

1608-1680 E. BELT LINE RD.

RICHARDSON, TX 75081 | RETAIL/RESTAURANTS FOR LEASE



PROPERTY HIGHLIGHTS

Redevelopment/Renovation Coming Soon

* 21,500 SF 2nd Gen Retail Available

* 2,334 SF 2nd Gen Restaurant with drive thru or pad can be available

* 4,370 SF 2nd Gen Restaurant with patio

* 1,495 SF 2nd Gen Retail

* Future Pad Available

* Excellent Visibility

- Contact Broker for more info

OFFERING SUMMARY

Number of Units Available:	4
Available SF:	1,495-21,500SF
Traffic Count	28,000+ VPD

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	454	1,261	5,136
Total Population	1,293	3,630	14,105
Average HH Income	\$109,642	\$109,155	\$111,529

MIMI TRAN

President / Broker Associate

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KLASÉ GROUP
COMMERCIAL REAL ESTATE

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RICHARDSON, TX 75081 | RETAIL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

Discover the perfect location for your business! This premier property offers an attractive leasing opportunity with renovations/development coming soon and customizable spaces to suit your specific needs. Boasting ample parking, professional landscaping, and a well-maintained exterior, the property presents a polished and inviting image to visitors and tenants alike. Inside, sleek and contemporary interiors provide a versatile canvas for creating a productive and inviting workplace. With convenient access to major transportation routes and a prime location in a thriving business district, this property represents an exceptional opportunity for businesses seeking a professional and strategic workspace.

LOCATION DESCRIPTION

An exceptional leasing opportunity at the property located on the SWC of Belt Line Road & Yale Blvd in Richardson, TX with numerous 2nd generation restaurants and retail available. Located less than a mile away from Cali Saigon. This prime location offers high visibility and easy access, making it an ideal choice for businesses seeking maximum exposure. The property features modern design elements and flexible floor plans. Tenants will benefit from ample parking, extensive foot traffic, and proximity to major roadways, ensuring convenient accessibility for customers and employees alike.

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1610 E. Belt Line Rd. Richardson, TX 75081



1608 E. Belt Line Rd. Richardson, TX 75081

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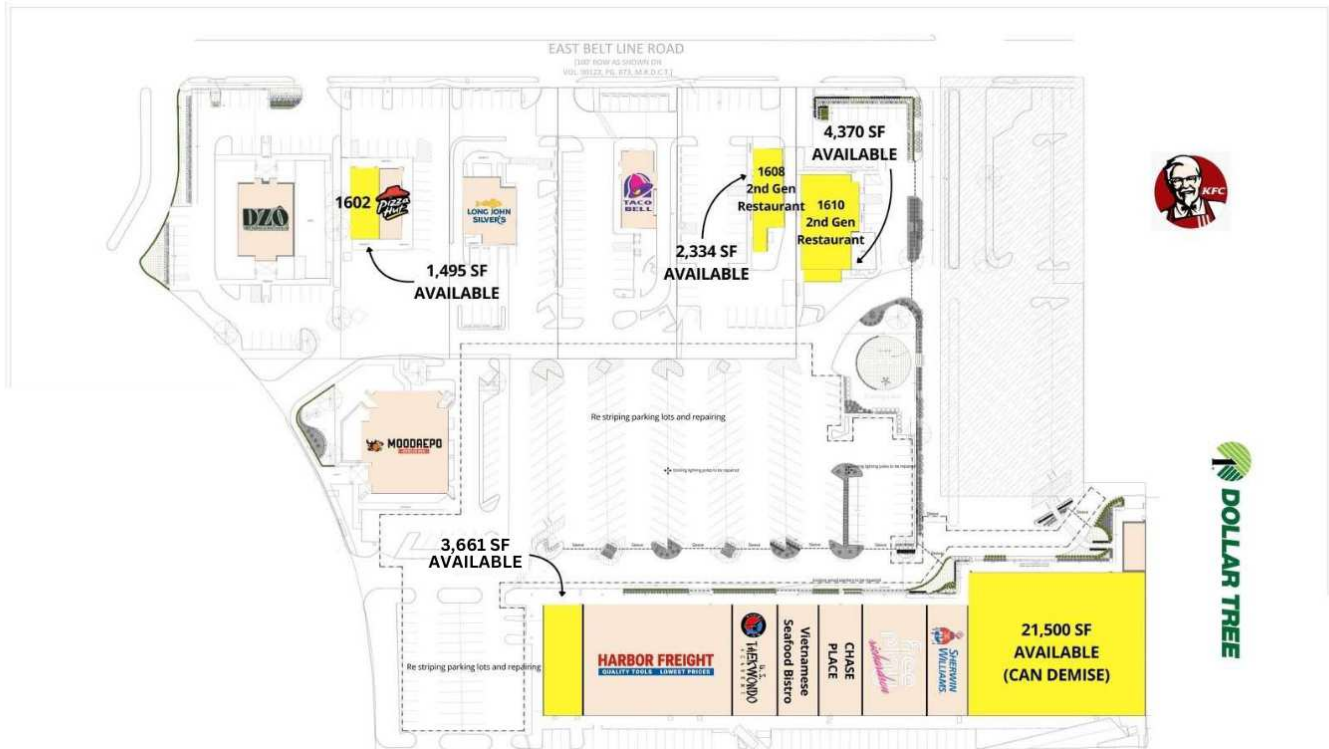
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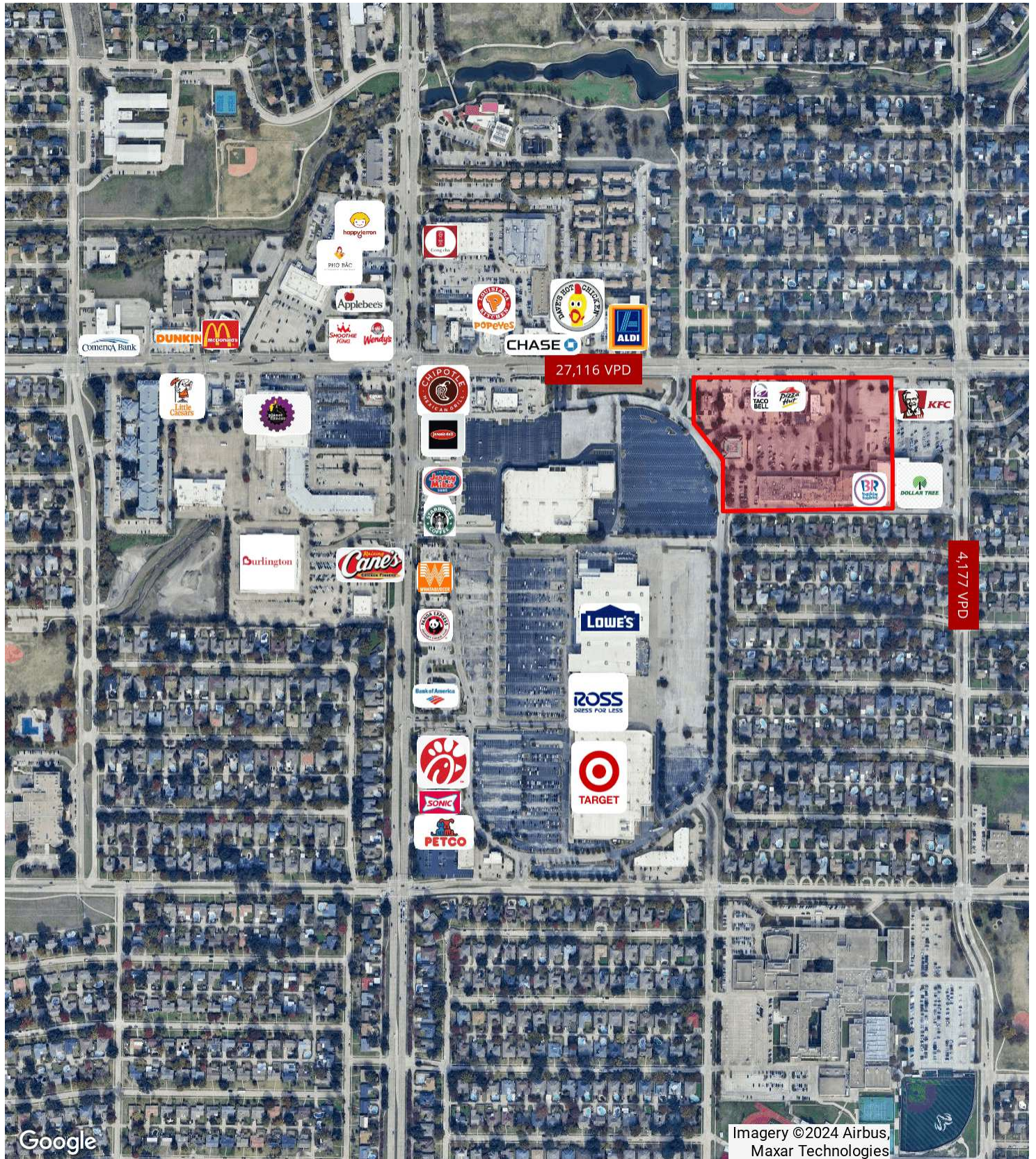


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Information About Brokerage Services

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

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.

KA Commercial Group	TX #9004038	-	817.886.8997
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
Mimi Tran	TX #0626198	mimi@kacommercialgroup.com	817.682.7501
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date