



## DAL-RICH TOWNE SQUARE | 101 S COIT RD, RICHARDSON, TX 75080

### Features

Dal-Rich Towne Square is a 163,000 SF neighborhood center anchored by Cottonwood Market at the highly visible intersection of S Coit Road and W Belt Line Road. Major renovation has given the historic center an updated look and new tenant visibility.

[dalrichtownesquare.com](http://dalrichtownesquare.com)

### FOR LEASE

**TOTAL SF:** 162,962

**AVAILABLE SF:** 20,543

**MIN CONTIGUOUS SF:** 1,200

**MAX CONTIGUOUS SF:** 7,019

**CONTACT FOR MORE INFORMATION**

**NNN:** \$6.13 PER SF/YR EST.

### Traffic Counts

S Coit Road	48,336 VPD
W Belt Line Road	33,816 VPD

### Demographics

	YEAR: 2024	1 MILE	3 MILE	5 MILE
Total Population		20,710	152,811	386,076
Total Households		6,837	62,575	168,996
Average Household Income		\$123,771	\$120,373	\$124,234
Total Daytime Population		16,915	201,680	595,958

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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®**

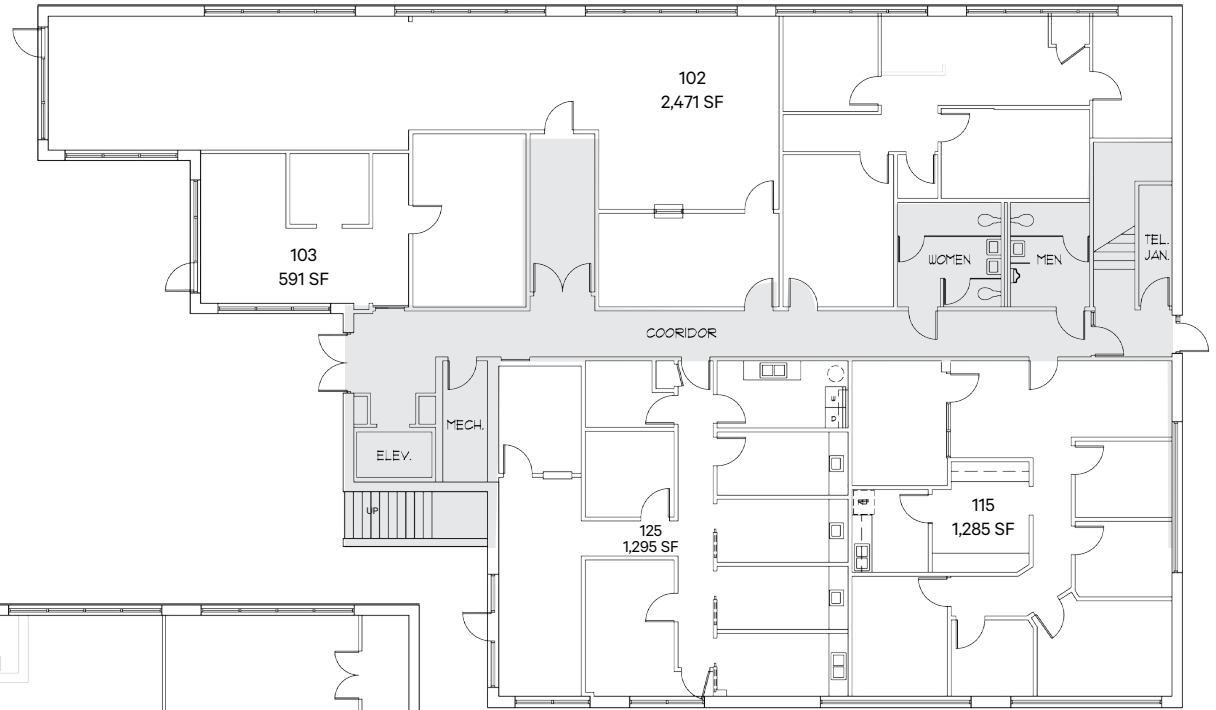




# DAL-RICH TOWNE SQUARE - PROFESSIONAL BUILDING | SEC OF COIT RD & BELTLINE RD, RICHARDSON, TX 75080

## Available Space

215 500 sf

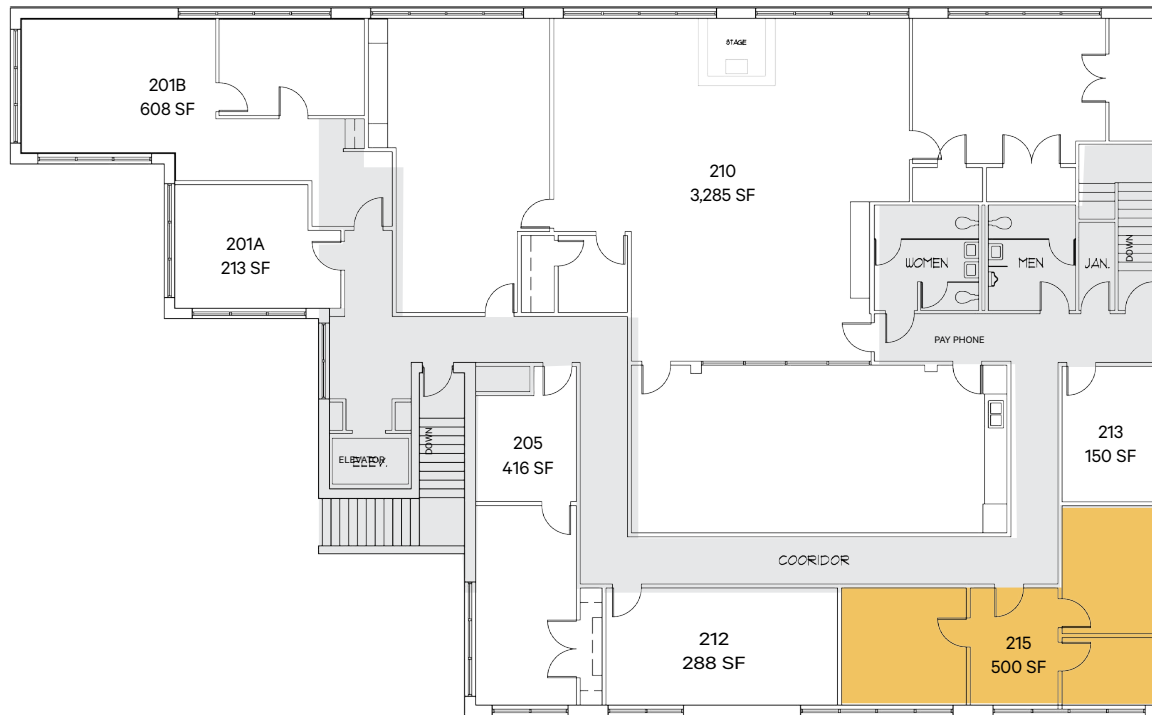


**FIRST FLOOR PLAN**

3/32" = 1'-0"

## Current Tenants

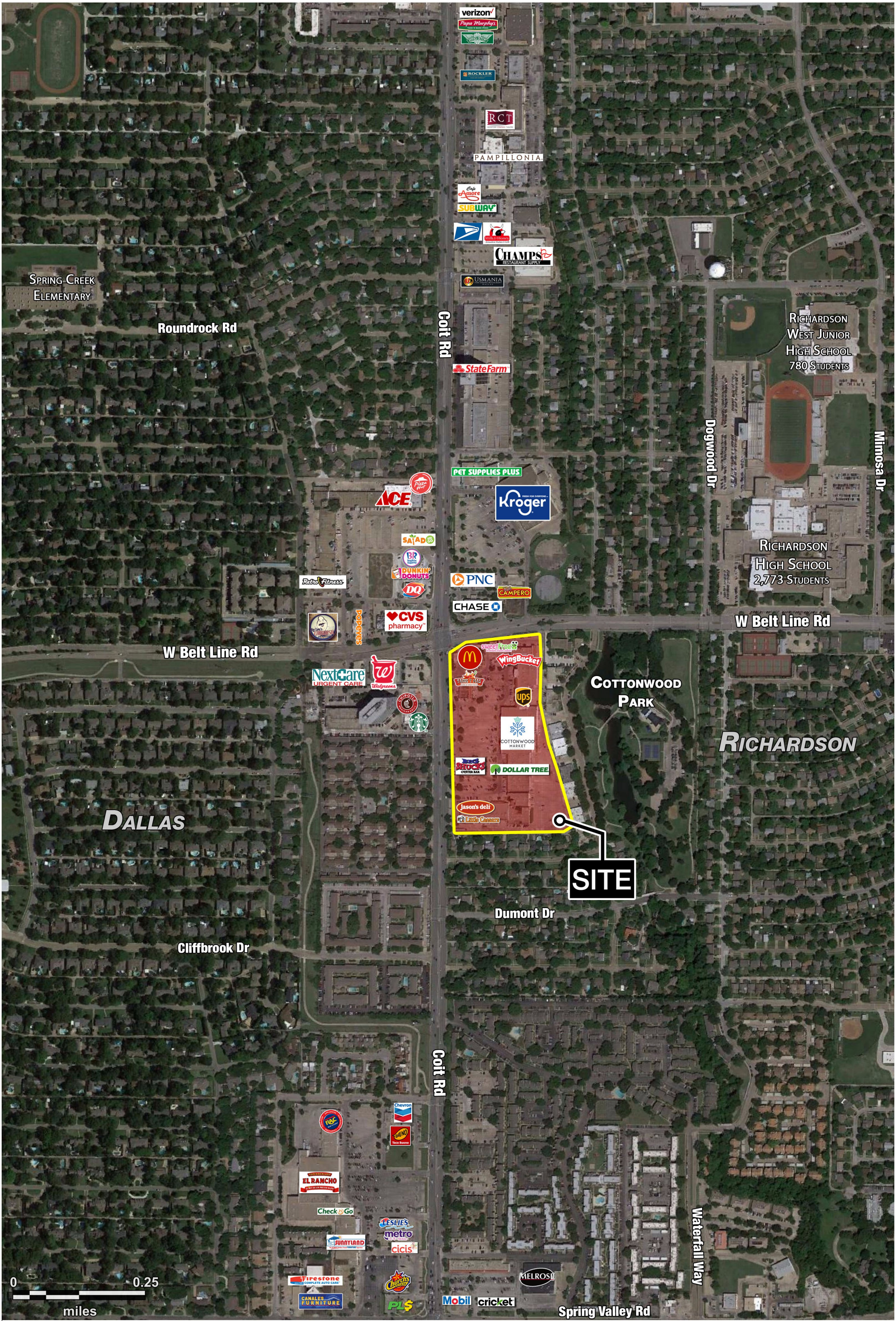
102	Silver Pyramid	2,471 sf
103	James W. Hunt	591 sf
115	Big Brothers Big Sisters	1,285 sf
125	Silver Pyramid	1,295 sf
201A	Vining Insurance Agency	213 sf
201B	Phillip Mahuwe - Account.	608 sf
205	Dr. Charles Rosin	416 sf
210	AA-North Dallas Group	3,285 sf
212	Hardwick Law	288 sf
213	Storage	150 sf



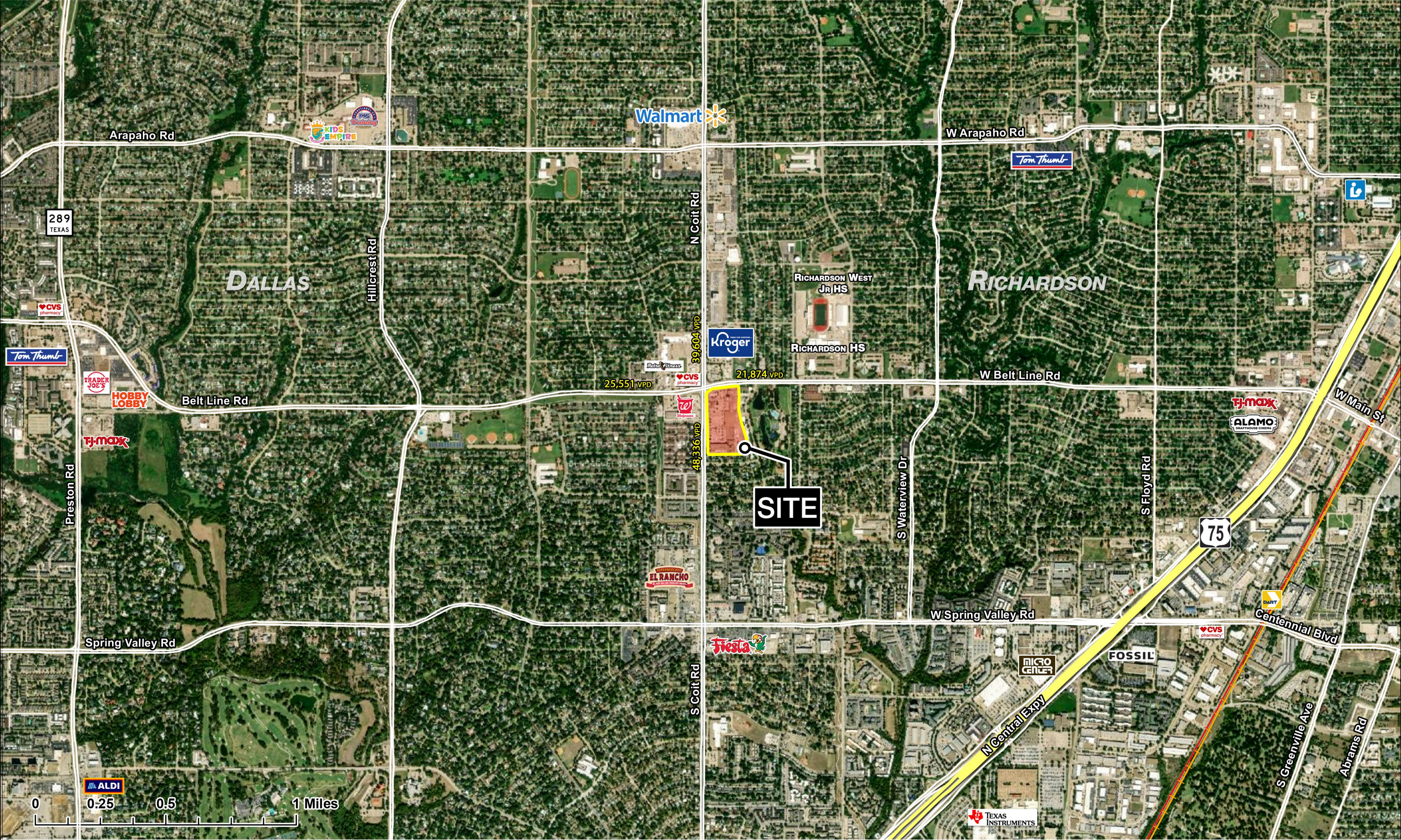
**SECOND FLOOR PLAN**

3/32" = 1'-0"











# 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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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Date



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