



CITY LINE

RICHARDSON, TX

VENTURE



Metrics

SWQ President George Bush Turnpike &
Plano Rd
Richardson, TX 75082

Location

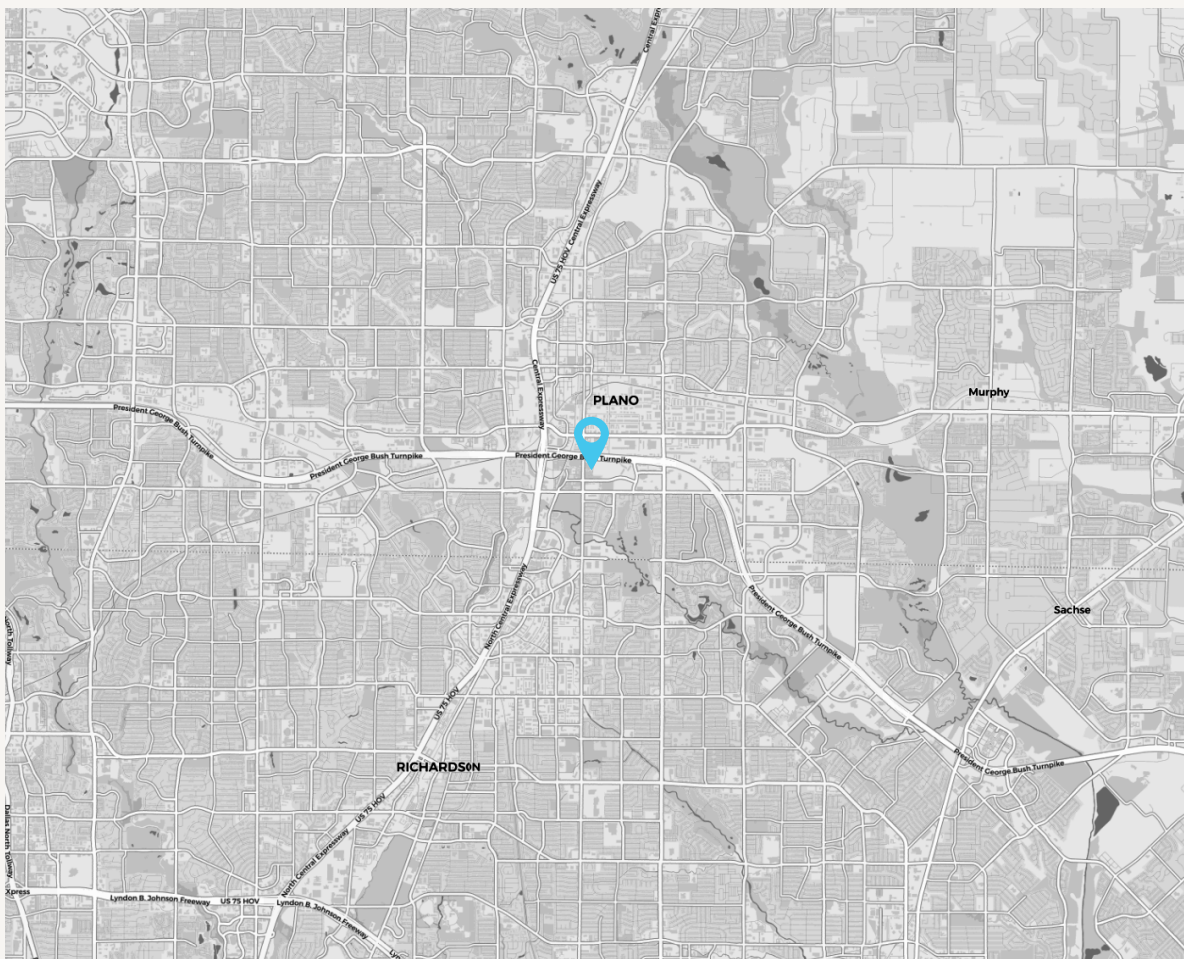
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Plano, TX 75082

Available Spaces

13,119 SF (2nd Gen Restaurant)	Suite Two-A 5,048 SF	Suite One-100 1,065 SF
Suite One-A 4,271 SF	1,971 SF (2nd Gen)	1,691 SF
Suite Three-950 7,898 SF (2nd Gen)	4,538 SF	Suite Six-800 2,319 SF (2nd Gen)
Suite Four-A 7,658 SF	Suite Four-B 7,309 SF	

Traffic Counts

PGBT 168,063 VPD	Plano Rd 19,119 VPD
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Area Attractions



Property Highlights

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1. Premier destination just outside the urban core
2. Surrounded by over 2 million square feet of office space and over 3,000 apartments
3. Features a variety of restaurants and a vibrant outdoor atmosphere
4. Hosts unique social events and community gatherings
5. Conveniently located near the intersection of PGBT and Central Expressway

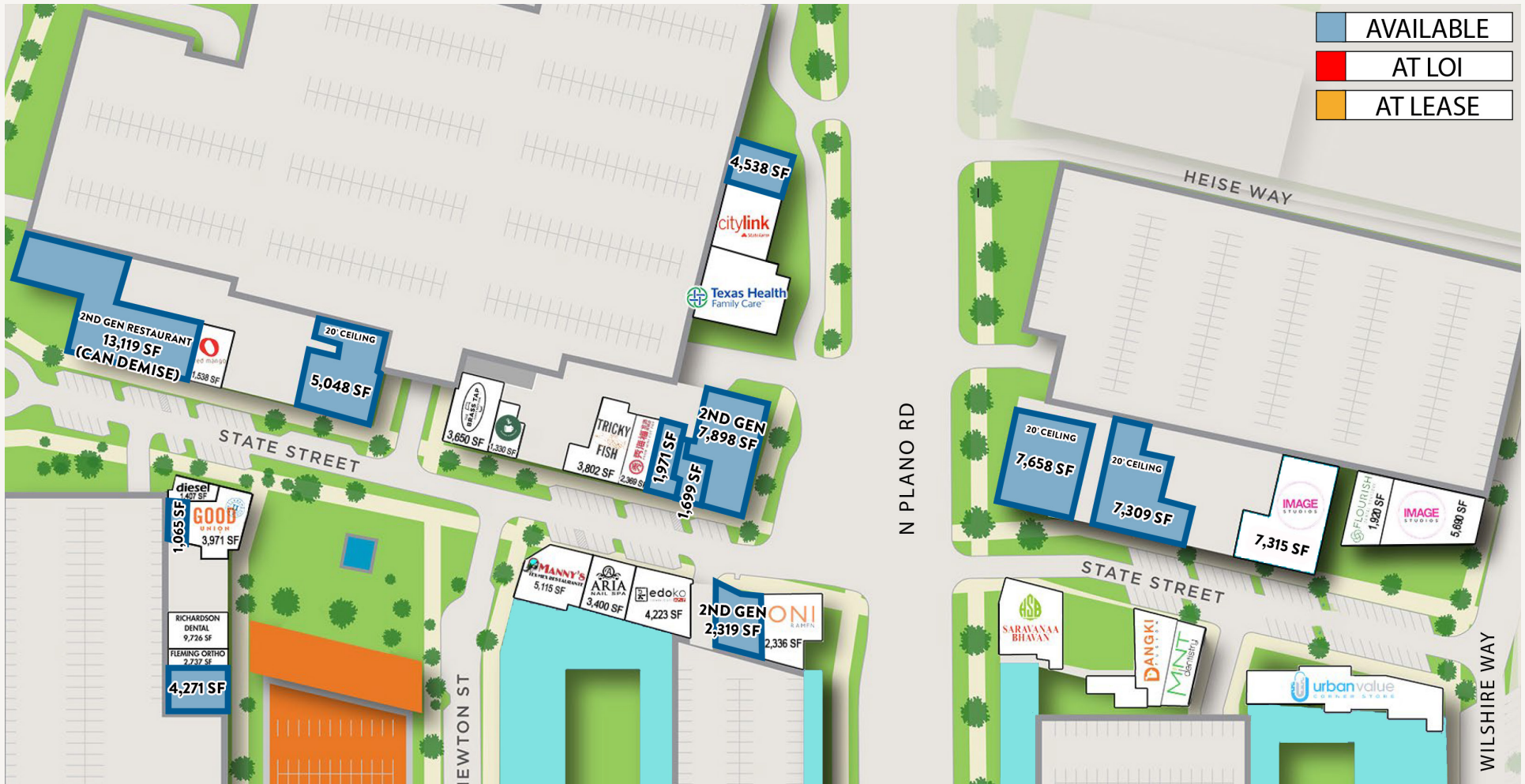


2025 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	13,816	112,611	325,859
EST. DAYTIME POPULATION	13,576	100,490	182,086
EST. AVG. HH INCOME	\$123,496	\$132,273	\$137,355

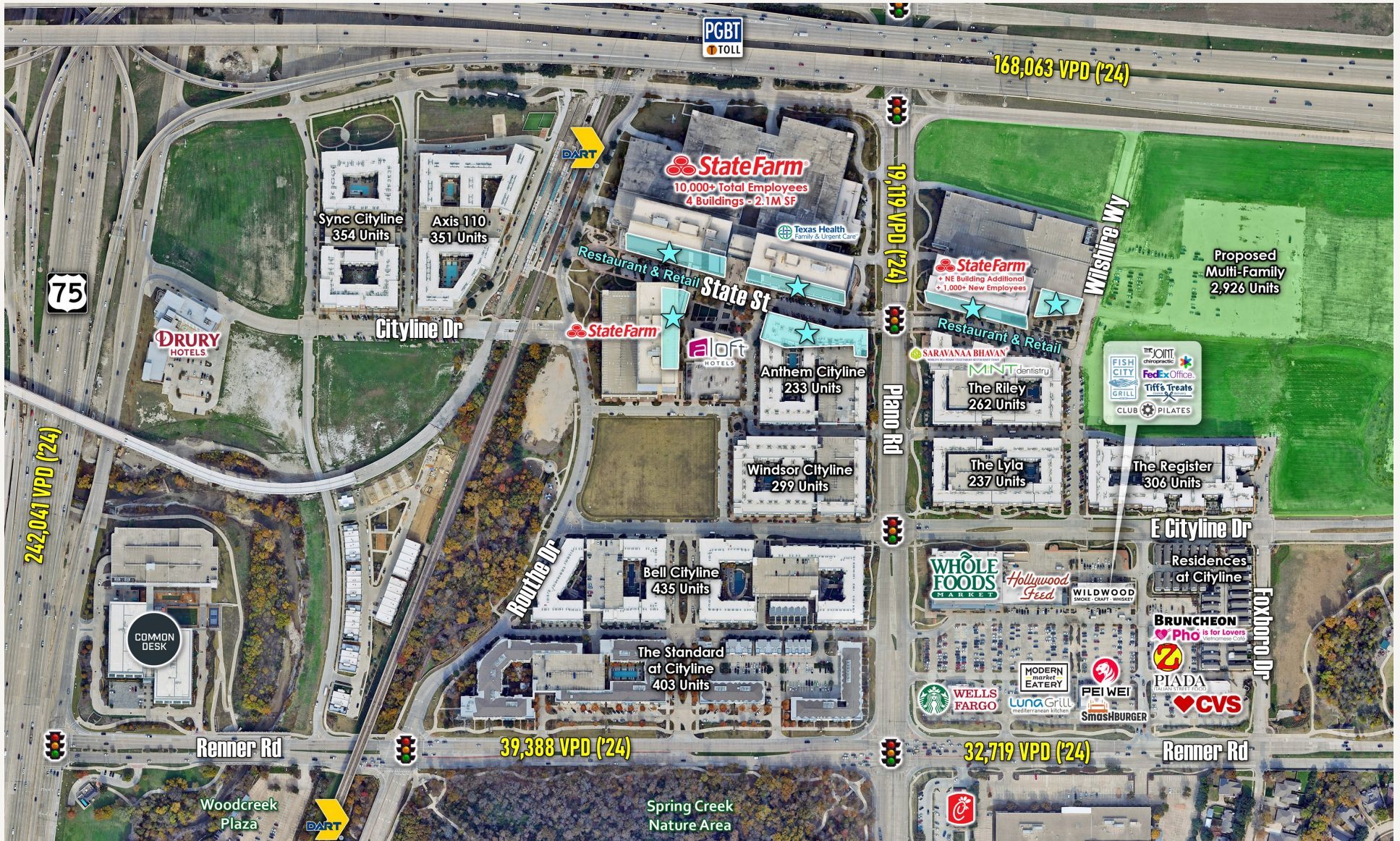
Site Plan

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Close Aerial

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Far Aerial

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Photos

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