

FOR LEASE

City Line Business Center

2050 N Plano Rd | Richardson, TX 75082

1411 E. Campbell Rd | Richardson, TX 75081



VISION

COMMERCIAL REAL ESTATE

NEW OWNERSHIP & 2023 REMODEL!

Randy Scott

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Recently Reduced Rental Rates

RENTAL RATE | **\$12.75-\$16.50 PSF + NNN**

SPACE AVAILABLE | **735 SF to More Than 5,000 SF**

PROPERTY HIGHLIGHTS

- NEW OWNERSHIP AND MANAGEMENT in 2022
- Recent improvements:** new roof, updated landscaping, updated façade, parking lot re-stripe
- Located near the busy intersection of N Plano Rd & E Campbell Rd
- 1 mile from US 75/Central Expressway
- Various suite sizes available to fit your needs

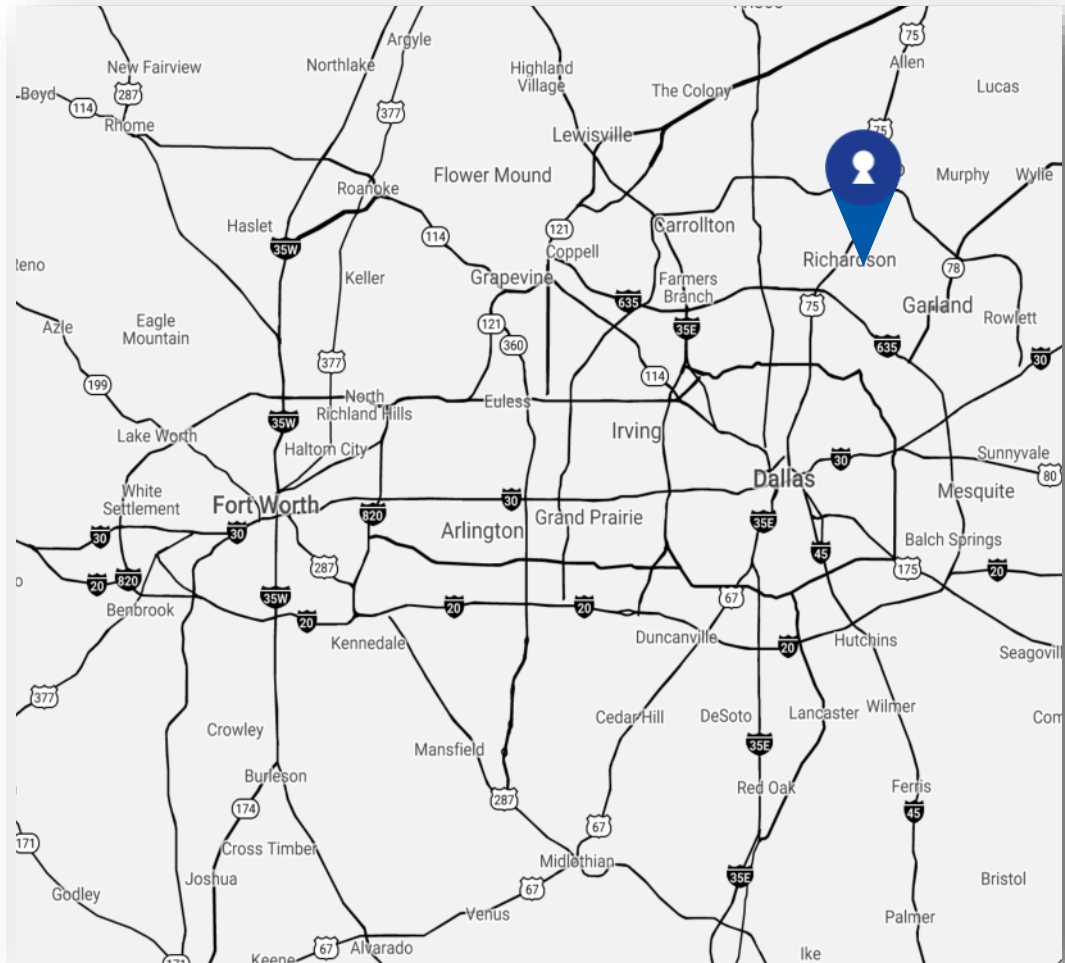
DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE	5 MILE
POPULATION	7,368	50,408	110,054	369,831
EMPLOYEES	16,949	48,039	90,207	183,536
AVG HH INCOME	\$117,525	\$112,941	\$102,221	\$91,148
POPULATION GROWTH 2021-2026	1.161%	2.24%	2.09%	1.43%

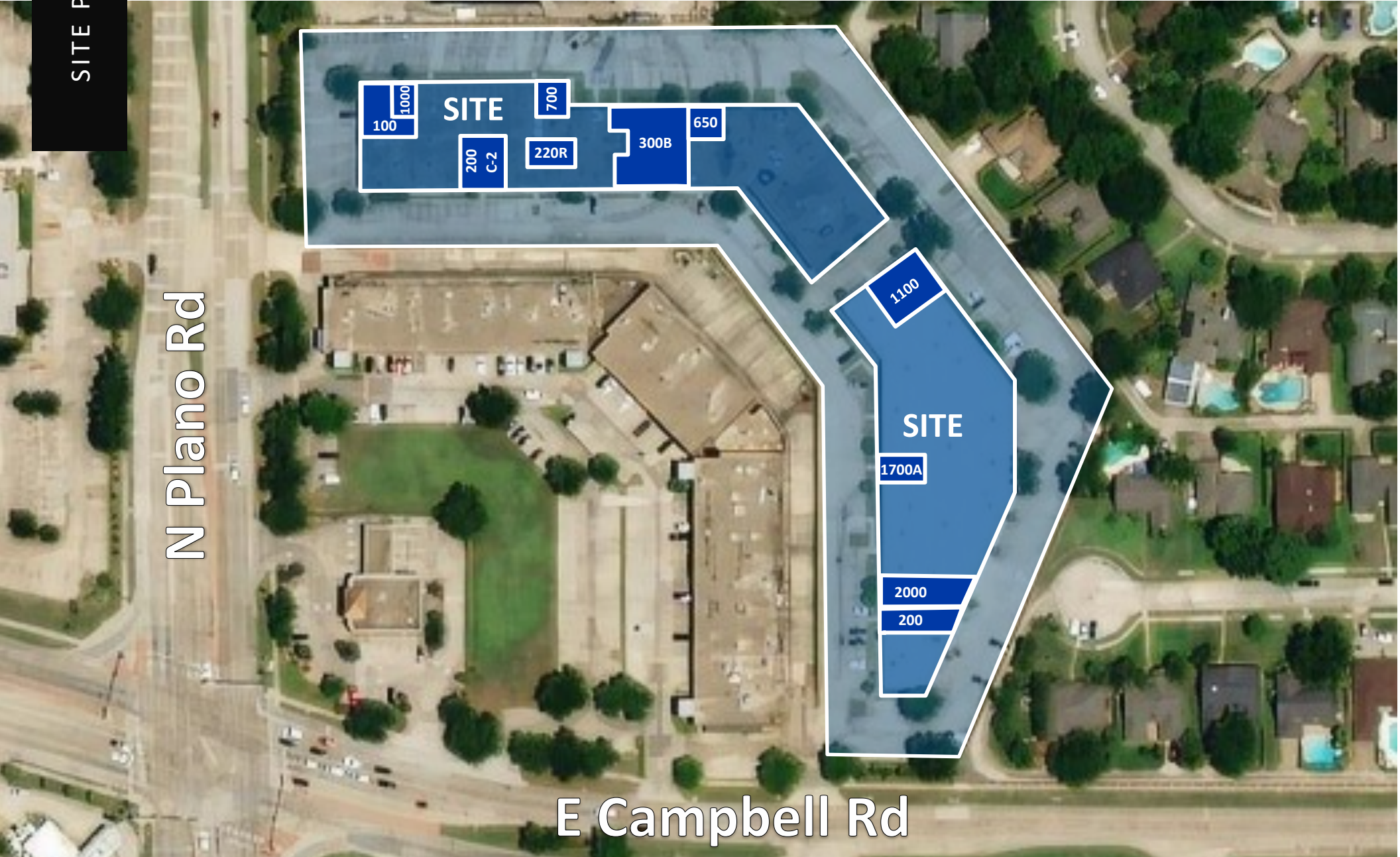
*STDBonline.com 2022

TRAFFIC COUNT

26,000 VPD at E Campbell & N Plano Rd







2050 N Plano Rd

SUITE	TENANT	SF	MONTHLY RENT
100	AVAILABLE Has Restroom	1,781	\$3,116.75
200A	Chiropractor	1,170	
200B	Barber Shop	1,250	
210	Hair Salon	872	
200 C2	AVAILABLE	1,367	\$2,135.94
220R	AVAILABLE with 30 days notice	1,400	\$2,187.50
220 A & B	Online Sales	600	
220D	Florist	350	
220E	Office Tenant	240	
220F	Storage	130	
300A	Church	3,190	
300B	AVAILABLE Has Kitchen	4,219	\$6,592.19
300C	T-Shirts	2,653	

SUITE	TENANT	SF	MONTHLY RENT
350	Vape Shop	1,080	
400	Church	3,800	
450	Event Center	2,000	
500	Fitness Center	2,650	
600	Locksmith	1,536	
650	AVAILABLE	1,267	\$1,979.69
700	AVAILABLE Has Kitchen	1,800	\$2,812.50
800	Appliances	3,705	
900	Martial Arts and Fencing	1,425	
1000	AVAILABLE	735	\$1,378.13

Suite 300B and Suite 650 can be combined for a total of 5,486 sf

Suite 100 and Suite 1000 can be combined for a total of 2,516 sf

*Monthly rent reflects base rent and current triple net charge, and electricity. Triple nets are subject to change.

1411 E Campbell Rd

SUITE	TENANT	SF	MONTHLY RENT
101	Bar & Grill	5,252	
200	Potentially Available April 1st- Has Restrooms	2,687	\$3,974.52
400	Stockroom	1,565	
500	Art Gallery	1,921	
600	Amerimaids Metro	691	
700	Stockroom	1,183	
800A	Candle Shop	2,832	
800B	Roofing Company	780	
1000	Garage Repair	706	
1100	Church Available with 30-day notice	1,900	\$2,968.75 Includes Electricity
1200	Photography	1,357	

SUITE	TENANT	SF	MONTHLY RENT
1300	Massage Therapy	1,000	
1400-1500	Beauty Salon	3,594	
1600	Athlete Factors Clinic	698	
1700A	AVAILABLE	795	\$1,424.38
1700B	Barber Shop	727	
1800	Contractor	464	
1800B	HVAC Company	350	
1900	Perfume Store	3,799	
2000	Available	2,993	\$4,427.15

*Monthly rent reflects base rent and current triple net charge. Triple nets are subject to change.



Dallas | Fort Worth Overview

Dallas/Fort Worth is continually ranked among the nation's fastest-growing areas. Continuing job growth is a key factor for this growth. The population growth has, in turn, fueled real estate development as retailers and service providers expand to meet increasing demand. Population and job growth have pushed Dallas and Fort Worth to redevelop and re-energize their central business districts, creating mixed-use buildings with residential, office, and retail space in high-end urban environments. Dallas and Fort Worth represent the largest population centers offering an abundance of housing options as people seek out the community that best fits their needs. The DFW region's corporate powerhouse companies are distributed throughout Dallas-Fort Worth, an indication of its strength, quality of the workforce, and ease of navigation between cities and corporate centers. Scanning the roster of major employers, it's easy to see the breadth and depth of the business community, from high-tech industry leaders, telecommunications, logistics, and finance to consumer brands.

Dallas–Fort Worth's diverse base of employers drives the region's economic strength, pulling from a variety of industries, so that growth is possible even during weak business cycles. The Dallas Region is on the cutting edge of some of the world's most innovative transportation solutions. These technologies will allow DFW to remain one of the least-congested major cities in the world, as noted by the TomTom Traffic Index, now and far into the future. From deployment of tested and trusted high-speed rail technology, to design and testing of options straight out of science fiction like the hyperloop and flying taxis, Dallas continues to seek out more efficient, effective and sustainable transportation options for its residents and workers. Perhaps you've heard the phrase "Everything is bigger in Texas?" That includes the Dallas-Fort Worth region, which has a combined footprint larger than some U.S. states. Dallas/Fort Worth is the nation's fourth-largest metro area, conveniently positioned in the middle of the United States, and offering competitive advantages to businesses that locate here.



INFORMATION ON 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 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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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov