

**VENTURE**

214.378.1212

ANSON SWITZER  
ASWITZER@VENTUREDFW.COM

± .7228 ACRES FOR SALE

2303 N CENTRAL EXPRESSWAY  
RICHARSON, TX

LOCATION

2303 N CENTRAL EXPRESSWAY

SIZE

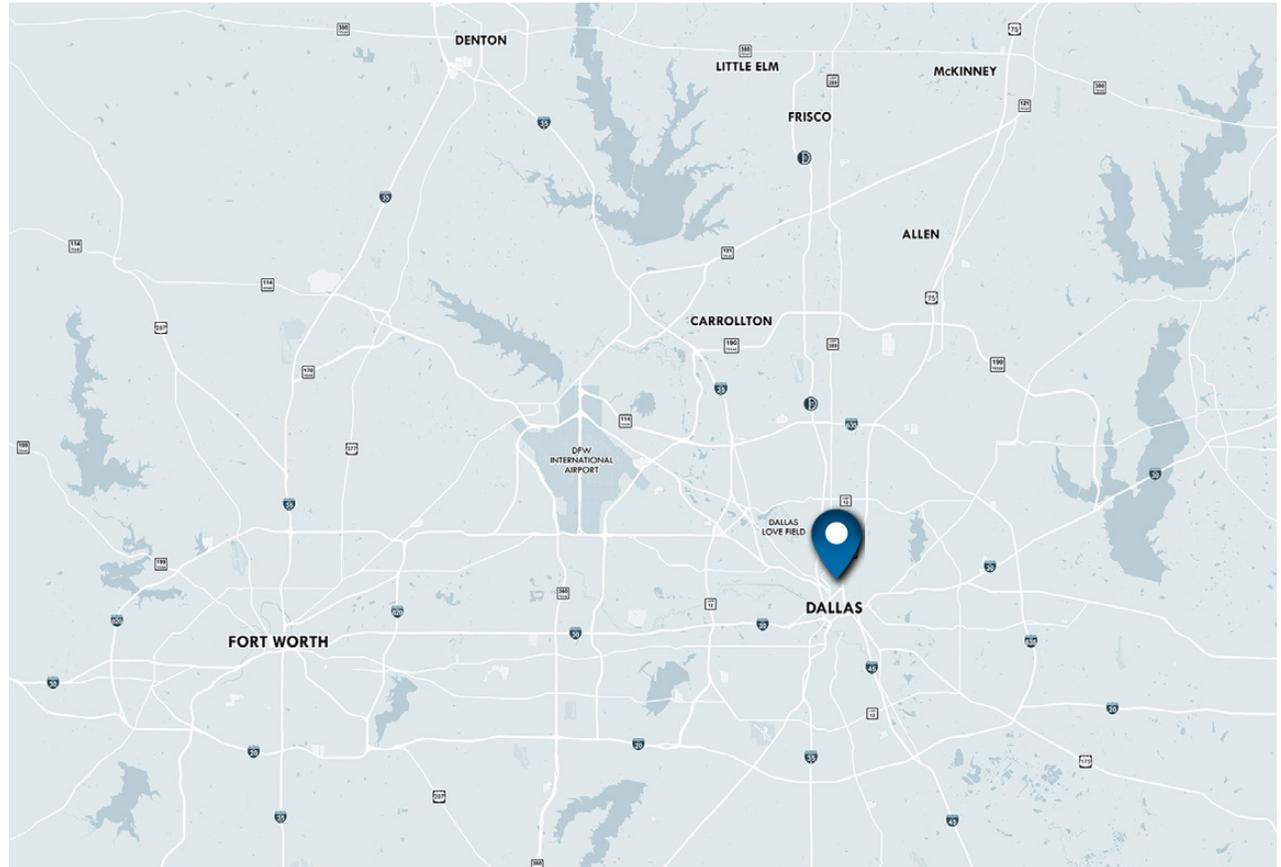
±.7228 ACRES

TRAFFIC COUNTS

**US 75**                      **N COLLINS BLVD**  
 23,765 VPD                      11,737 VPD

PROPERTY HIGHLIGHTS

- ★ CONVENIENTLY LOCATED ON CENTRAL EXPRESSWAY ACCESS ROAD
- ★ POTENTIAL FOR RESTAURANT WITH OR WITHOUT DRIVE-THRU
- ★ PARKING LOT WORK ALREADY COMPLETED AND STRIPED
- ★ UTILITIES RUN TO SITE
- ★ JUST MINUTES FROM CITY LINE AND STATE FARM CAMPUS

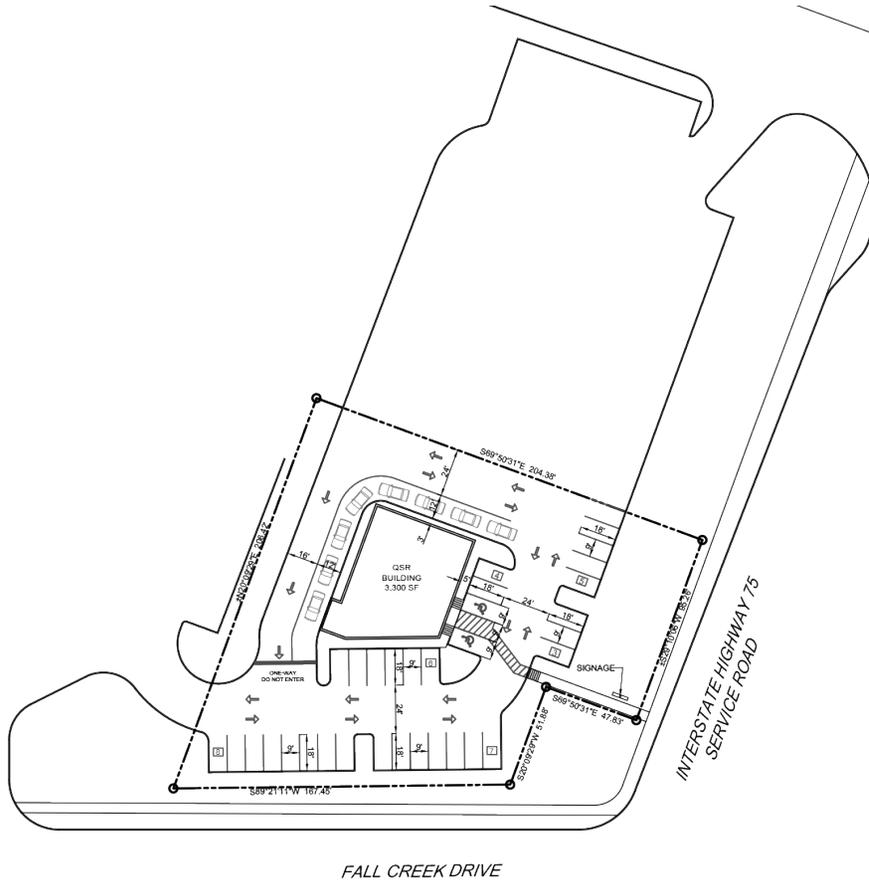


2022 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	<b>10,860</b>	<b>112,541</b>	<b>370,881</b>
EST. DAYTIME POPULATION	<b>26,686</b>	<b>132,257</b>	<b>310,327</b>
EST. AVG. HH INCOME	<b>\$102,120</b>	<b>\$97,886</b>	<b>\$96,251</b>

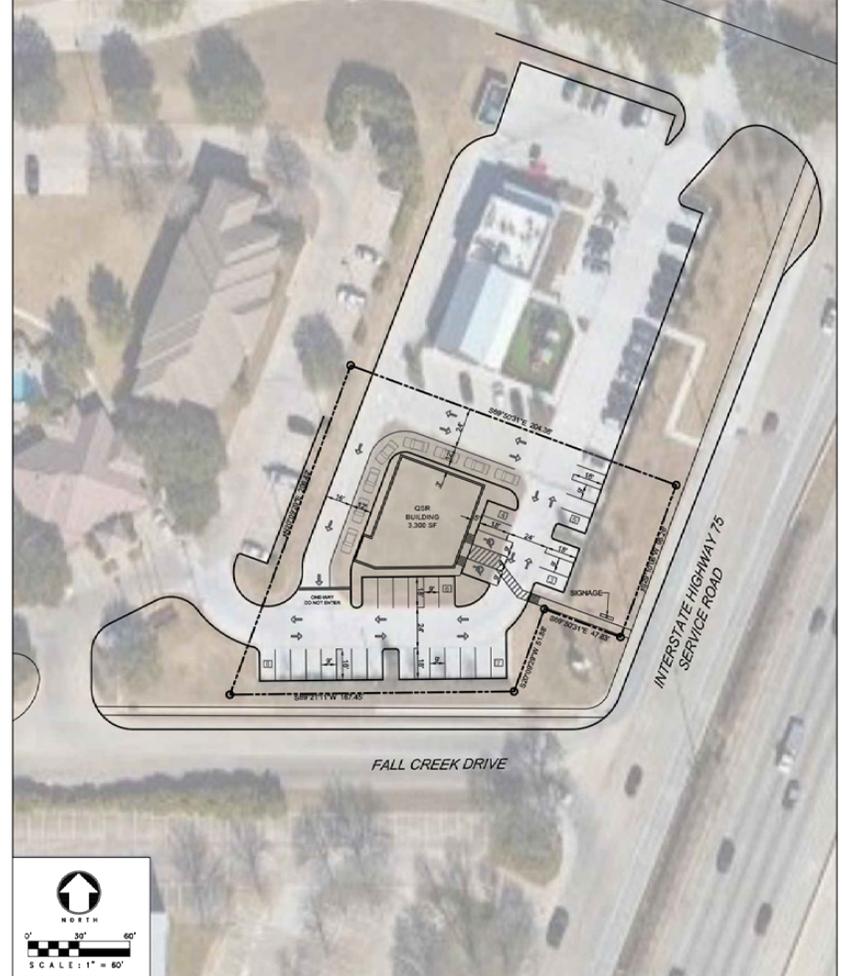
AREA ATTRACTIONS

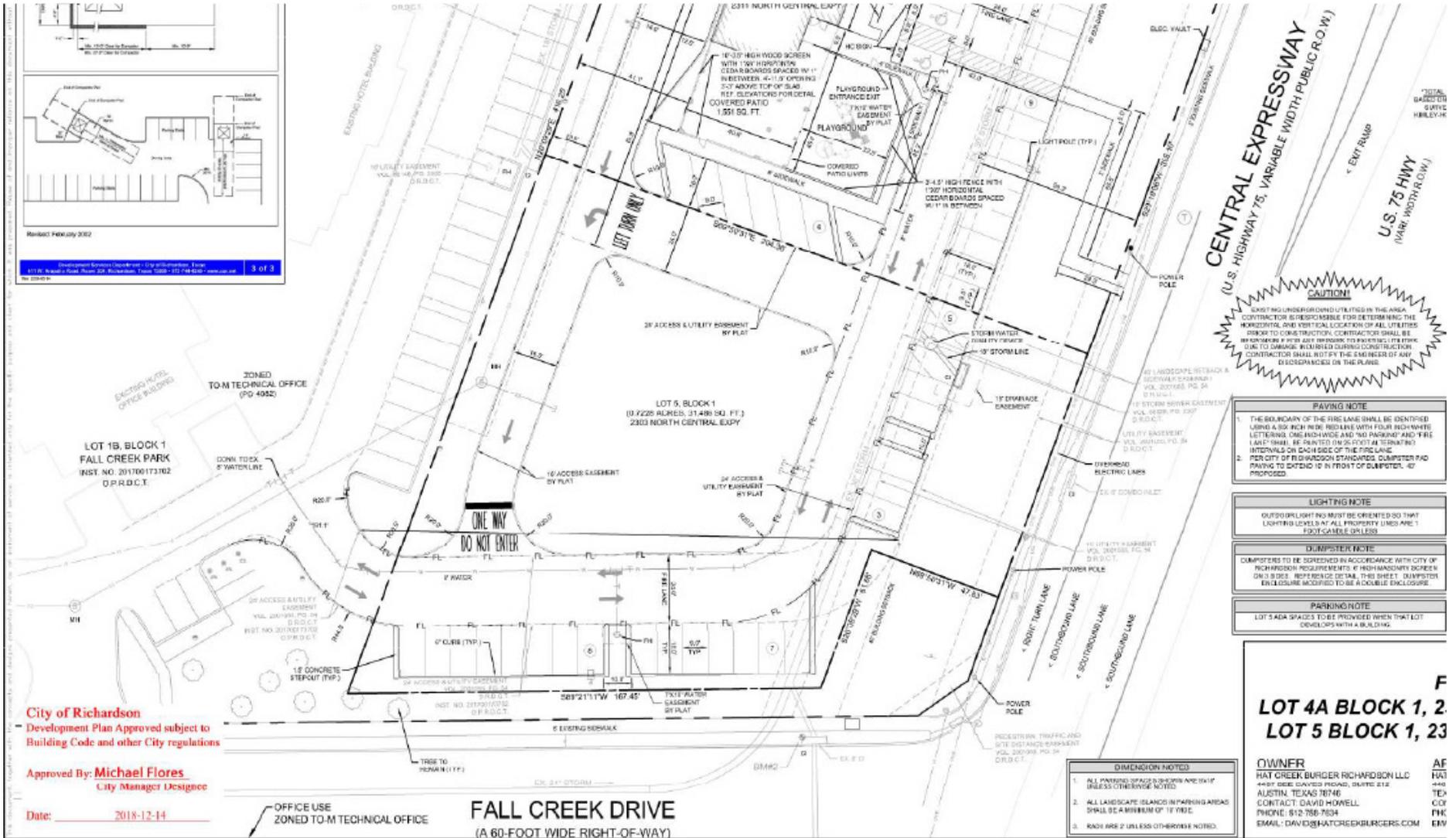




<b>PRELIMINARY SITE PLAN</b>		RICHARDSON, TEXAS INTERSTATE HIGHWAY 75		NOTES:	
PROTOTYPE:	QSR	DEVELOPER:	DESIGNER:	DATE:	
BLDG SALES SF:	3,300 SF	COMPANY:	VENTURE COMMERCIAL	STUDIO GREEN SPOT	11-02-22
ACREAGE:	4+ 0.72 ACRES	NAME:	ANSON SWITZER	NAME:	TOM TRONZANO
PARKING PROVIDED:	33 SPACES	PHONE #:	214-392-6326	PHONE #:	469-990-0475

1. THIS PRELIMINARY SITE PLAN IS FOR PLANNING PURPOSES ONLY.
2. THIS PRELIMINARY SITE PLAN MUST BE REVIEWED BY ALL GOVERNING JURISDICTIONS FOR COMPLIANCE.
3. ALL EXISTING CONDITIONS MUST BE VERIFIED.
4. ALL MEASUREMENTS ARE ESTIMATED.





City of Richardson  
Development Plan Approved subject to  
Building Code and other City regulations

Approved By: **Michael Flores**  
City Manager Designee

Date: 2018-12-14

OFFICE USE  
ZONED TO-M TECHNICAL OFFICE

**FALL CREEK DRIVE**  
(A 60-FOOT WIDE RIGHT-OF-WAY)

**CENTRAL EXPRESSWAY**  
(U.S. HIGHWAY 75, VARIABLE WIDTH PUBLIC R.O.W.)

U.S. 75 HWY  
(VAR. WIDTH R.O.W.)

CAUTION  
EXISTING UNDERGROUND UTILITIES IN THE AREA  
CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE  
HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES  
BEFORE TO CONSTRUCTION. CONTRACTOR SHALL BE  
RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES  
DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY  
DISCOVERIES ON THE PLAT.

**PAVING NOTE**

1. THE BOUNDARY OF THE FIRE LANE SHALL BE IDENTIFIED  
USING A 60 INCH HIGH REDLINE WITH FOUR INCH WHITE  
LETTERS. ONE INCH WIDE AND NO PARKING AND FIRE  
LANE SHALL BE PAINTED (IN 36 FOOT AT TURNING  
INTERVALS ON EACH SIDE OF THE FIRE LANE  
PER CITY OF RICHARDSON STANDARDS. DUMPSTER PAD  
PAVING TO EXTEND 10 IN FRONT OF DUMPSTER. 47  
PROPOSED.

**LIGHTING NOTE**

OUTDOOR LIGHTING MUST BE ORIENTED SO THAT  
LIGHTING LEVELS AT ALL PROPERTY LINES ARE 1  
FOOT CANDLE OR LESS.

**DUMPSTER NOTE**

DUMPSTERS TO BE SPECIFIED IN ACCORDANCE WITH CITY OF  
RICHARDSON REQUIREMENTS. 6 HIGH MASSIVITY STEEL  
DR 3 SIDES. REFER BACK DETAIL. THIS SHEET DUMPSTER  
ENCLOSURE MODIFIED TO BE A DOUBLE ENCLOSURE.

**PARKING NOTE**

LOT 5 ADA SPACES TO BE PROVIDED WHEN THAT LOT  
DEVELOPS WITH A BUILDING.

**F**  
**LOT 4A BLOCK 1, 2**  
**LOT 5 BLOCK 1, 23**

**OWNER**  
HAT CREEK BURGER RICHARDSON LLC  
4407 DEER CREEK ROAD, SUITE 212  
AUSTIN, TEXAS 78746  
CONTACT: DAVID HOWELL  
PHONE: 512-786-7634  
EMAIL: DAVID@HATCREEKBURGERS.COM

**AF**  
HAI  
440  
TEA  
COT  
PHK  
EMV

**DIMENSION NOTED**

1. ALL PAVING SPACES TO BE PROVIDED UNLESS OTHERWISE NOTED.  
2. ALL LANDSCAPE ISLANDS IN PAVING AREAS  
SHALL BE A MINIMUM OF 1' WIDE.  
3. RADIUS R6S 2' UNLESS OTHERWISE NOTED.





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SUITE 720  
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LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT

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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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner’s broker. 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.

**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.

<b>Venture Commercial Real Estate, LLC</b>	<b>476641</b>	<b>info@venturedfw.com</b>	<b>214-378-1212</b>
Broker’s Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Michael E. Geisler</b>	<b>350982</b>	<b>mgeisler@venturedfw.com</b>	<b>214-378-1212</b>
Designated Broker’s Name	License No.	Email	Phone
<b>XXXXXXXXXXXXXXXXXXXXXXXXXXXX</b>	<b>XXXXXXXXXXXX</b>	<b>XXXXXXXXXXXXXXXXXXXXXXXXXXXX</b>	<b>XXXXXXXXXXXX</b>
Agent’s Supervisor’s Name	License No.	Email	Phone
<b>Anson Switzer</b>	<b>727044</b>	<b>aswitzer@venturedfw.com</b>	<b>214-378-1212</b>
Sales Agent/Associate’s Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date