and more.

- Superior Accessibility:

Located in the heart of Richardson, the center provides convenient access to major highways and is within close proximity to both Dallas Love Field and DFW International Airport—making regional and national connectivity seamless.

- Outstanding Visibility:

Benefit from consistent exposure and strong foot traffic, thanks to the center's prominent location and its proximity to major retail anchors and community destinations.

- Vibrant Business Environment:

Known as the "Official International Business Capital of North Texas," Richardson is a dynamic and diverse community that attracts global enterprises and fosters economic growth. The city also offers a welcoming atmosphere with a calendar full of community events, further enhancing the area's appeal to residents and visitors alike.

CAMERON MAI

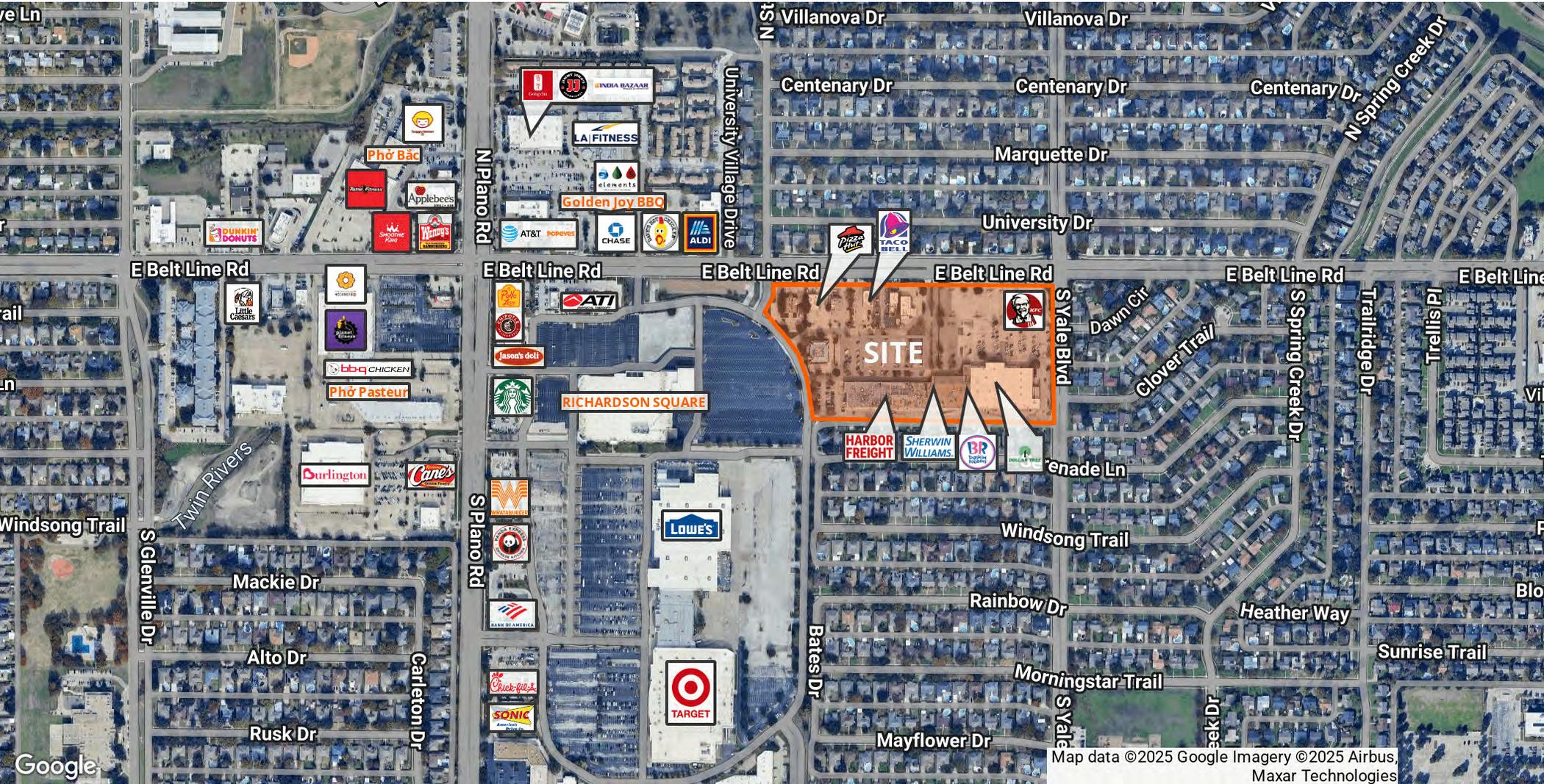
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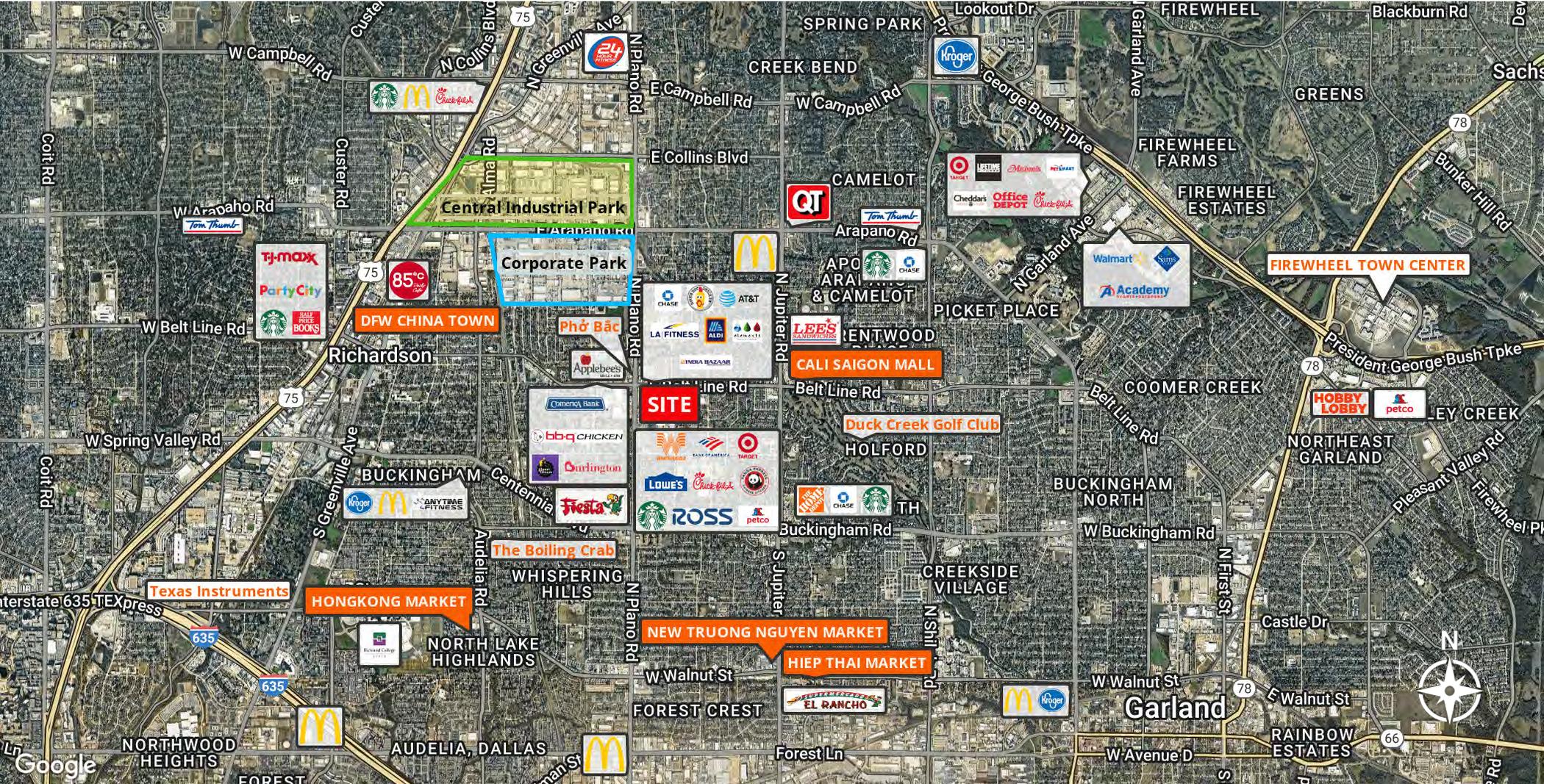


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1600 E. Belt Line
Free standing restaurant with huge patio



1600 E Belt Line: has pylon sign



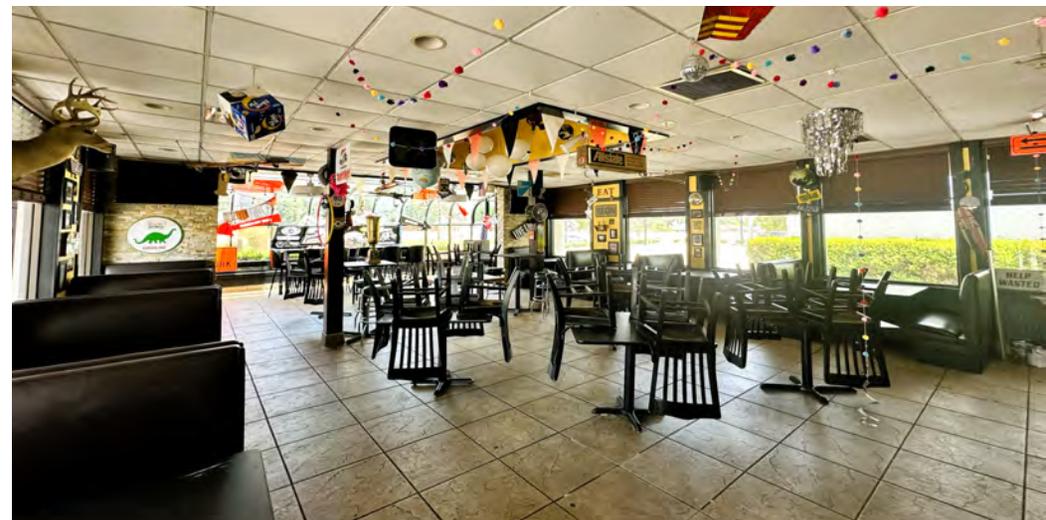
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1608 E. Belt Line Rd: 2,334 SF



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1680 E. Belt Line Rd: 6,700 SF



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,152	147,460	378,204
Average Age	42	38	38
Average Age (Male)	41	37	37
Average Age (Female)	43	39	39

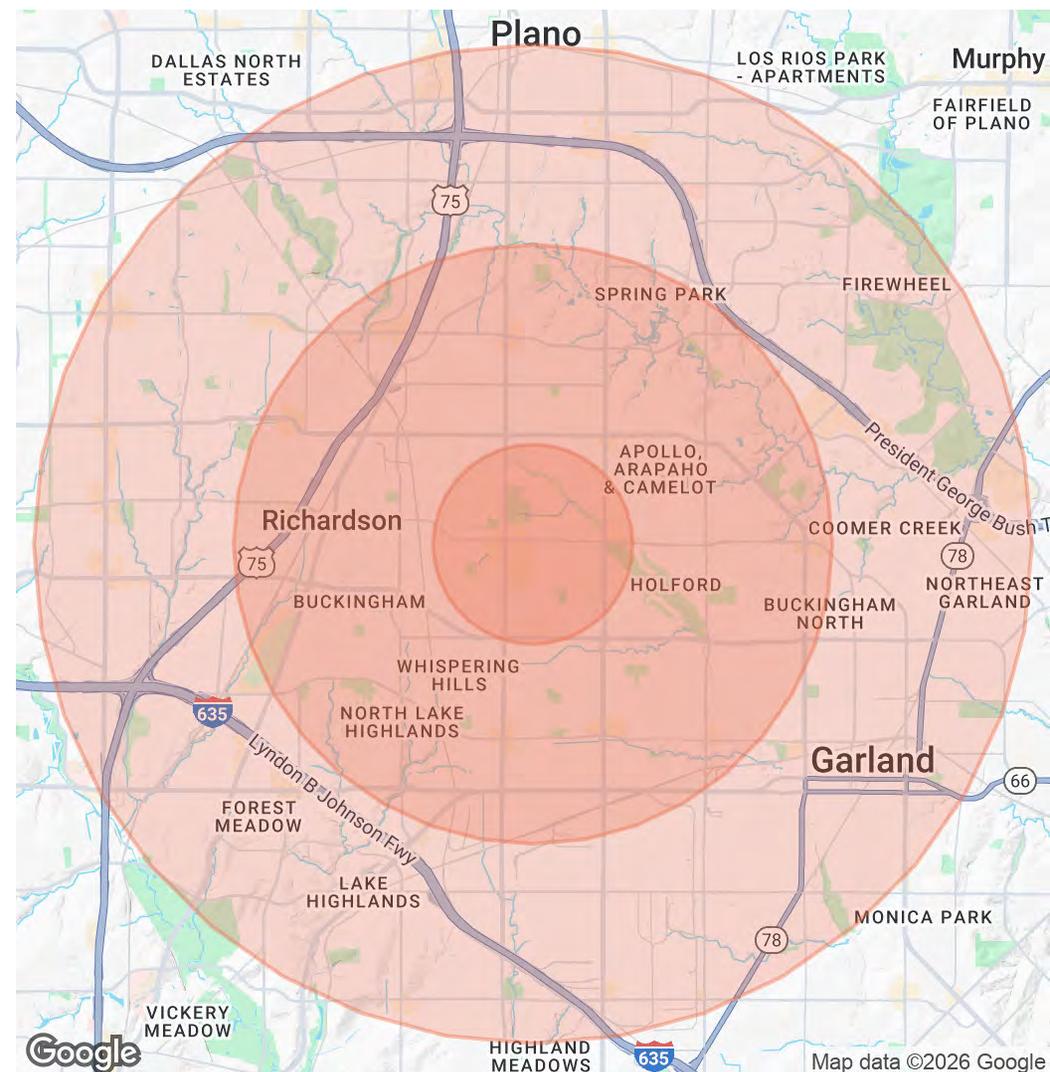
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,748	54,683	144,533
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$114,258	\$91,120	\$100,925
Average House Value	\$346,092	\$324,572	\$366,318

TRAFFIC COUNTS

E. Belt Line Rd: 31,204 VPD
/day

Plano Rd: 39,343 VPD

Demographics data derived from AlphaMap



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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 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

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Phone

Phone

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

RICHARDSON EAST CENTER

OWNED AND DEVELOPED BY



VICTORY REAL ESTATE GROUP



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