



PAVILLION OFFICE PARK

Four Building Complex at High Traffic Intersection

1221, 1227 & 1231 West Campbell Road, Richardson, TX 75080

PROPERTY OVERVIEW

- Pavillion Office Park is a four-building complex consisting of 53,401 SF near the intersection of Campbell and Mimosa Roads in Richardson
- The gated buildings are parking above code and have a landscaped courtyard
- Area amenities include the 455-acre University of Texas at Dallas campus, Bent Tree Country Club, Prestonwood Country Club, Canyon Creeks Country Club and 1,000,000 SF of restaurants, retailers and service providers
- Highly accessible from all points of Dallas via major supporting roadways. George Bush Tollway (SH 190) is located just one mile north and Central Expressway (US 75) is approximately two miles east.
- Surrounded by high employment base with over 326,000 people living within a five-mile radius.

LEASING INFORMATION

Please call for rates.

TRAFFIC COUNTS

Campbell Road	38,500 VPD
---------------	------------

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	19,842	139,416	404,321
Households	8,090	56,435	169,474
Average HH Income	\$65,396	\$96,686	\$94,811
Median Age	34.40	38.90	38.10

**For More Information
Please Contact:**

James Cagle

(972) 764-5402

jcagle@inroadsrealty.com

Mike Cagle

(972) 764-6001

mcagle@inroadsrealty.com



FUTURE DART SILVER LINE PROJECT (2024)

COIT ROAD

UNIVERSITY PLACE
850-HOME SUBDIVISION
WITH PRICES UP TO \$1M

TEXAS A&M
AGRI LIFE | THE DALLAS CENTER

MCCALLUM

SUPER TARGET
ULIA
PET SMART
STAPLES
ROSS
DRESS FOR LESS

PAVILLION COURT

UTD
THE UNIVERSITY
OF TEXAS AT DALLAS

Texas Health Resources
Marshalls SPENGA
Cane's
MANNY'S TEX-MEX RESTAURANT

LENOX CENTER

THE HOME DEPOT
Tom Thumb
Mi Cocina
la Madeleine
FEDEx
DICKY'S

PAVILLION NORTH

CAMPBELL ROAD

PAVILLION WEST

PAVILLION EAST

PAVILLION PARK

PAVILLION OFFICE PARK

planet fitness
ANGEL CHICKEN
Camp's
Cindi's
salons by jc

BARNES & NOBLE BOOKSELLERS
HomeGoods
RICHARDSON Bike Mart
SPROUTS FARMERS MARKET
HALF-MOON OUTFITTERS
PEI WEI
STARBUCKS COFFEE

SHADDOCK CALDWELL
18 CUSTOM HOMES
\$1,000,000 - \$1,500,000



Information About Brokerage Services

Approved by the Texas Real Estate Commission for Voluntary Use

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

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner’s agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer’s agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owners agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner’s agent anything the buyer would not want the owner to know because an owner’s agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer’s agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer’s agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer’s agent anything the owner would not want the buyer to know because a buyer’s agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to

the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker’s obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner Will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties’ consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out Instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker’s obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, If any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee’s records.

Buyer, Seller, Landlord or Tenant

Date



Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)