



## CAMPBELL WAY CENTER | NWQ W CAMPBELL RD & US 75, RICHARDSON, TX 75080

### Features

- 2nd gen restaurant endcap (3,026 SF) with large patio (521 SF)  
PLUS ability to add all or portion of adjacent space
- Seeking restaurant/entertainment, medical or junior box retail
- Marquis sign on 75 available

### FOR LEASE

**TOTAL SF:** 43,000

**AVAILABLE SF:** 9,020

**CONTACT FOR MORE INFORMATION**

### Traffic Counts

US 75	211,348 VPD
W Campbell Road	43,055 VPD

### Demographics

**YEAR: 2023**

**1 MILE**

**3 MILE**

**5 MILE**

Total Population	8,294	116,175	387,237
Total Households	3,908	46,075	149,395
Average Household Income	\$136,386	\$118,145	\$107,086
5 Year Population Growth	13.46%	2.78%	0.80%

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### Emilie Paulson

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### Area Retailers & Businesses



The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

**weitzman®**

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NWQ W CAMPBELL RD & US-75, RICHARDSON, TX 75080

## Available Space

### 2100 ALAMO RD

S\* 3,026 sf + 521 sf patio  
T+ 5,994 sf

\*2nd Gen Restaurant  
+Office

## Current Tenants

### 2100 ALAMO RD

A	Mattison Avenue	8,000 sf
B	Uptown Cheapskate	8,100 sf

### 2071 N CENTRAL EXPWY

2071	Cafe Brazil	3,250 sf
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### 2069 N CENTRAL EXPWY

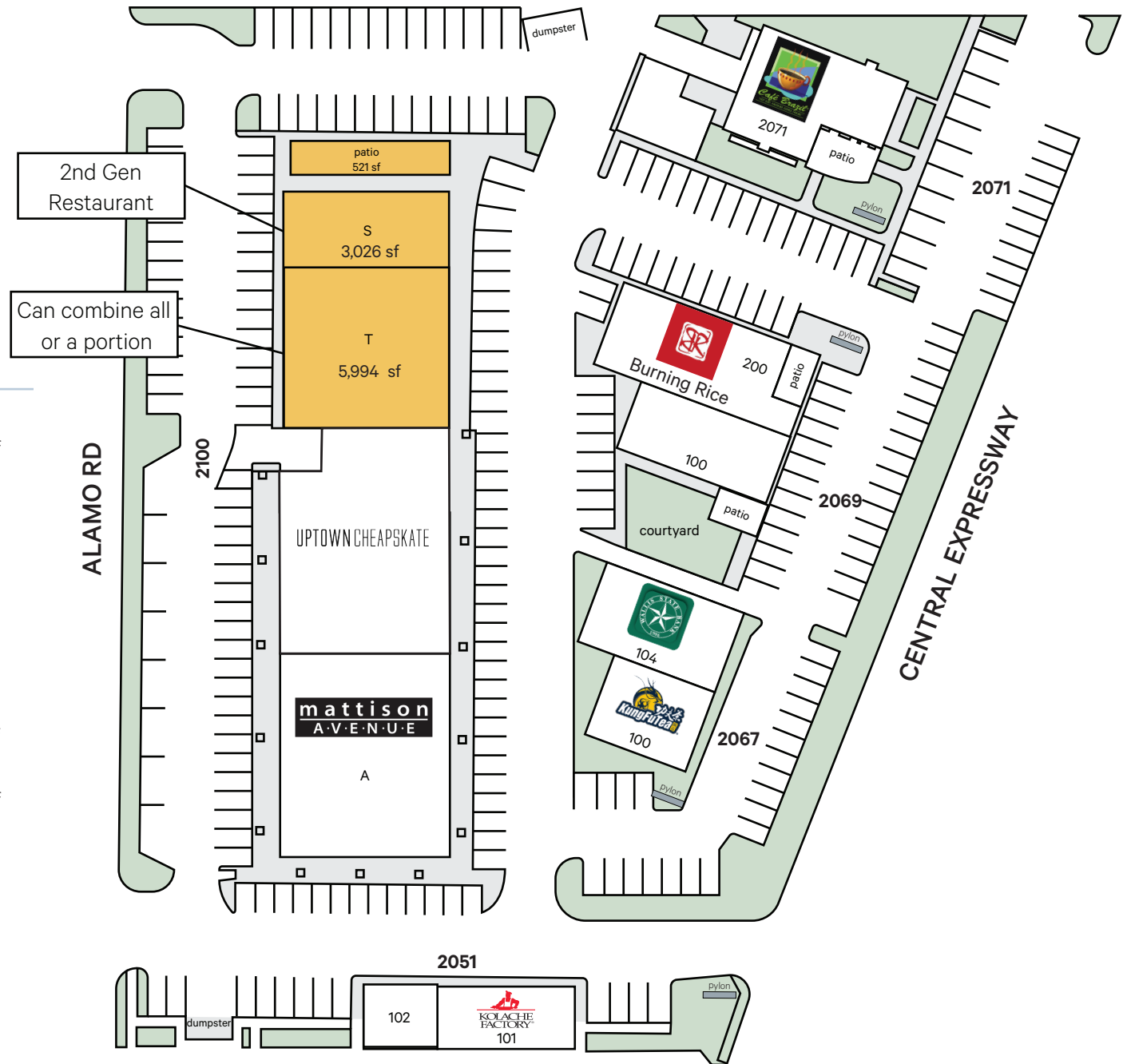
100	Taqueria & Tameria Nuevo Leon	2,650 sf
200	Burning Rice	3,500 sf

### 2067 N CENTRAL EXPWY

100	Kung Fu Tea	1,600 sf
104	Wallis State Bank	2,800 sf

### 2051 N CENTRAL EXPWY

101	Kolache Factory	2,000 sf
102	Designer	900 sf





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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 on 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 listening 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/Tenant/Seller/Landlord Initials

Date



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Weitzman

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