

FOR SALE / LEASE

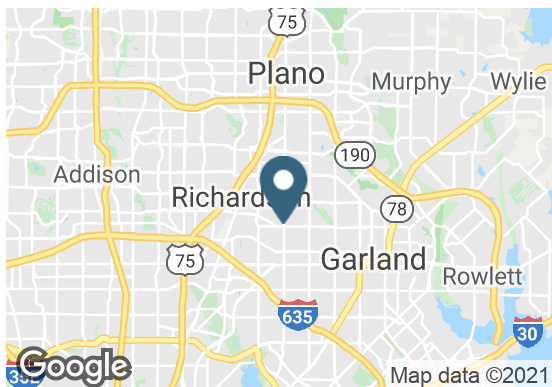
Medical Office Building

1235 E. Belt Line Road | Richardson, TX



Overview

BUILDING SIZE	10,280 SF
LOT SIZE	1.67 Acres
RATES	Contact Broker



Description

- Freestanding second generation medical office building for sale in Richardson, Texas.
- Approximately 40% of the building is currently finished out medical space with the remaining space in shell condition ready for further build out.
- Located at the intersection of East Belt Line Road and Plano Road, neighboring retailers include Lowe's, Target, LA Fitness, McDonald's and Wendy's.

Nearby Retailers



Demographics

	1 MILE	3 MILES	5 MILES
Total Population	13,046	155,572	371,196
Total Households	4,571	56,578	138,360
Median Household Income	\$78,043	\$58,571	\$61,865
Daytime Population	16,690	169,719	425,764

Year: 2020 | Source: Esri

Traffic Counts

E Belt Line Rd	25,086 VPD
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Year: 2017 | Source: TXDOT

Contact

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MACON MCCOLM

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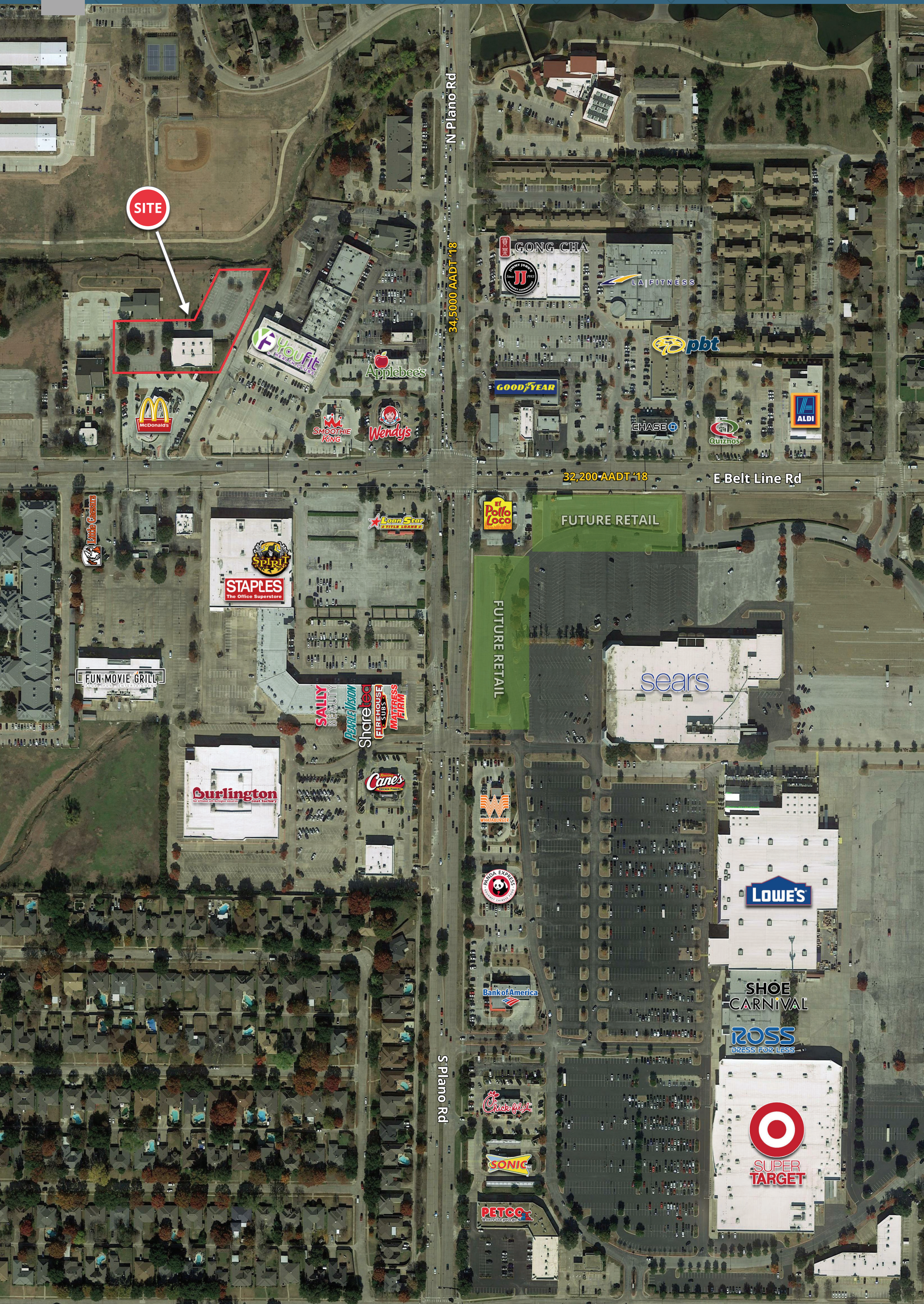
SRS REAL ESTATE PARTNERS | 8144 Walnut Hill Lane, Suite 1200 | Dallas, TX 75231 | 214.560.3200

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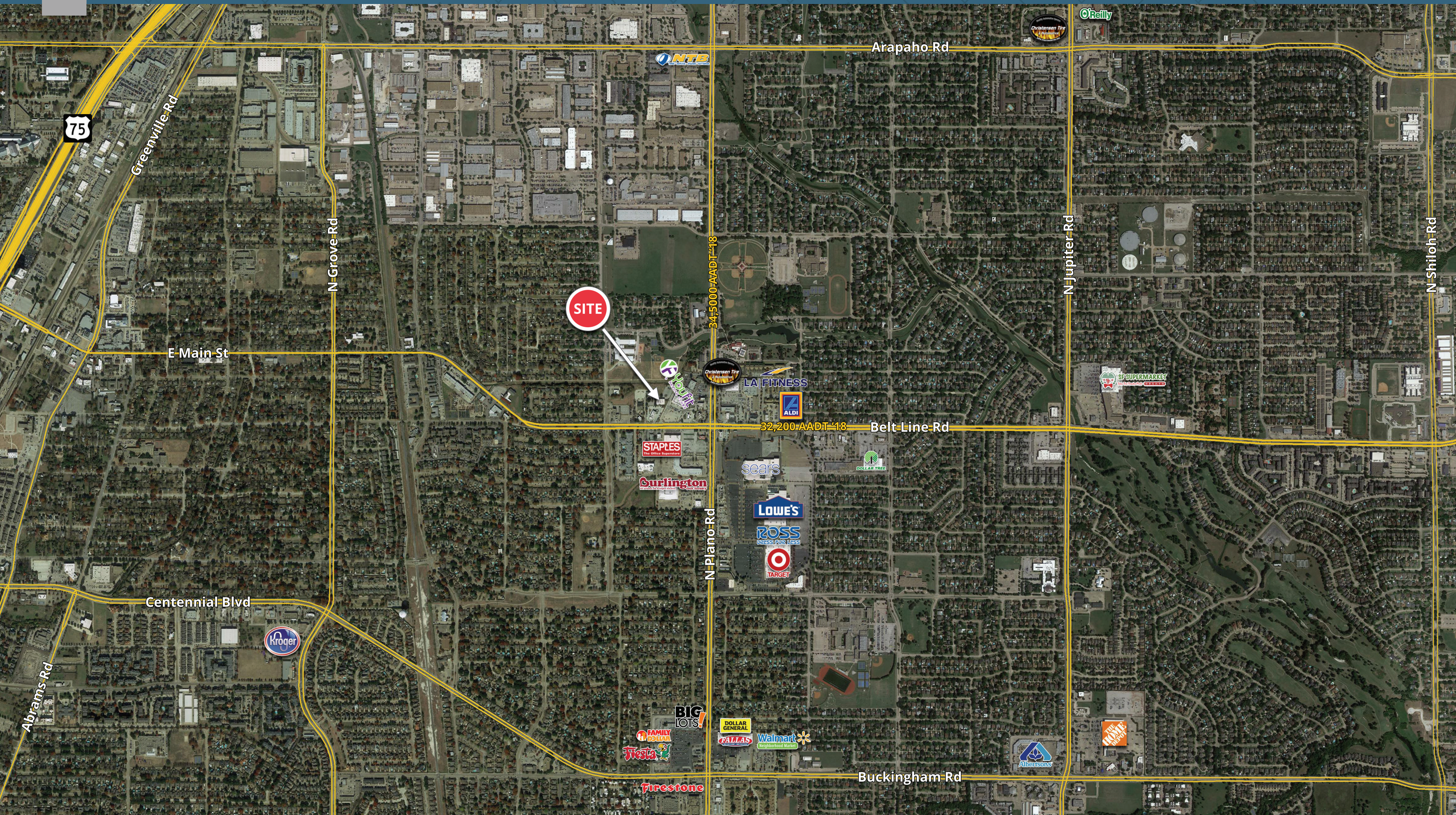
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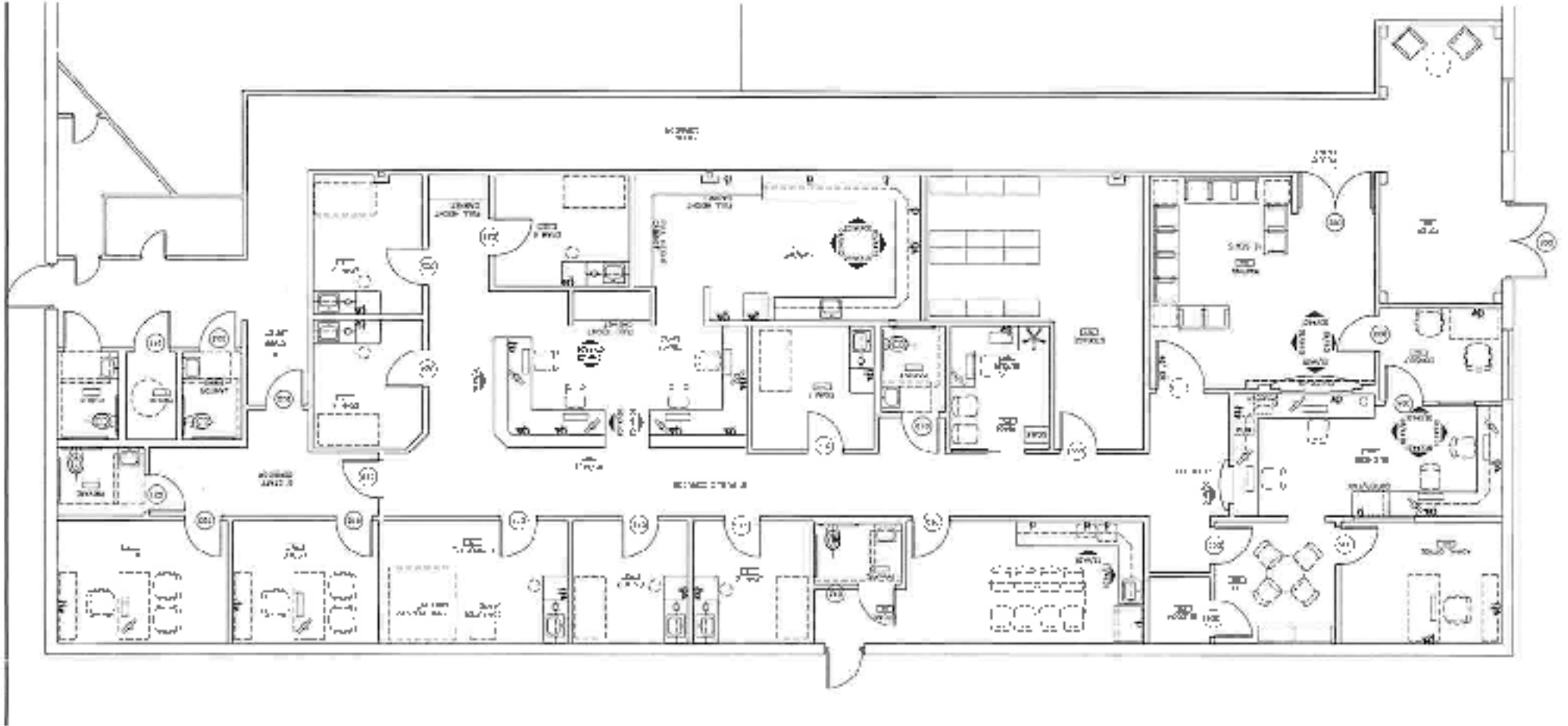
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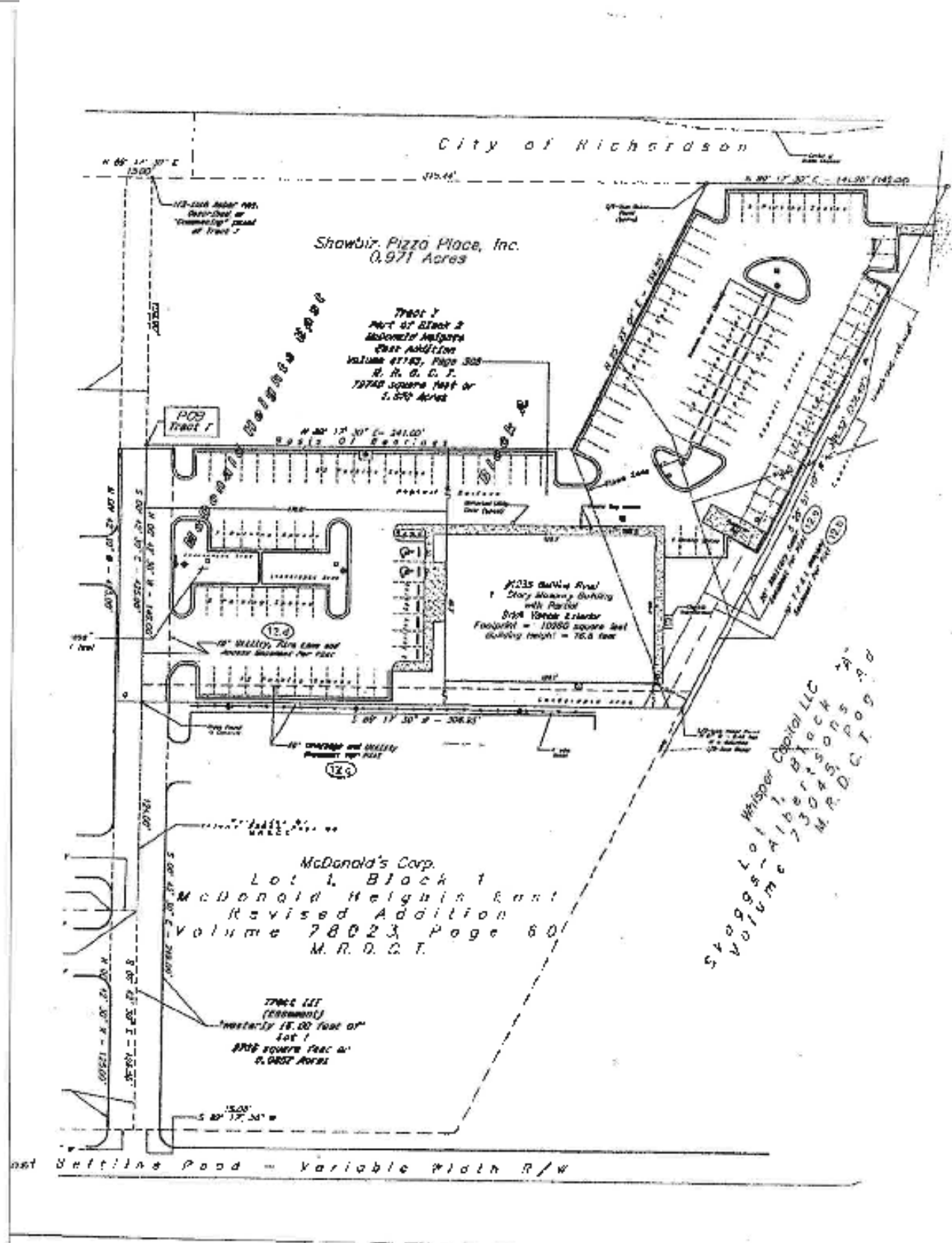
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Prepared by Esri Latitude: 32.94636 Longitude: -96.70234

	1 mile	3 miles	5 miles
Population			
2000 Population	12,421	140,835	316,523
2010 Population	12,317	141,020	319,221
2020 Population	13,046	155,572	371,196
2025 Population	13,392	162,674	394,282
2000-2010 Annual Rate	-0.08%	0.01%	0.08%
2010-2020 Annual Rate	0.56%	0.96%	1.48%
2020-2025 Annual Rate	0.52%	0.90%	1.21%
2020 Male Population	48.8%	49.0%	49.4%
2020 Female Population	51.2%	51.0%	50.6%
2020 Median Age	41.3	35.6	35.5
Households			
2000 Households	4,364	53,492	121,362
2010 Households	4,404	52,338	121,322
2020 Total Households	4,571	56,578	138,360
2025 Total Households	4,653	59,028	146,571
2000-2010 Annual Rate	0.09%	-0.22%	0.00%
2010-2020 Annual Rate	0.36%	0.76%	1.29%
2020-2025 Annual Rate	0.36%	0.85%	1.16%
2020 Average Household Size	2.85	2.74	2.67
Housing Units			
2020 Total Housing Units	4,863	62,284	152,378
2020 Owner Occupied Housing Units	3,196	26,404	62,706
2020 Renter Occupied Housing Units	1,375	30,173	75,653
2020 Vacant Housing Units	292	5,706	14,018
Race and Ethnicity			
2020 White Alone	54.1%	46.1%	51.4%
2020 Black Alone	12.9%	18.7%	17.4%
2020 American Indian/Alaska Native Alone	0.5%	0.5%	0.6%
2020 Asian Alone	19.5%	18.0%	13.9%
2020 Pacific Islander Alone	0.1%	0.1%	0.1%
2020 Hispanic Origin (Any Race)	24.0%	29.9%	31.1%
Income			
2020 Median Household Income	\$78,043	\$58,571	\$61,865
2020 Average Household Income	\$96,389	\$79,142	\$90,235
2020 Per Capita Income	\$33,743	\$28,862	\$33,557
2019 Population 25+ by Educational Attainment			
Total	9,318	104,161	245,569
High School Graduate	13.7%	16.5%	15.5%
GED/Alternative Credential	2.4%	2.8%	2.5%
Some College, No Degree	23.7%	21.8%	20.1%
Associate Degree	7.6%	7.1%	6.4%
Bachelor's Degree	29.8%	24.4%	26.0%
Graduate/Professional Degree	12.1%	10.7%	14.1%
Daytime Population			
2020 Total Daytime Population	16,690	169,719	425,764
Workers	10,198	91,216	237,238
Residents	6,492	78,503	188,526

Source: Esri, U.S. Census

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 or 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.

SRS Real Estate Partners - Southwest, LLC	600324	mark.reeder@srsre.com	214-560-3200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyers Initials

Tenant Initials

Seller Initials

Landlord Initials

Date