



3000

NORTHSIDE

FOR LEASE

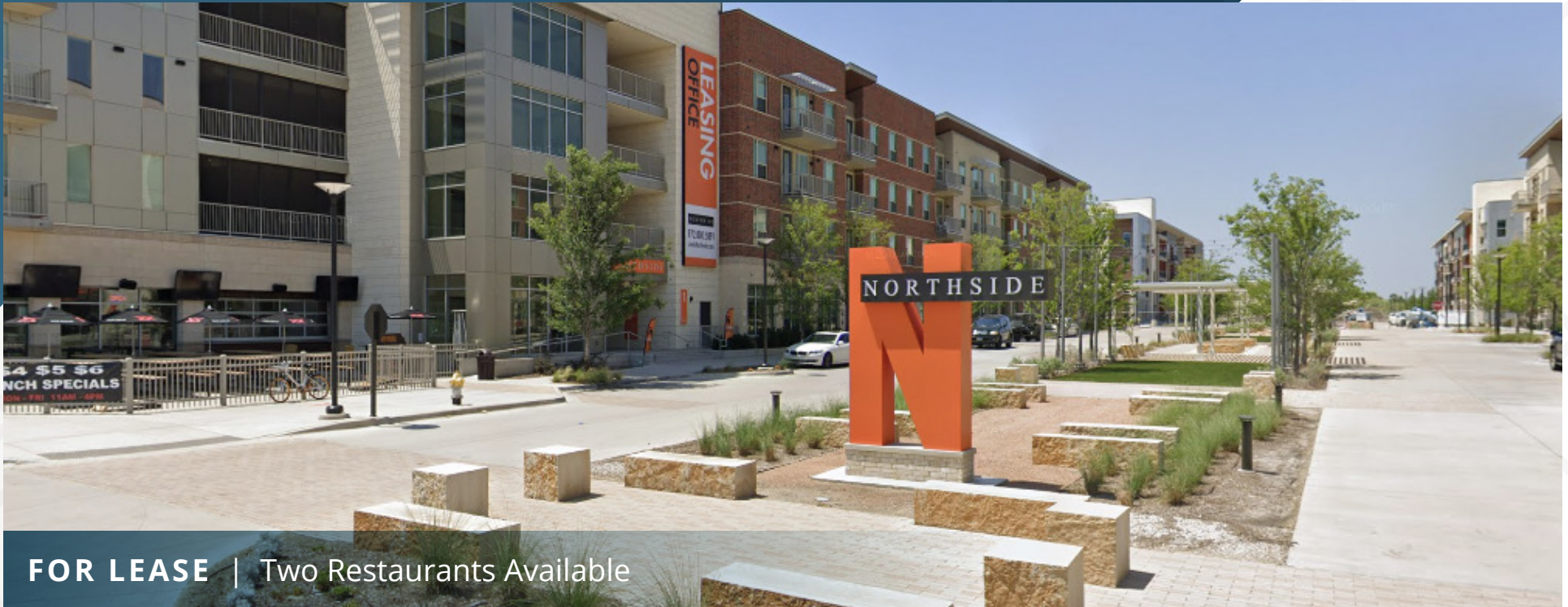
Northside UTDallas

3000 Northside Boulevard | Richardson, TX



Northside UTDallas

3000 Northside Boulevard | Richardson, TX



FOR LEASE | Two Restaurants Available

1,200 SF
Retail B Available

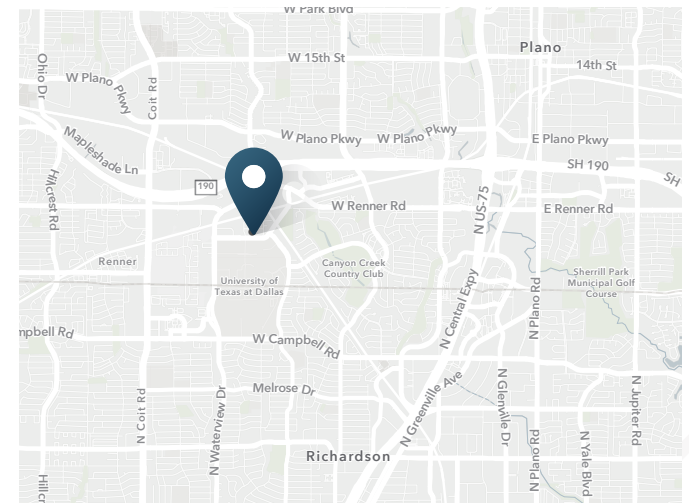
3,389 SF
Retail D Available

Contact
Broker
Rate

ABOUT THE PROPERTY

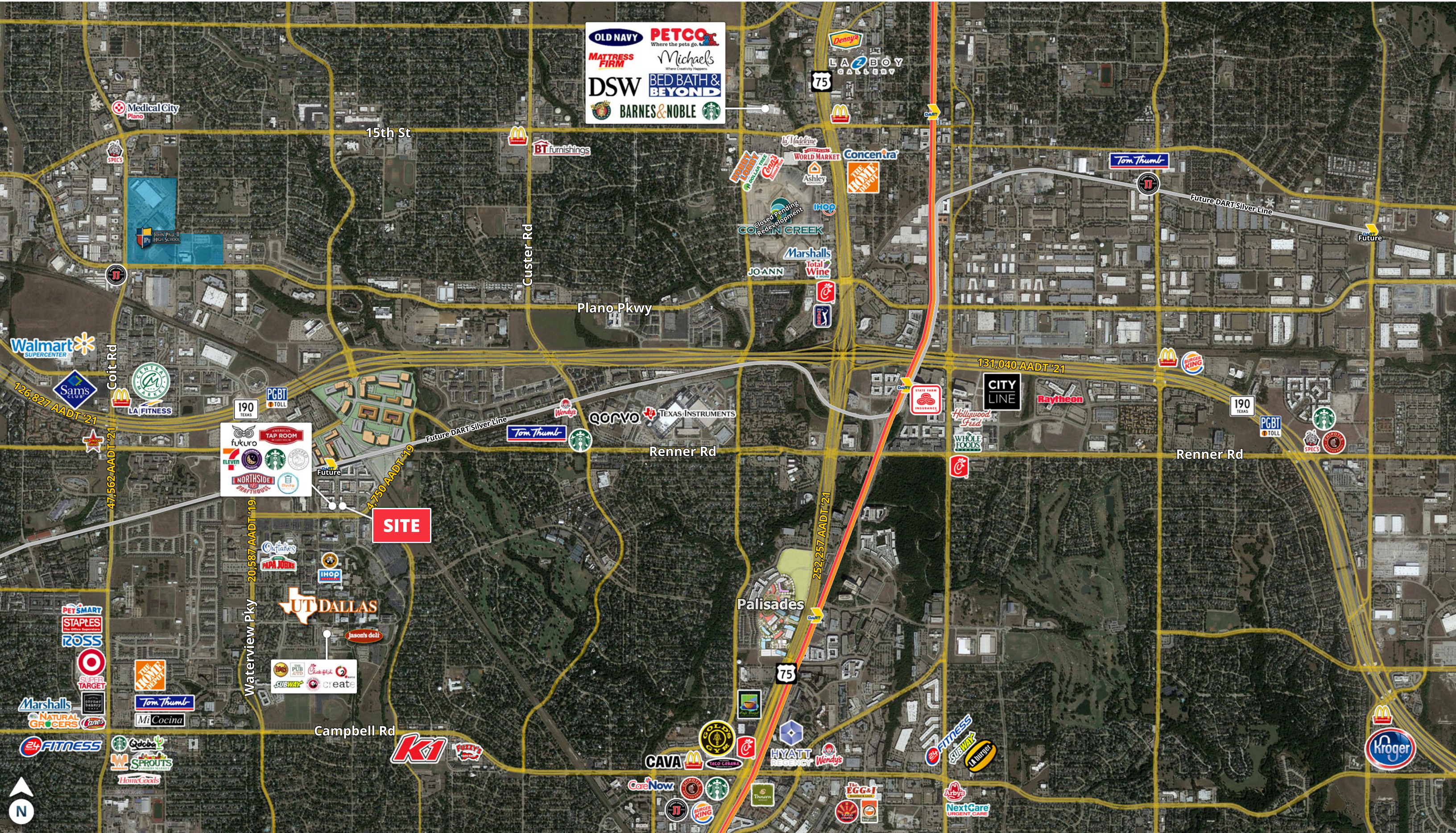
- New Northside at University of Texas at Dallas development with mixed-use retail and campus housing. Northside is part of the Northside Student Housing Project at UTDallas (28,000 students) with over 1,500 residents.

NEARBY RETAILERS



TX-190 & US-75

Richardson, TX



SITE

15th St

Plano Pkwy

Renner Rd

Campbell Rd

Palisades

Renner Rd

Waterview Pky

Custer Rd

Coit Rd

190 TEXAS

190 TEXAS

75

131,040 AADT '21

252,257 AADT '21

4,730 AADT '19

126,827 AADT '21

47,562 AADT '21

20,587 AADT '19

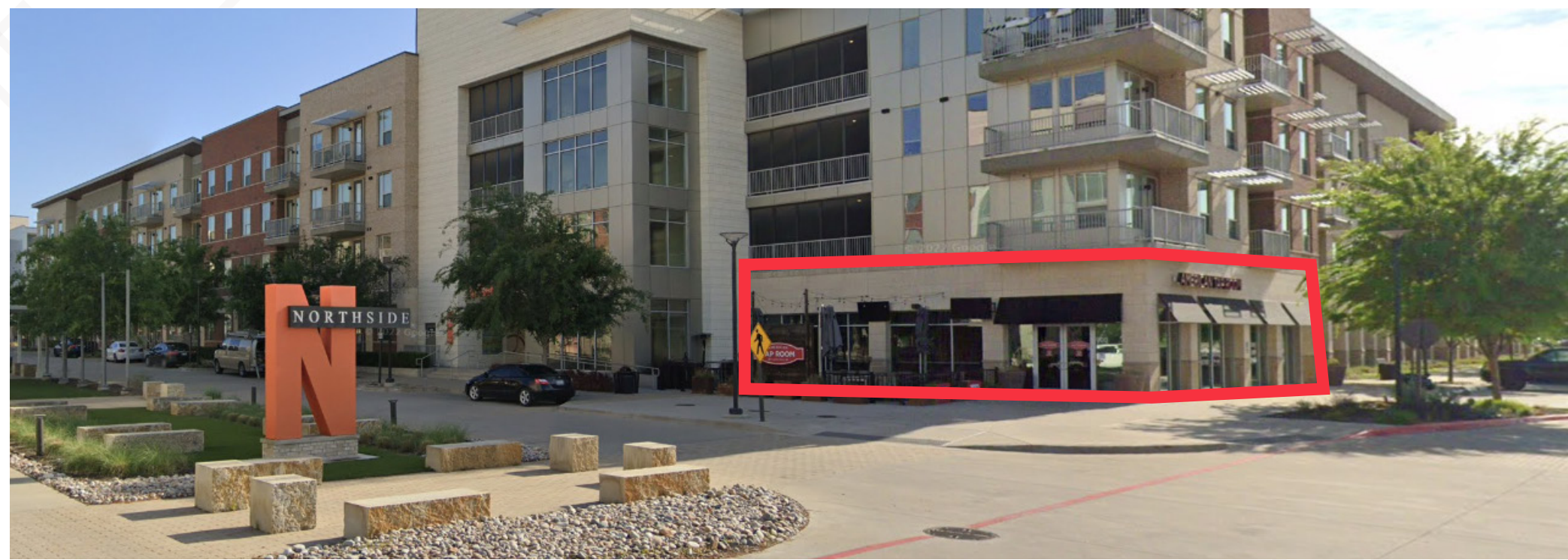
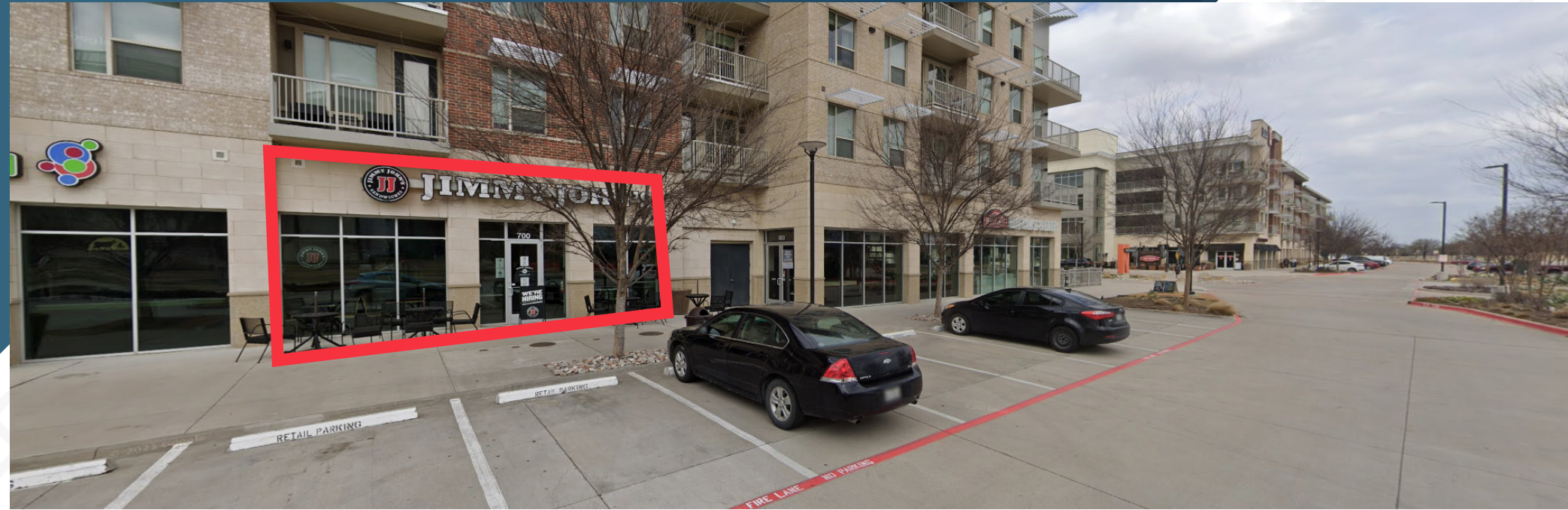
Northside Restaurant Park

Richardson, TX



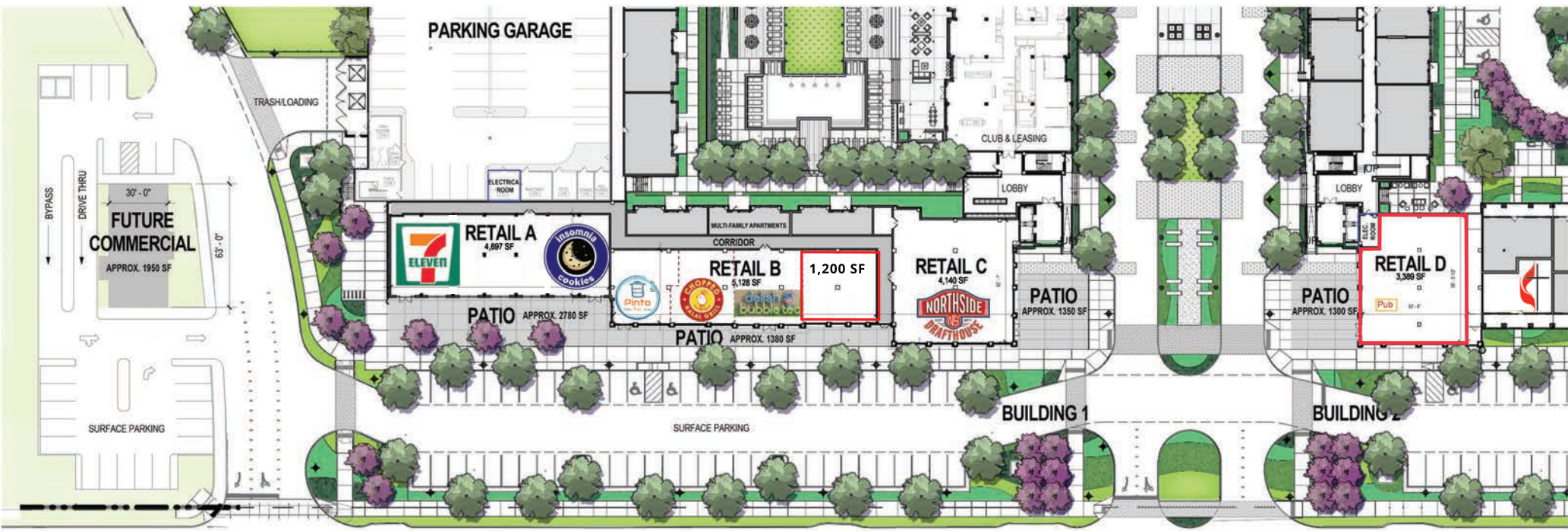
Photos

3000 Northside Boulevard | Richardson, TX

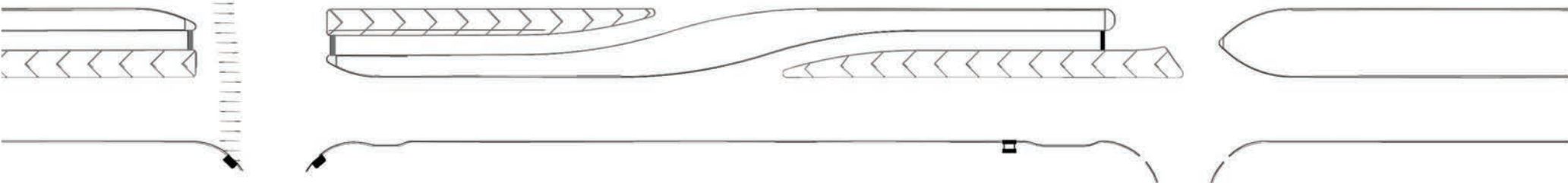


Site Plan

3000 Northside Boulevard | Richardson, TX



SYNERGY PARK BLVD.



DEMOGRAPHIC HIGHLIGHTS

Population

	1 mile	3 miles	5 miles
2022 Estimated Population	17,645	120,946	361,205
2027 Projected Population	18,013	126,641	373,378
Projected Annual Growth Rate 2022 to 2027	0.41%	0.92%	0.67%

Daytime Population

	1 mile	3 miles	5 miles
2022 Daytime Population	22,326	160,045	436,666
Workers	10,297	100,067	270,455
Residents	12,029	59,978	166,211

Income

	1 mile	3 miles	5 miles
2022 Est. Average Household Income	\$84,926	\$120,928	\$121,341
2022 Est. Median Household Income	\$58,467	\$84,582	\$83,335

Households & Growth

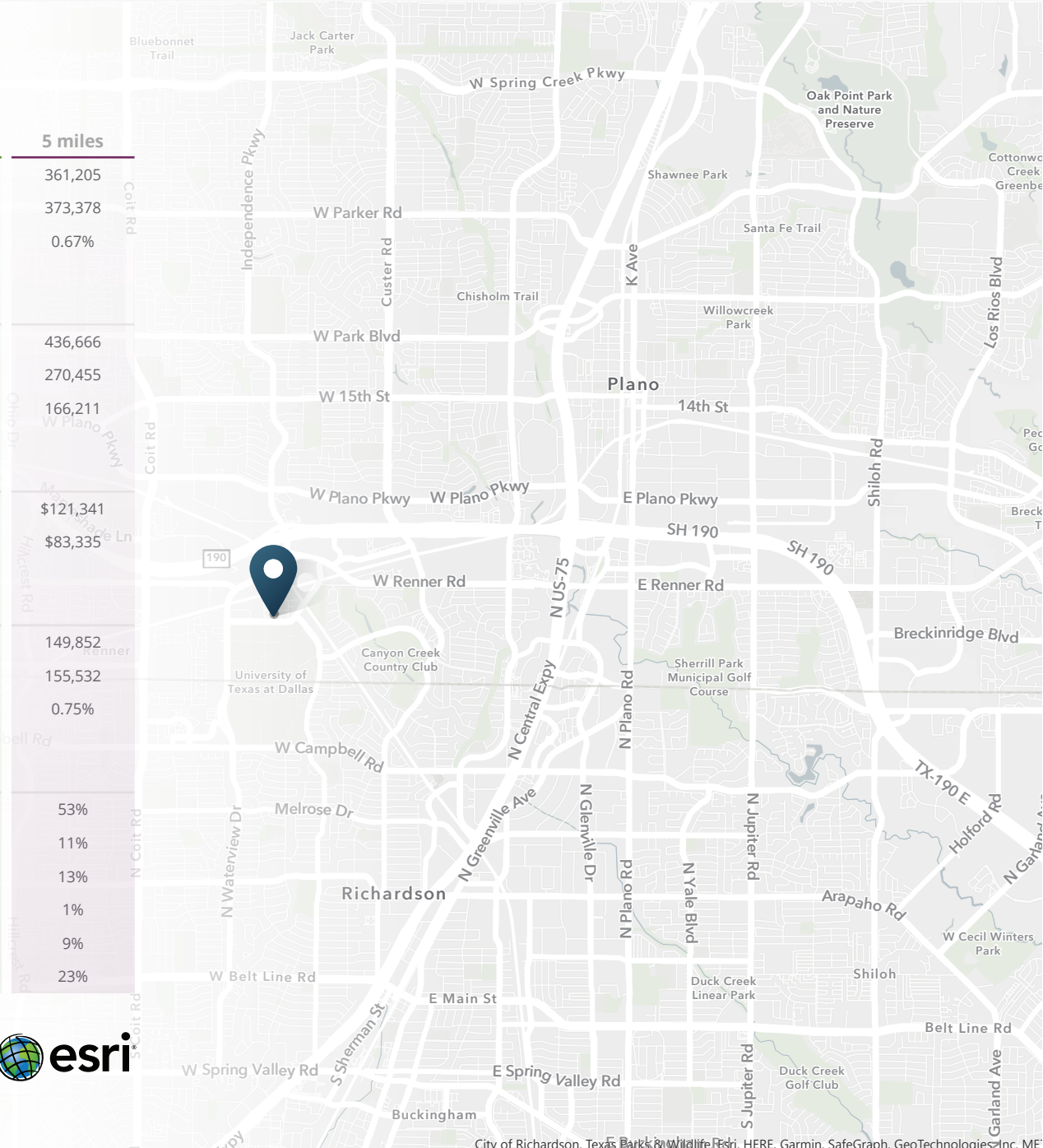
	1 mile	3 miles	5 miles
2022 Estimated Households	5,675	50,129	149,852
2027 Estimated Households	5,869	52,977	155,532
Projected Annual Growth Rate 2022 to 2027	0.67%	1.11%	0.75%

Race & Ethnicity

	1 mile	3 miles	5 miles
2022 Est. White	57%	61%	53%
2022 Est. Black or African American	6%	8%	11%
2022 Est. Asian or Pacific Islander	24%	15%	13%
2022 Est. American Indian or Native Alaskan	0%	1%	1%
2022 Est. Other Races	4%	5%	9%
2022 Est. Hispanic	12%	15%	23%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE esri



Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



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:
 - 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.

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Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date



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