

Full Exterior Remodel COMING SOON!

RETAIL | CONTACT BROKER



FOR LEASE
BELT LINE COMMONS
Richardson, Texas

Crest Commercial Real Estate
9330 Lyndon B. Johnson Fwy #1080, Dallas, TX 75243

Abe Arteaga
214.295.7523 - AArteaga@crestcommercial.com





PROPERTY SUMMARY

Belt Line Commons - For Lease

900, 940, 1000, 1056 E Belt Line Rd, Richardson, TX 75081



PROPERTY HIGHLIGHTS

- The Property is Under New Ownership and Management!
- Full Exterior Remodel Underway
- Average Household Income of \$149,174 within 1 mile (Year 2025)
- High Traffic Counts on the Nearest Major Intersection
 - Belt Line Road: 32,752 VPD (TXDOT 2024)
 - Plano Road: 32,847 VPD (TXDOT 2024)
- Monument Signage Available

OFFERING SUMMARY

Lease Rate:

Contact Broker

Available Space:

965 SF - 6,355 SF
5 Acre Parcel

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OVERVIEW OBLIQUE

Belt Line Commons - For Lease

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Belt Line Commons East
1030 E Belt Line Rd
Richardson, TX

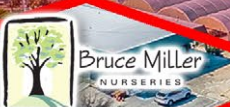
Belt Line Commons West
940 E Belt Line Rd
Richardson, TX

The Star Auto



Frances Way

5 Acres Available



E Belt Line Rd

Kwik Kar®

Iglesia Adventista del Séptimo Día

Wake Dr





SITE AERIAL

Belt Line Commons - For Lease

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26,919 VPD (24)

4,202 VPD (24)

30,272 VPD (24)

Belt Line Commons West
940 E Belt Line Rd
Richardson, TX

Belt Line Commons East
1030 E Belt Line Rd
Richardson, TX

5 Acres Available



BUILDING 1 PROPOSED REDEVELOPMENT

Belt Line Commons - For Lease

900, 940, 1000, 1056 E Belt Line Rd, Richardson, TX 75081

Existing



Coming Soon



Existing



Coming Soon





BUILDING 1 PROPOSED REDEVELOPMENT

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BUILDING 2 PROPOSED REDEVELOPMENT

Belt Line Commons - For Lease

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Existing



Coming Soon



BUILDING 2 ELEVATION - OPT. 1

Coming Soon



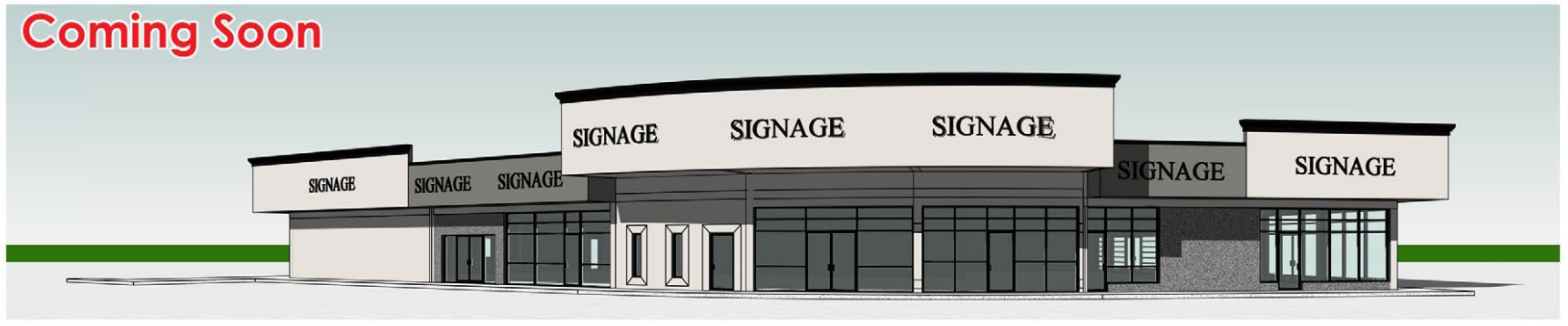
BUILDING 2 ELEVATION - OPT. 2



BUILDING 3 PROPOSED REDEVELOPMENT

Belt Line Commons - For Lease

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BELT LINE COMMONS WEST

Belt Line Commons - For Lease

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AVAILABLE SPACES & MONTH-TO-MONTH TENANTS

SOME TENANTS CURRENTLY OPERATING, DO NOT DISTURB

| SUITE | SIZE (SF) |
|---|--------------------------------------|
| 100 | 3,200 SF (AVAILABLE - MTM LEASE) |
| 110 | 1,200 SF (AVAILABLE NOW - MTM LEASE) |
| 112 | 1,890 SF (AVAILABLE NOW) |
| - Suites 110-112 can be combined for a total space of 2,890 SF - | |
| 118 | 1,000 SF (AVAILABLE - MTM LEASE) |
| 122-126 | 2,700 SF (AVAILABLE - MTM LEASE) |
| 130 | 1,700 SF (AVAILABLE NOW) |
| 132 | 2,515 SF (AVAILABLE - MTM LEASE) |
| 134 | 2,515 SF (AVAILABLE NOW) |
| 136 | 3,840 SF (AVAILABLE NOW) |
| - Suites 134-136 can be combined for a total space of 6,355 SF - | |
| 150,154,156 | 3,840 SF (AVAILABLE - MTM LEASE) |
| 164 | 1,920 SF (AVAILABLE - MTM LEASE) |
| 172 | 3,000 SF (AVAILABLE NOW) |



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BELT LINE COMMONS EAST

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AVAILABLE SPACES & MONTH-TO-MONTH TENANTS

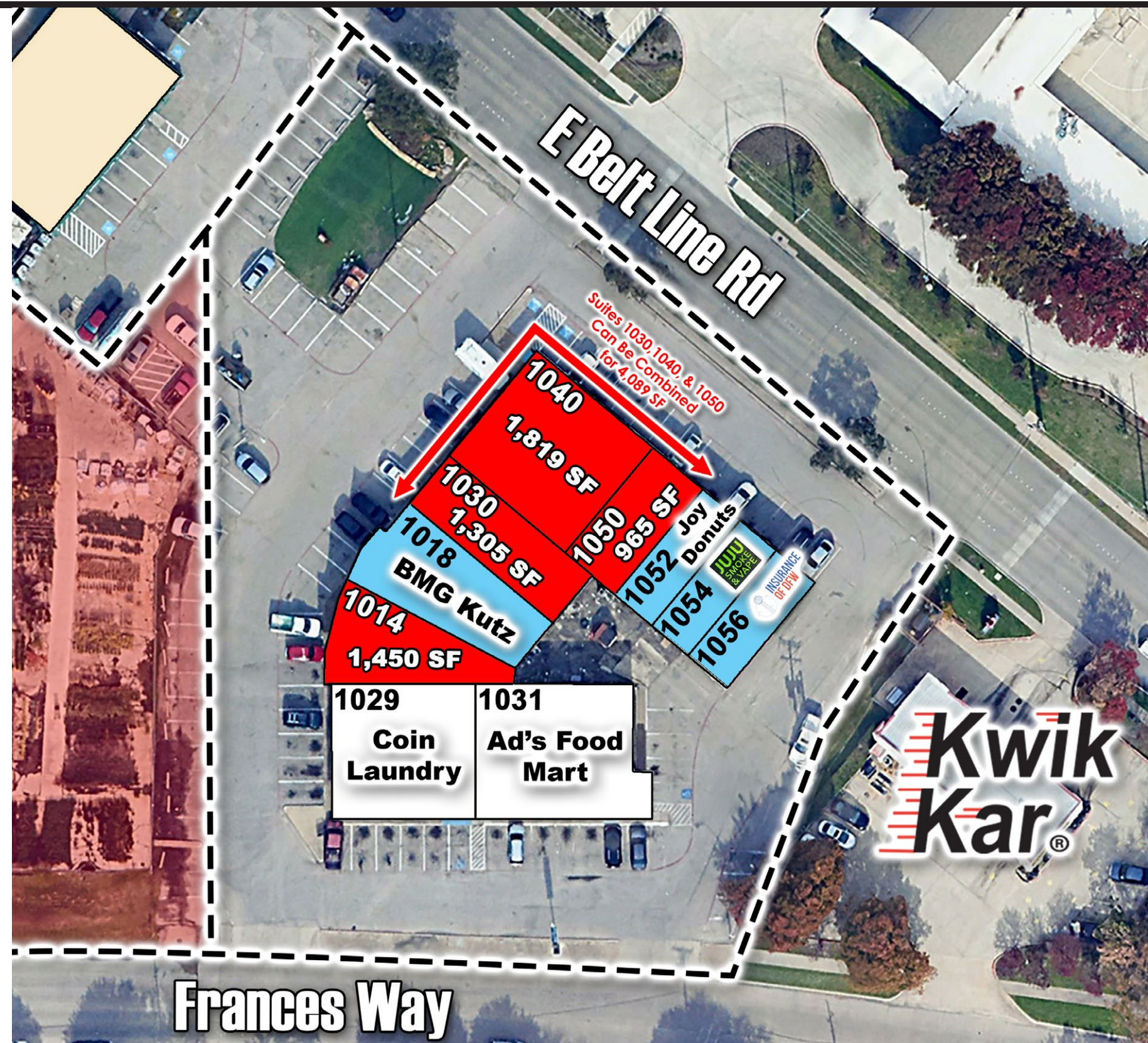
SOME TENANTS CURRENTLY OPERATING, DO NOT DISTURB

SUITE SIZE (SF)

- 1014 1,450 SF (AVAILABLE NOW)
- 1018 1,800 SF (AVAILABLE - MTM LEASE)
- 1030 1,305 SF (AVAILABLE NOW)
- 1040 1,819 SF (AVAILABLE NOW)
- 1050 965 SF (AVAILABLE NOW)

- Suites 1030, 1040, & 1050 can be combined for a total space of 4,089 SF -

- 1052 600 SF (AVAILABLE - MTM LEASE)
- 1054 600 SF (AVAILABLE - MTM LEASE)
- 1056 600 SF (AVAILABLE - MTM LEASE)

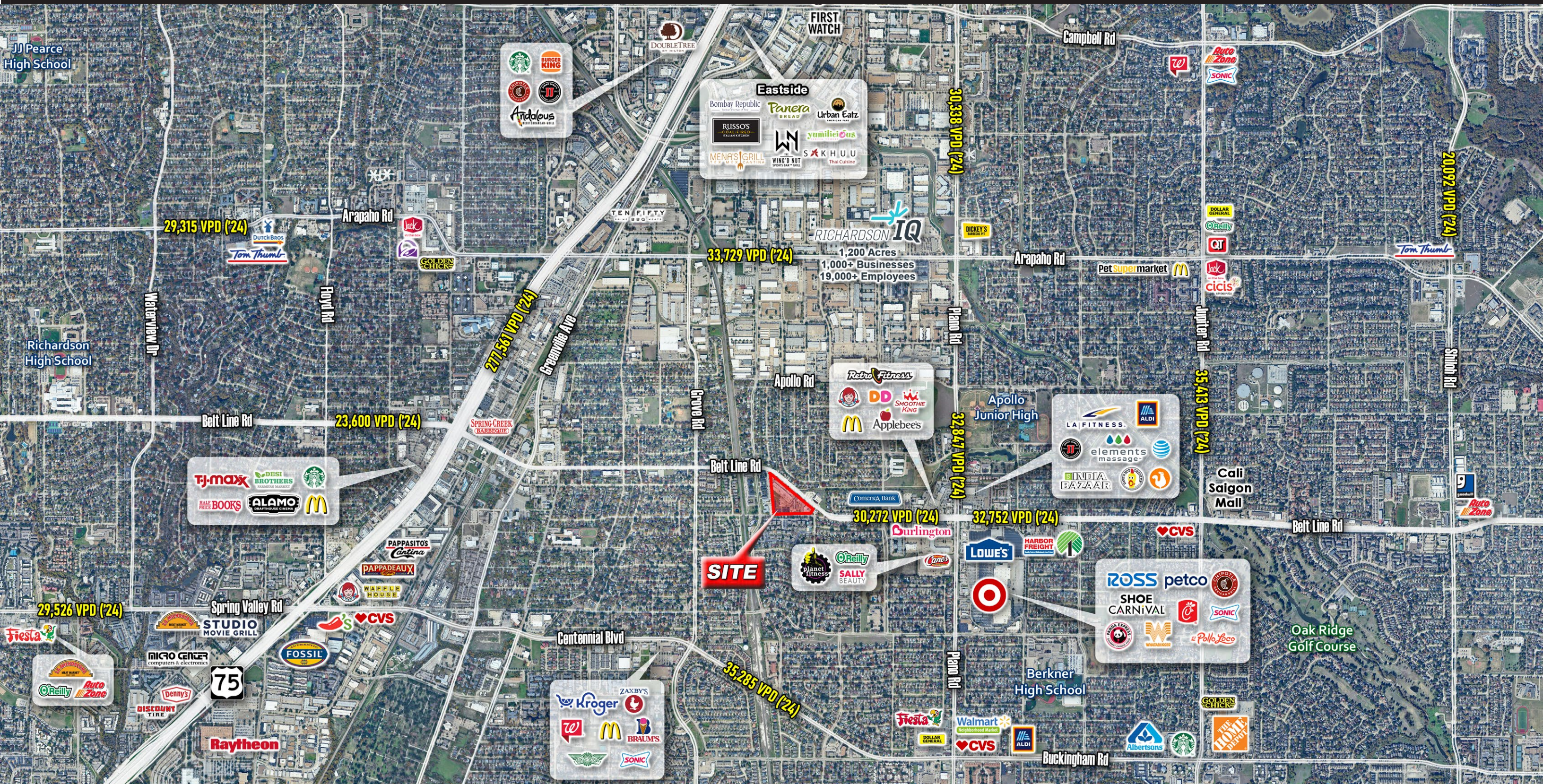




MARKET AERIAL

Belt Line Commons - For Lease

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DEMOGRAPHICS MAP & REPORT

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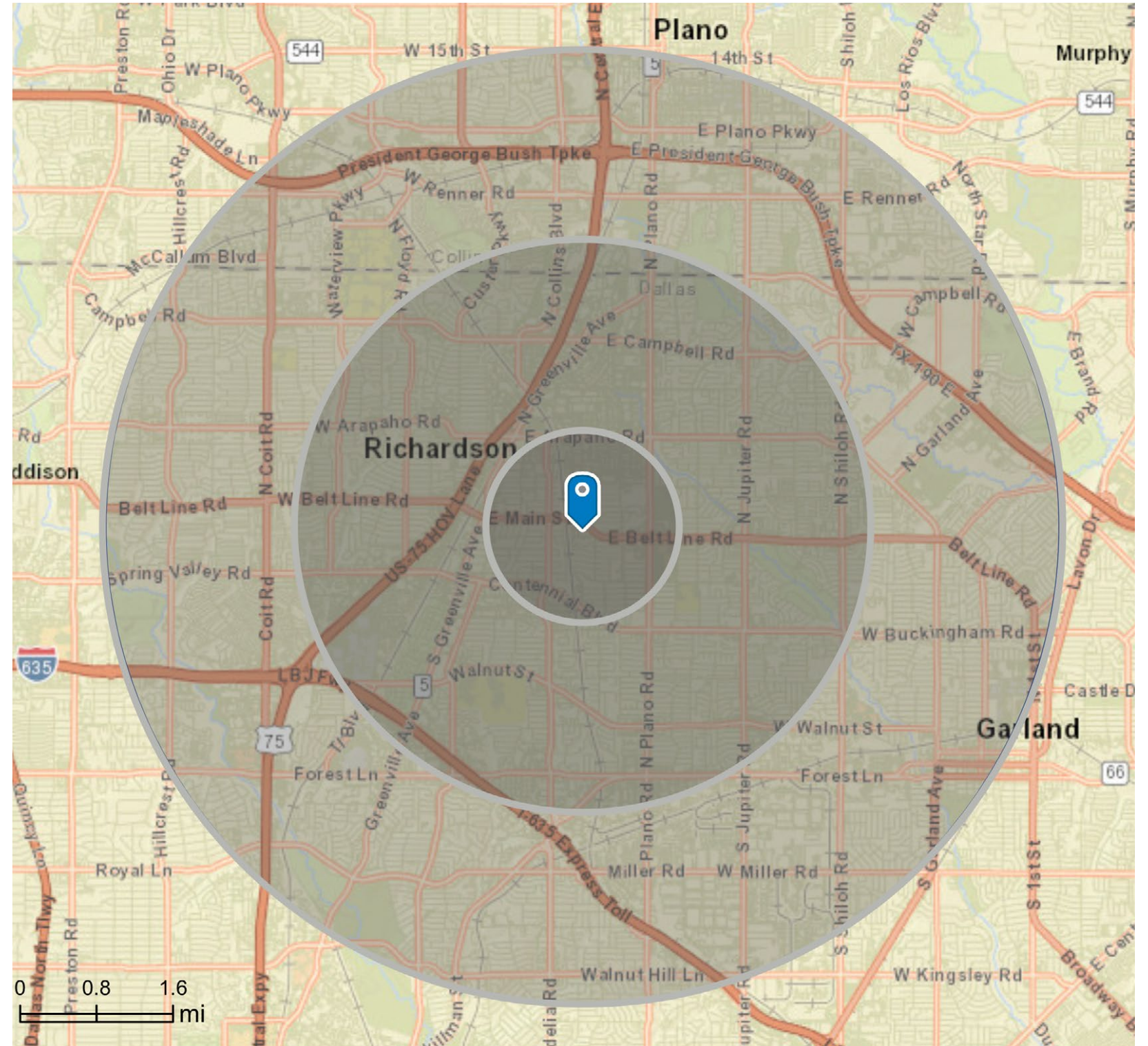
2025 DEMOGRAPHICS

| POPULATION | 1 MI | 3 MI | 5 MI |
|------------------|--------|---------|---------|
| Total Population | 12,637 | 152,367 | 374,269 |
| Median Age | 38.4 | 36.5 | 35.5 |
| Median Age (M) | 37.5 | 35.5 | 34.3 |
| Median Age (F) | 39.4 | 37.5 | 36.3 |

| HOUSEHOLDS & INCOME | 1 MI | 3 MI | 5 MI |
|---------------------|-----------|-----------|-----------|
| Total Households | 4,565 | 58,823 | 148,452 |
| # of Persons per HH | 2.77 | 2.58 | 2.46 |
| Average HH Income | \$149,174 | \$106,838 | \$120,147 |
| Average Home Value | \$381,430 | \$396,986 | \$468,505 |

TRAFFIC COUNTS

- E Belt Line Rd (W of Plano Rd): 30,272 VPD (TXDOT 2024)
- E Belt Line Rd (E of Plano Rd): 32,752 VPD (TXDOT 2024)
- Plano Rd: 32,847 VPD (TXDOT 2024)





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.

11-2-2015



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.

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.

| | | | |
|--|-------------|------------------------------|--------------|
| Crest Commercial RE | 0412595 | erik@crestcommercial.com | 214.696.6677 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Erik K. Fulkerson | 0325490 | erik@crestcommercial.com | 214.696.6677 |
| Designated Broker of Firm | License No. | Email | Phone |
| Erik K. Fulkerson | 0325490 | erik@crestcommercial.com | 214.696.6677 |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Abraham Arteaga | 0721506 | aarteaga@crestcommercial.com | 214.696.6677 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date