

UNIQUE RESTAURANT OPPORTUNITY FOR LEASE OR SALE

103 W Main Street, Richardson, TX 75081



Property Information

LOCATION:

103 W Main Street, Richardson, Texas 75081

HIGHLIGHTS:

- Unique 7,800 SF freestanding building available in transforming Richardson downtown redevelopment & entertainment district
 - ±15,000 SF patio opportunity
 - Surrounded by ±500 free parking spaces
- Blank canvas opportunity for a large format restaurant
- Ability to pull from strong demos including 40K+ HH's with children with limited like kind options
- Easily accessible & visible from Belt Line Rd/Main St & US-75

Traffic Counts

MAIN ST: 26,179 VPD

BELT LINE RD: 39,778 VPD

US-75: 288,755 VPD

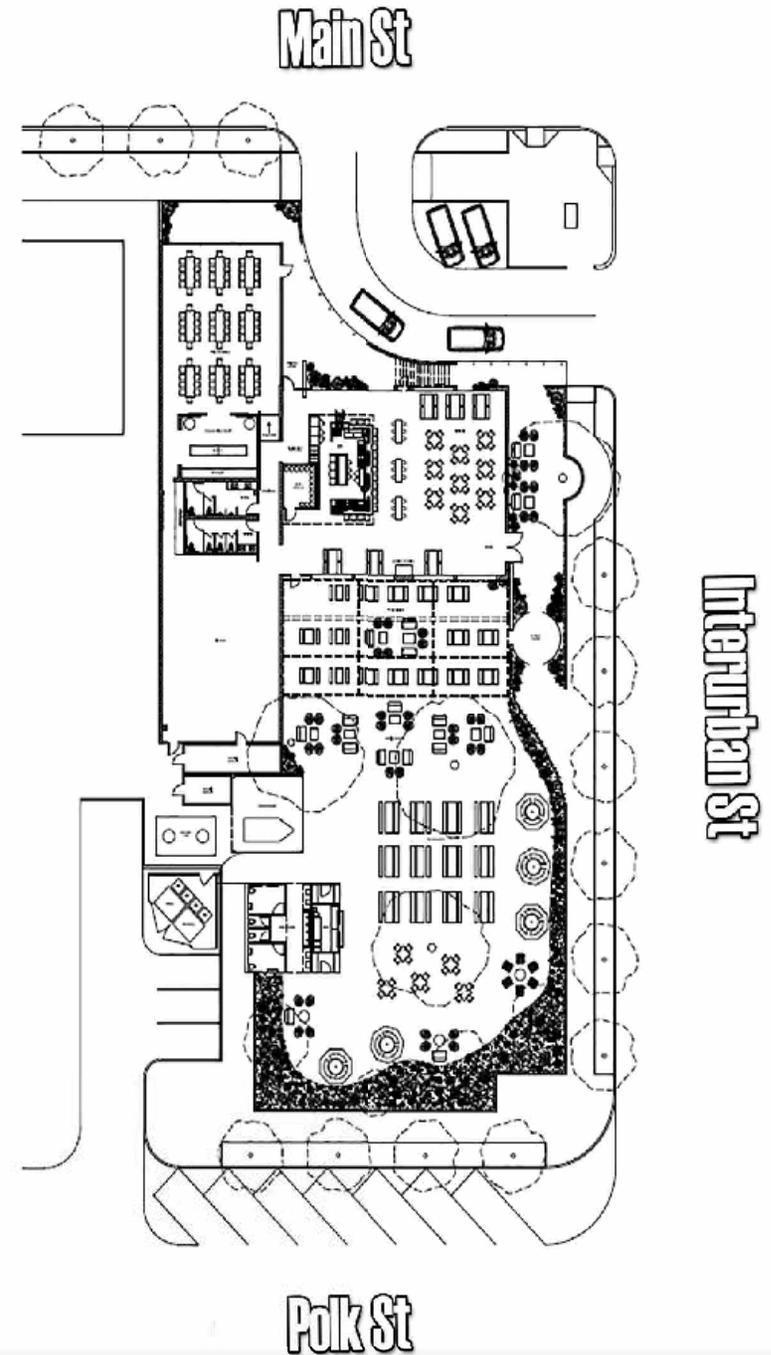


Demographics

	5-MIN	10-MIN	15-MIN
POPULATION	40,788	290,753	881,773
HOUSEHOLDS	16,977	120,651	373,732
AVG HH INCOME	\$105,379	\$116,748	\$127,655
DAYTIME POPULATION	72,330	400,282	1,128,342
MED. HOME VALUE	\$363,396	\$389,555	\$439,944

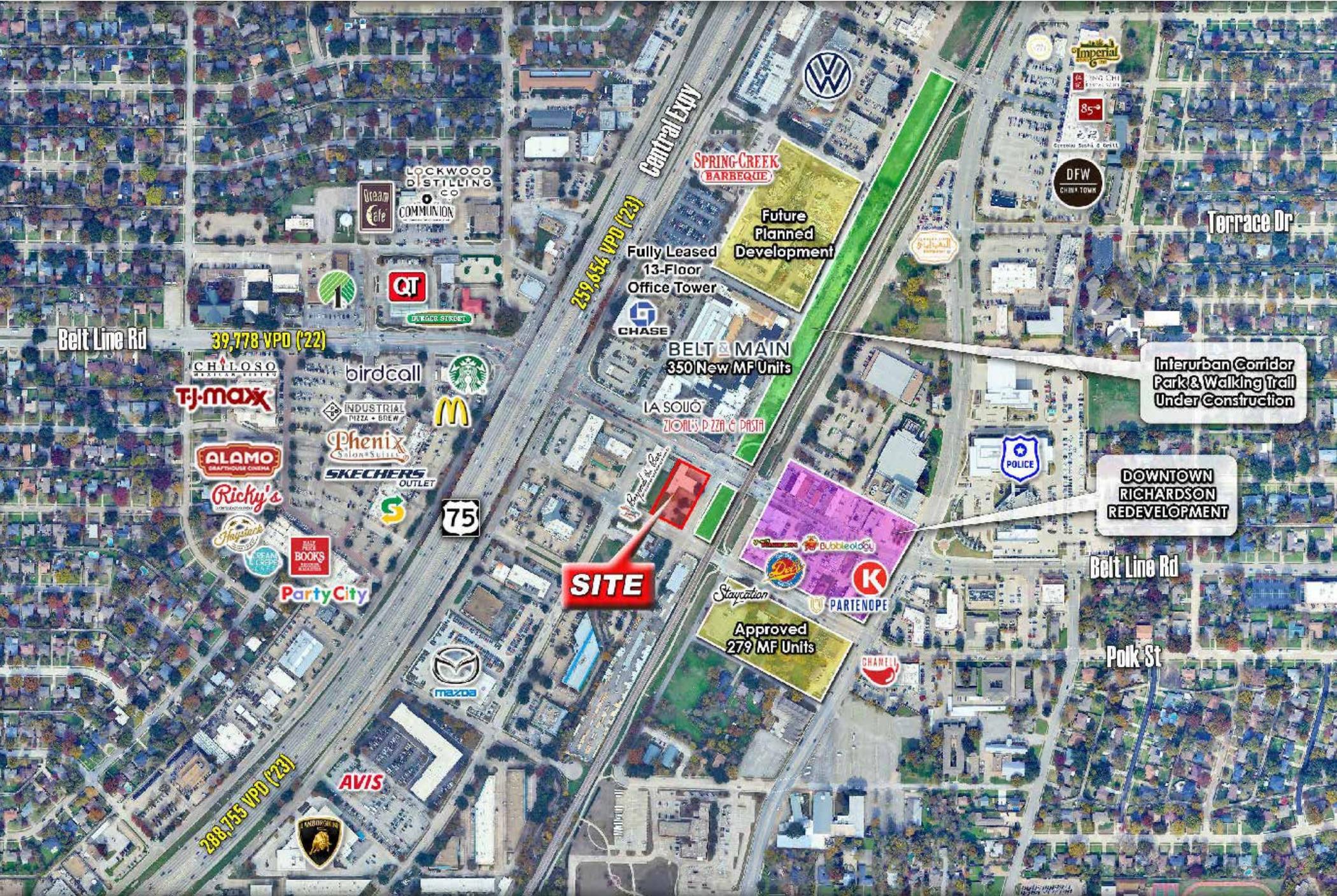
Concept Drawings

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Downtown Aerial

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Parking Study

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PARKING STUDY LEGEND
Total Free Parking: ± 500
Total Free Parking: ± 400
(w/ ± 3 -Min Walk Time)

Sherman St:
65 Public Spaces

Greer St:
25 Public Spaces

Interurban St:
25 Public Spaces

Sherman St:
65 Public Spaces

Wheeler St:
20 Public Spaces

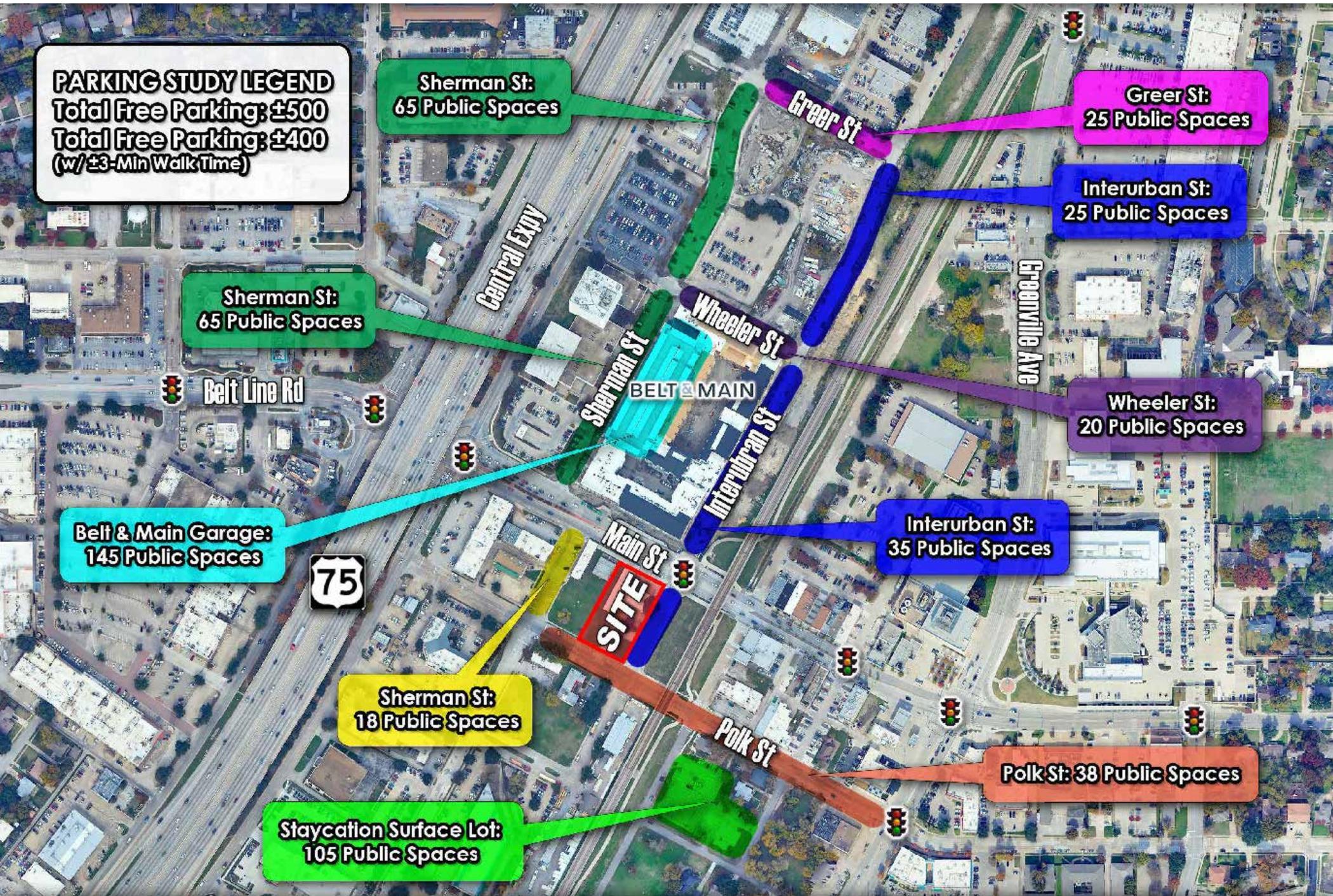
Belt & Main Garage:
145 Public Spaces

Interurban St:
35 Public Spaces

Sherman St:
18 Public Spaces

Polk St: 38 Public Spaces

Staycation Surface Lot:
105 Public Spaces



Immediate Trade Area

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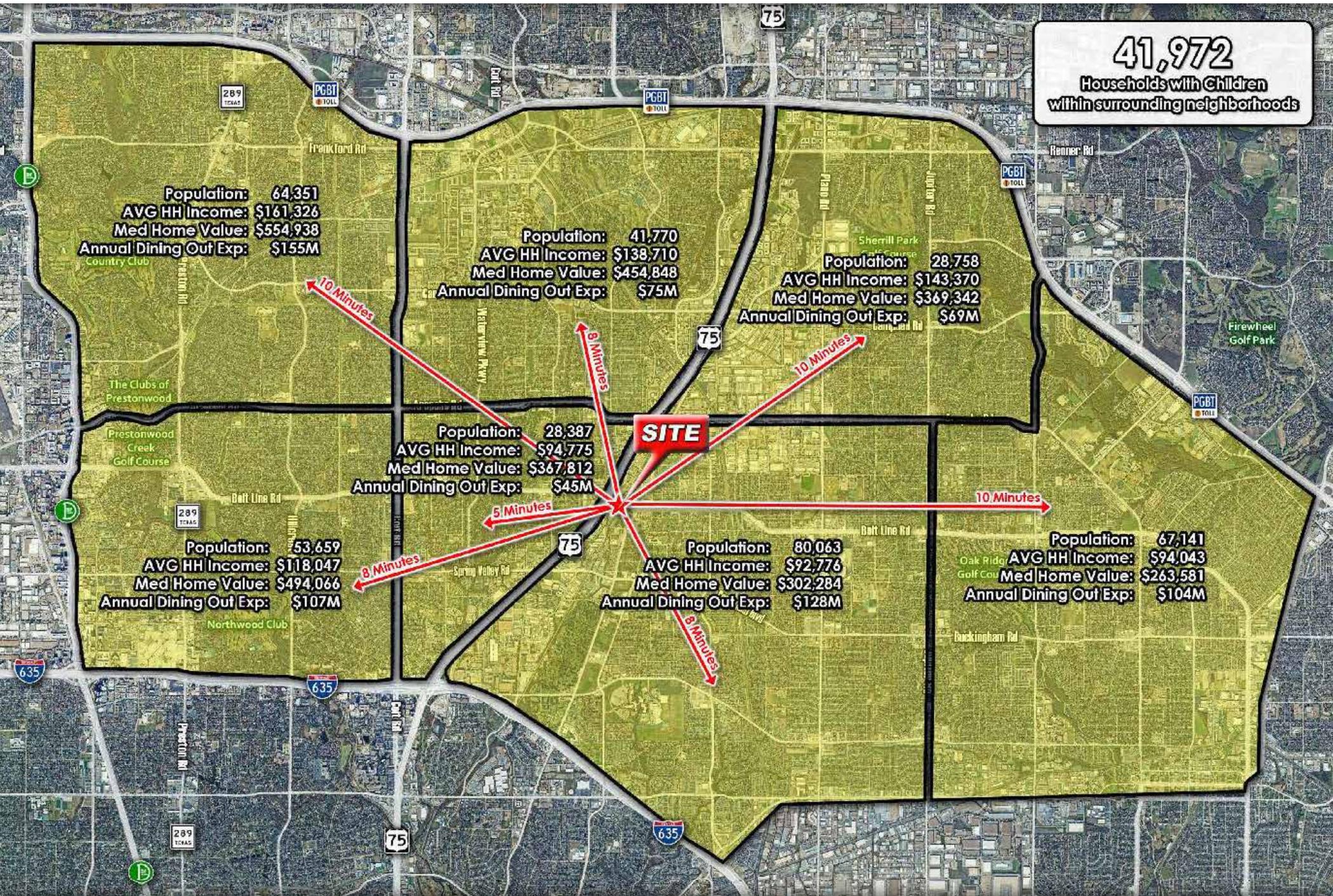


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Neighborhood Blocks Map

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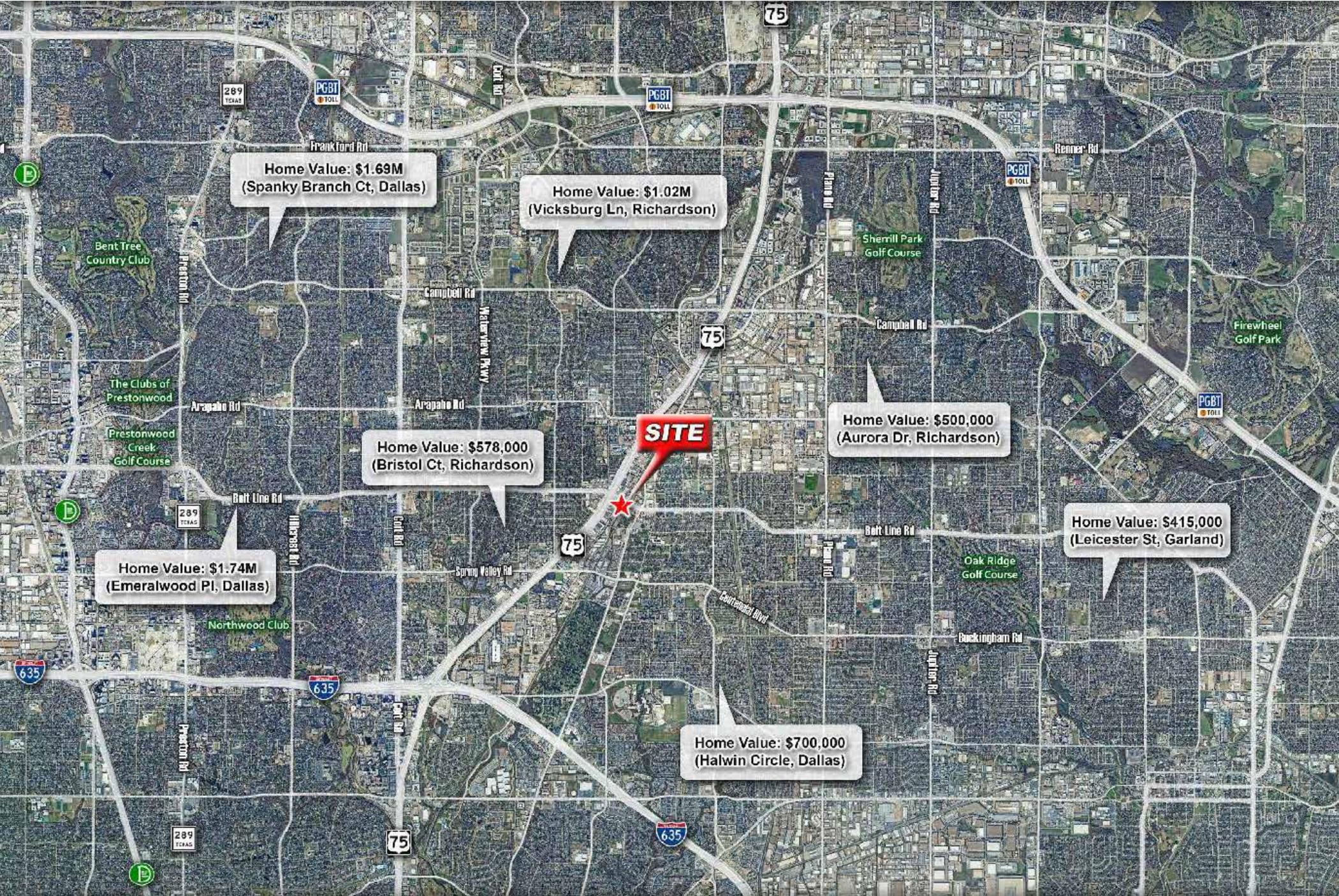
41,972
Households with Children
within surrounding neighborhoods



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Home Values

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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.



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date