



# AXIS 110 RETAIL

110 W CITYLINE DR | RICHARDSON, TX 75082

# PROPERTY OVERVIEW

- Located on the SEC of two major DFW thoroughfares US-75 and PGBT
- 351-unit, Class-A, mixed-use project with over 450 residents on-site
- Approximately 6,610 SF available for retail/restaurant
- Walking distance to State Farm's corporate campus which houses over 8,000 employees
- Dart station immediately adjacent the property with direct access to DFW Airport (late 2025/early 2026)
- Click [here](#) for property tour

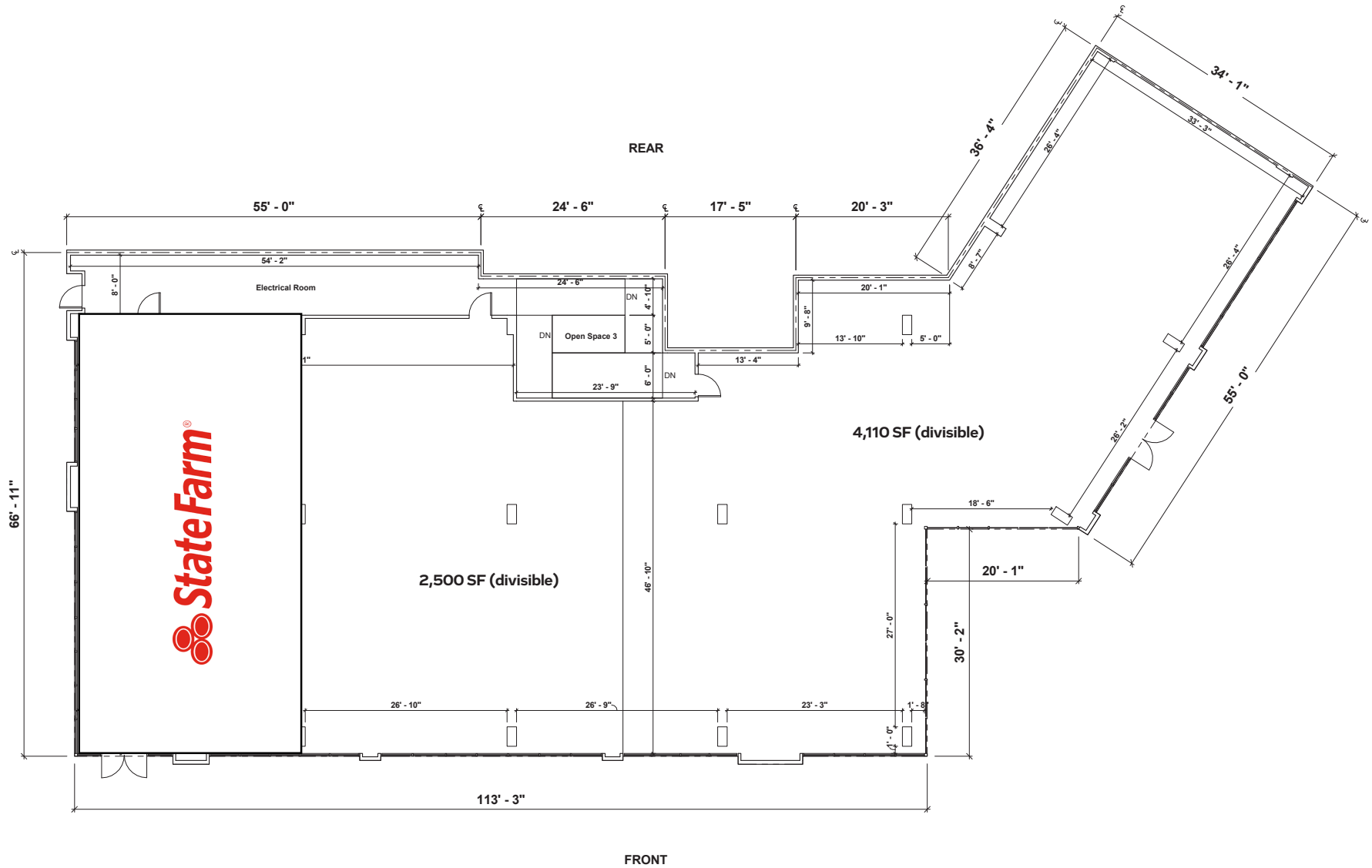


<b>LOCATION</b>	SEC of US-75 and 190
<b>SPACE USE</b>	Retail/Restaurant
<b>AVAILABILITY</b>	One 2,500 SF space (divisible) One 4,110 SF space (divisible)
<b>PARKING</b>	31 Spaces (retail)
<b>YEAR BUILT</b>	2017

# PROPERTY PHOTOS

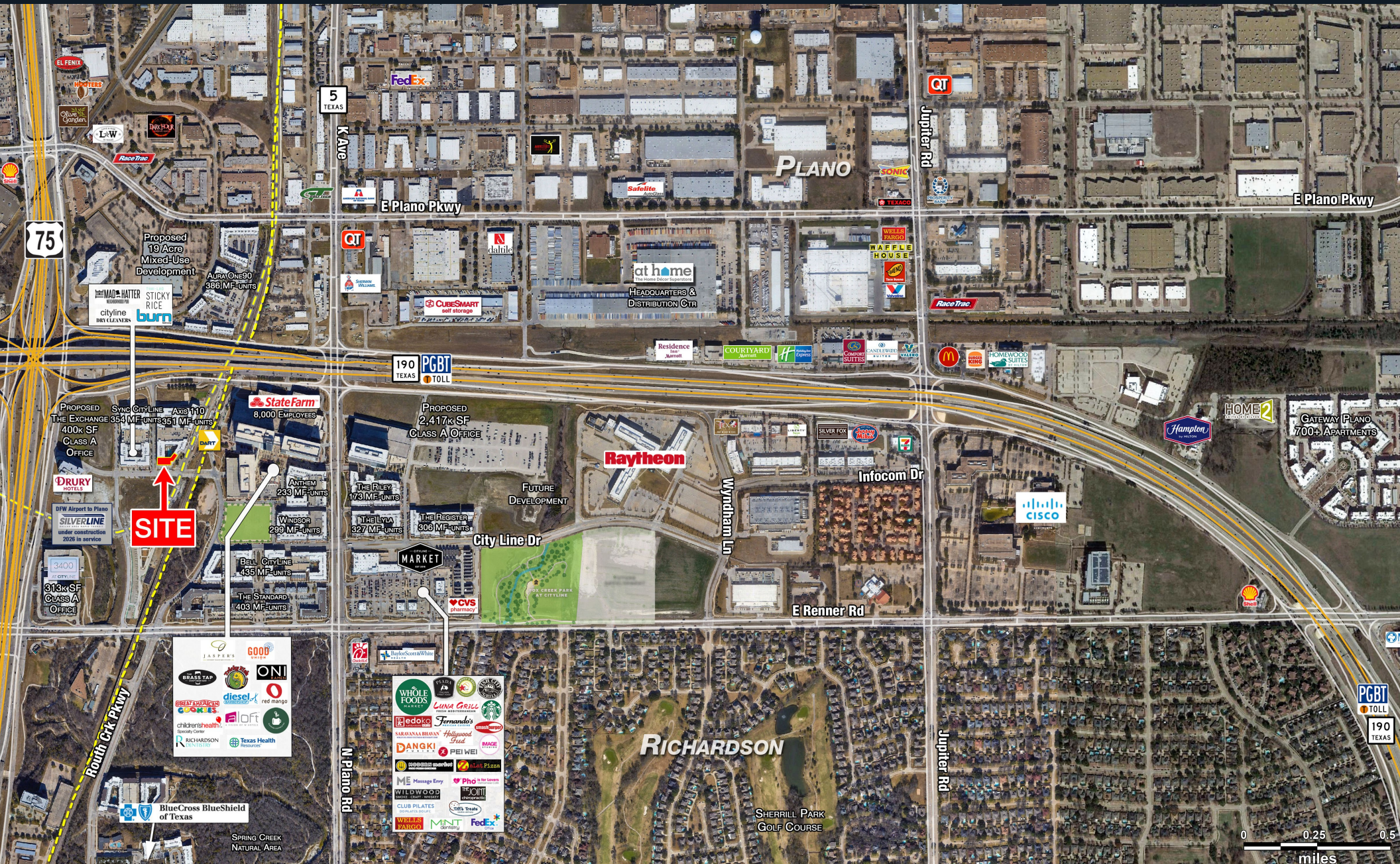


# FLOOR PLAN





# PROPERTY AERIAL



**PROPOSED THE EXCHANGE** 354 MF UNITS 351 MF UNITS  
 400k SF CLASS A OFFICE  
**DRURY HOTELS**  
 DFW Airport to Plano  
**SILVERLINE** under construction 2026 in service  
 3400 sq ft office  
 313k SF CLASS A OFFICE

**Proposed 19 Acre Mixed-Use Development**  
 MAD HATTER  
 STICKY RICE  
 cityline DRY CLEANERS  
 burn

AURA ONE 90 386 MF UNITS  
 State Farm 8,000 EMPLOYEES  
 ANHEIM 238 MF UNITS  
 WINDSOR 299 MF UNITS  
 Bell City Line 435 MF UNITS  
 THE STANDARD 403 MF UNITS

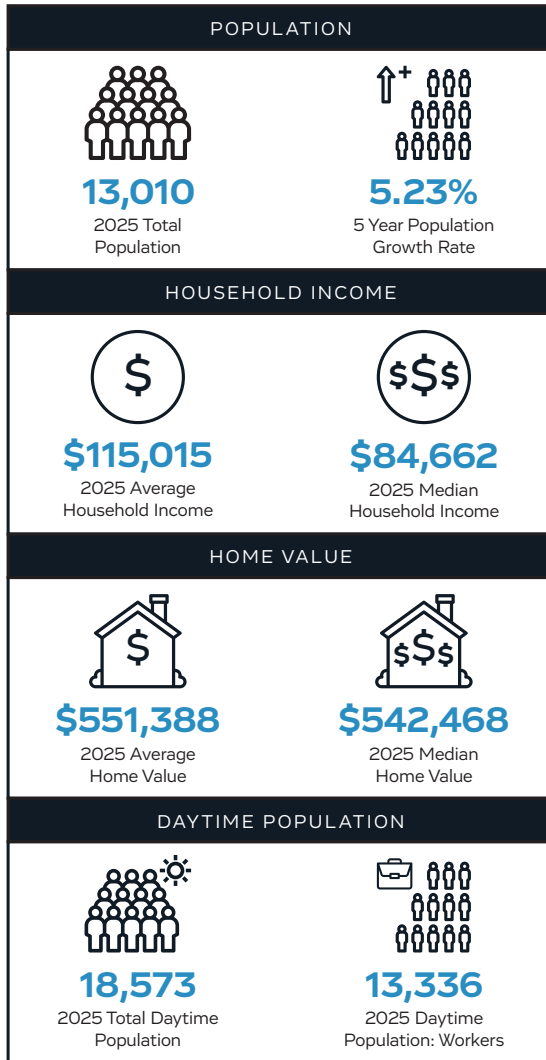
PROPOSED 2,417k SF CLASS A OFFICE  
 THE RILEY 173 MF UNITS  
 THE RILEY 327 MF UNITS  
 THE REGISTER 306 MF UNITS  
 MARKET  
 CVS pharmacy

JASPER'S  
 GOOD  
 BRASS TAP  
 ONI  
 dtesel  
 children's health  
 RICHARDSON  
 Texas Health

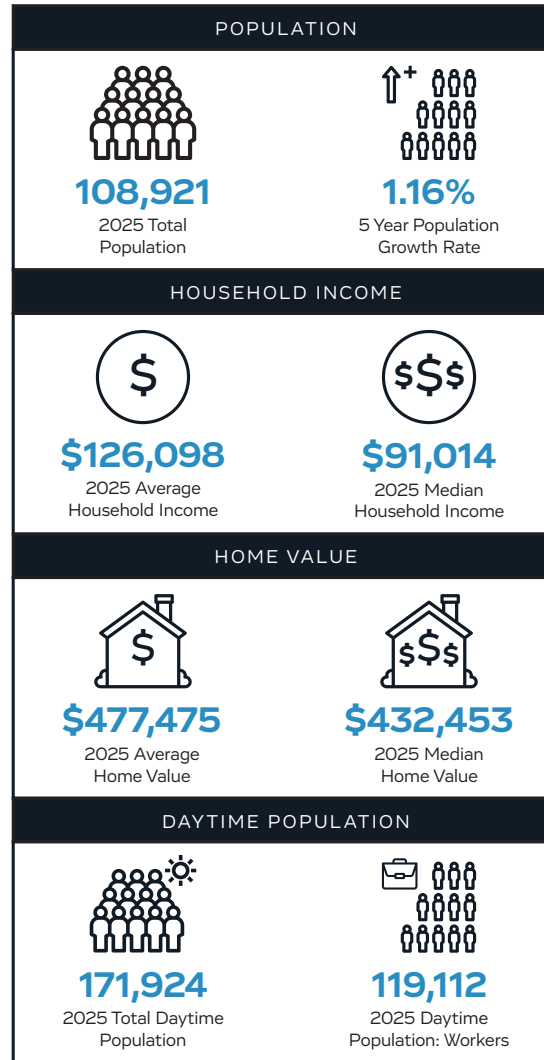
WHOLE FOODS  
 edoko  
 FERNANDO'S  
 SARANANA BRAWN  
 DANKI  
 ME Massage Envy  
 WILDWOOD  
 CLUB PILATES  
 WILKS FARGO  
 LUNA GOLA  
 STARBUCKS  
 Hollywood  
 PEI WEI  
 pho  
 JOINT  
 Sitt's Treats  
 MNT  
 FedEx

# DEMOGRAPHICS

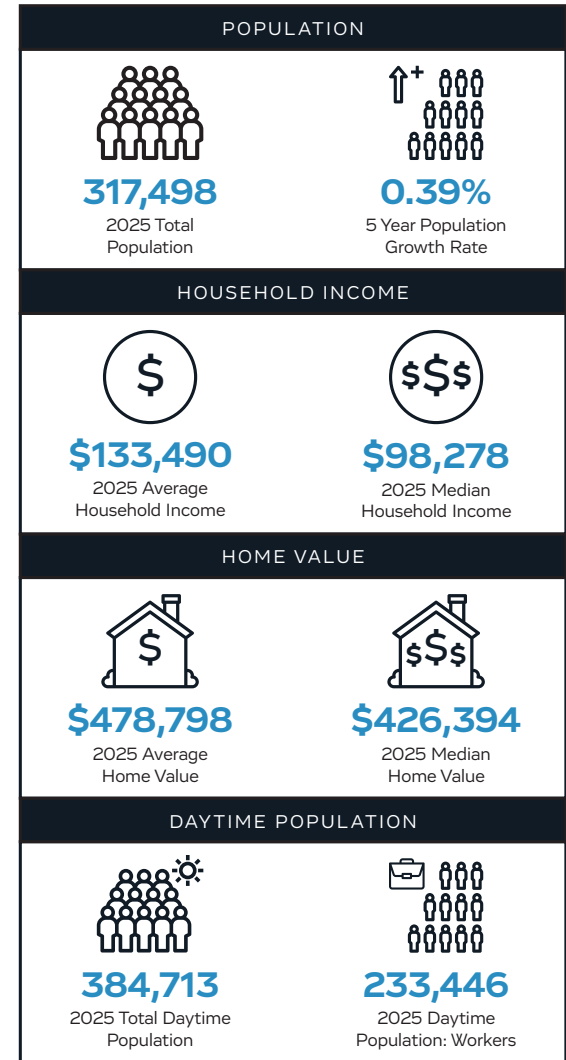
## 1 MILE



## 3 MILE



## 5 MILE



# DFW BY THE NUMBERS

# 1

## IN TEXAS FOR JOB GROWTH

294,700 NET NEW JOBS  
MAY 2021-MAY 2022  
#3 IN THE NATION

U.S. BUREAU OF LABOR STATISTICS

# 1

## IN THE U.S. FOR 3-YEAR JOB GROWTH

U.S. BUREAU OF LABOR STATISTICS

# 1

## IN THE NATION FOR POPULATION GROWTH

DFW ADDED 97,290 RESIDENTS  
JULY 2020-JULY 2021

U.S. CENSUS

# 1

## IN THE NATION FOR SINGLE-FAMILY DEVELOPMENT

OVER THE PAST DECADE, SINGLE-FAMILY BUILDING PERMITS IN DFW  
TOTALED 323,000

STORAGECAFE

# 1

## IN THE NATION FOR MULTI-FAMILY DEVELOPMENT

OVER THE PAST DECADE, DFW HAS  
REPORTED 233,00 NEW MULTI-FAMILY  
UNITS

STORAGECAFE

# TEXAS BY THE NUMBERS

# 1

## IN JOB GROWTH

**82,500 JOBS** IN JUNE 2022 – #1  
**779,000 JOBS** YEAR TO DATE – #1

U.S. BUREAU OF LABOR STATISTICS

# 1

## IN POPULATION GROWTH

**310,200** BETWEEN 2020 AND 2021  
**4 MILLION** BETWEEN 2010 AND 2020

U.S. CENSUS

# 5

## BEST STATES FOR BUSINESS

CNBC

# 1

## FOR FORTUNE 500 COMPANIES

TEXAS IS HOME TO **53** FORTUNE 500  
COMPANY HEADQUARTERS, MORE  
THAN ANY OTHER STATE

FORTUNE

# 9

## WORLD ECONOMY

TEXAS IS THE WORLD'S 9<sup>TH</sup> LARGEST  
ECONOMY WITH **\$1.985 TRILLION** IN  
GDP

TEDC

# 1

## FOR ECONOMIC GROWTH

TEXAS RANKS 1<sup>ST</sup> IN THE NATION  
IN FORECASTS FOR STRONG  
EMPLOYMENT AND INCOME GROWTH  
FOR THE NEXT 5 YEARS.

FORBES

**weitzman<sup>®</sup>**

**GEORGE SWEDA**

ASSOCIATE

[gsweda@weitzmangroup.com](mailto:gsweda@weitzmangroup.com)

214.720.6674

**AURA MOSQUERA**

ASSOCIATE

[amosquera@weitzmangroup.com](mailto:amosquera@weitzmangroup.com)

214.720.6612

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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.

## WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:

A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see

section 1101.563 of the Texas Occupations Code.

**Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

## 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 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.

## A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

402795

License No.

twgre@weitzmangroup.com

Email

(214) 954-0600

Phone

Robert E. Young, Jr.

Designated Broker of Firm

292229

License No.

byoung@weitzmangroup.com

Email

(214) 720-6688

Phone

Robert E. Young, Jr

Licensed Supervisor of Sales Agent/ Associate

292229

License No.

byoung@weitzmangroup.com

Email

(214) 720-6688

Phone

George Sweda

Sales Agent/Associate's Name

827320

License No.

gsweda@weitzmangroup.com

Email

(214) 720-6674

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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Robert E. Young, Jr.

Designated Broker of Firm

292229

License No.

byoung@weitzmangroup.com

Email

(214) 720-6688

Phone

Robert E. Young, Jr

Licensed Supervisor of Sales Agent/ Associate

292229

License No.

byoung@weitzmangroup.com

Email

(214) 720-6688

Phone

Auramaria Mosquera

Sales Agent/Associate's Name

832876

License No.

amosquera@weitzmangroup.com

Email

(214) 720-6612

Phone

Buyer/Tenant/Seller/Landlord Initials

Date