

FOR SALE  
INVESTMENT

# 90% LEASED INVESTMENT PROPERTY

2050 N Plano Rd | Richardson, TX 75082

1411 E Campbell Rd | Richardson, TX 75082



# VISION

COMMERCIAL REAL ESTATE

RETAIL/FLEX/OFFICE/INDUSTRIAL

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PRICE | CONTACT BROKER

PROPERTY AREA | **74,863 SF**





## PROPERTY HIGHLIGHTS

- **2024 improvements:** new roof, updated landscaping, updated façade, parking lot re-stripe
- Located near the busy intersection of N Plano Rd & E Campbell Rd nearly 30K CPD
- 1 mile from US 75/Central Expressway
- MOST tenants have annual rent bumps increasing return annually

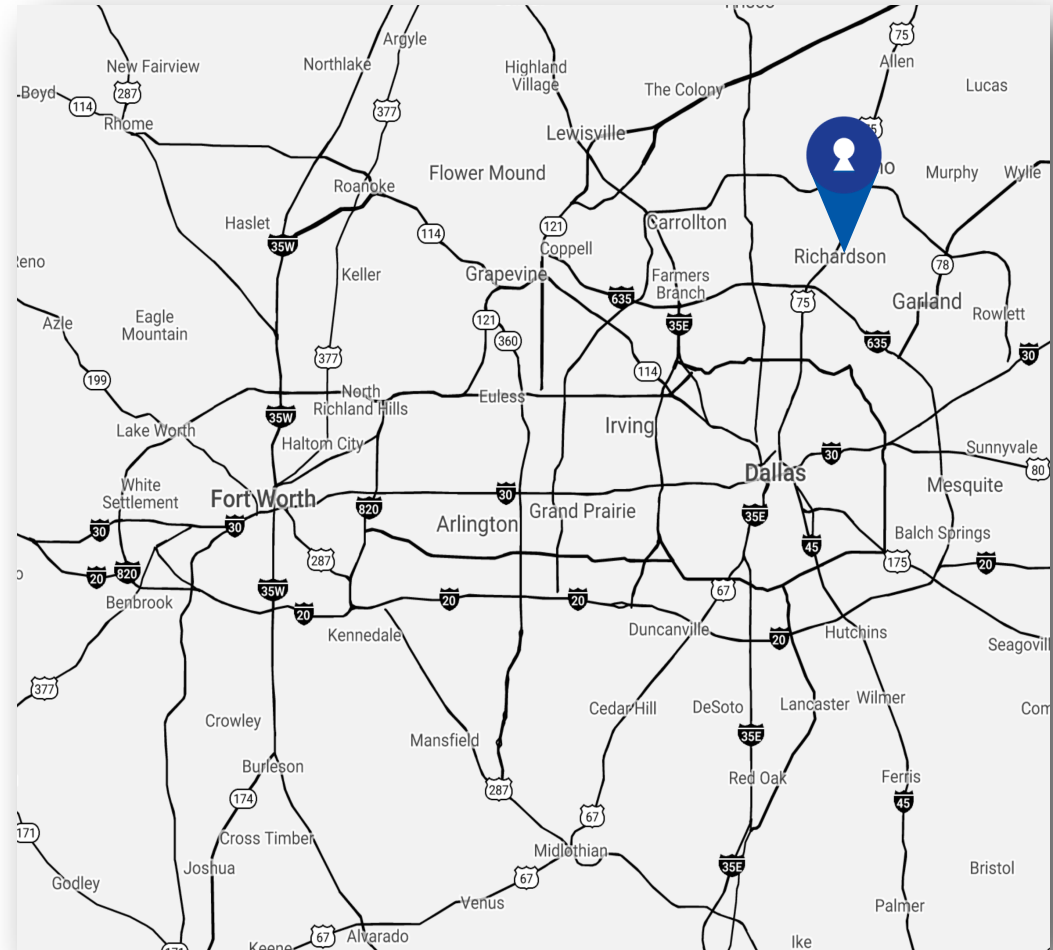
## DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE	5 MILE
POPULATION	7,036	47,328	111,105	366,348
DAYTIME POPULATION	23,570	79,893	165,533	405,290
AVG HH INCOME	\$107,451	\$100,035	\$89,476	\$89,476
POPULATION GROWTH 2025-2028	1.1%	0.86%	0.78%	0.21%

\*STDB.com 2025

## TRAFFIC COUNT

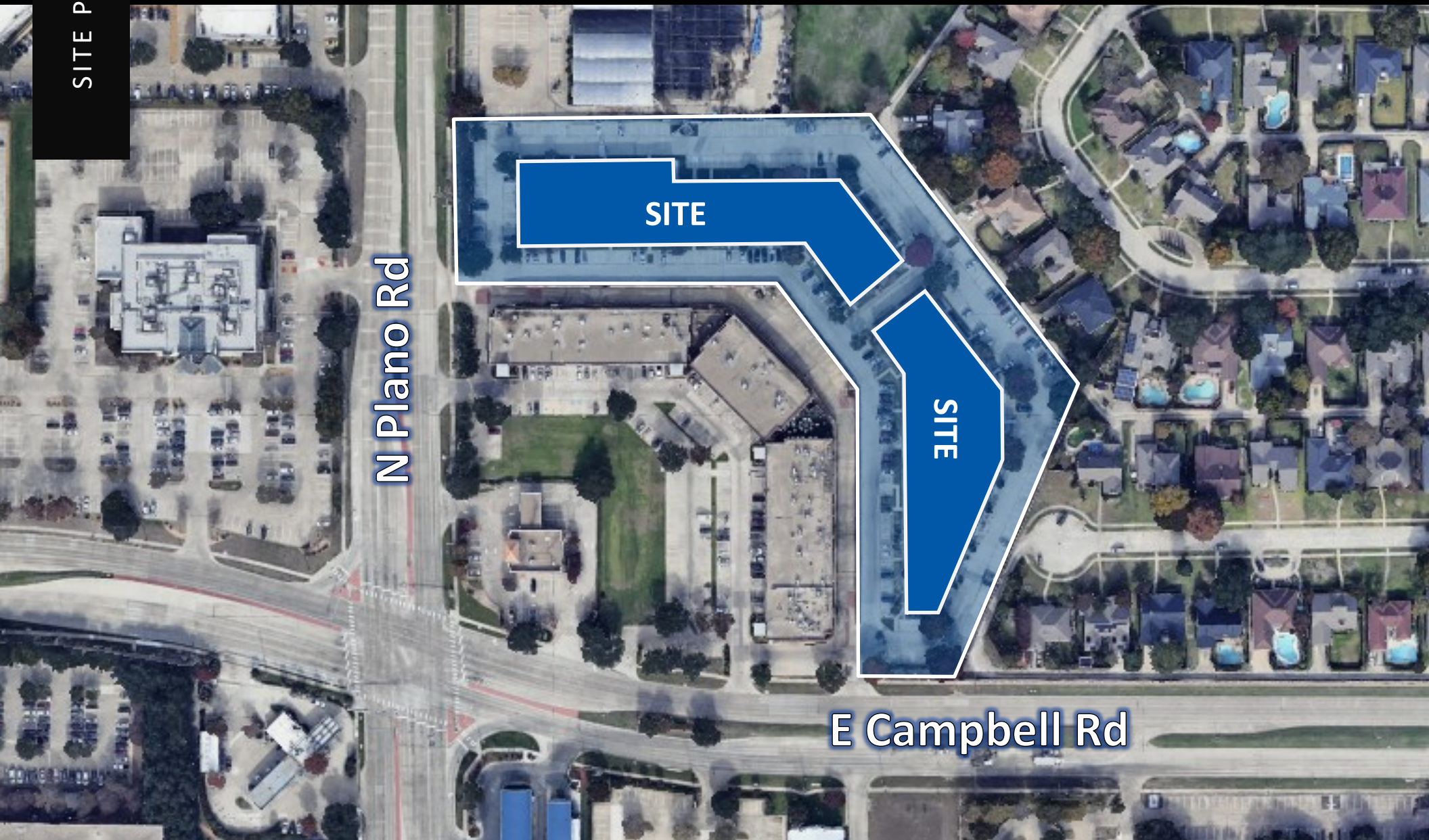
28,140 VPD at E Campbell & N Plano Rd





















PRICE	<b>\$9,999,000</b>
PRICE PSF	<b>\$133.56</b>
NOI	<b>\$690,192</b>
CAP RATE	<b>6.90%</b>
TOTAL SUITES	<b>44</b>
TENANTS	<b>33</b>
OCCUPANCY	<b>90%</b>
VACANCY	<b>10%</b>
GLA	<b>74,863 SF</b>
LOT SIZE	<b>5.31 AC</b>
YEAR BUILT	<b>1984</b>

Vision Commercial Real Estate is pleased to present the opportunity to acquire a 90% occupied 33-tenant flex property located in Richardson, TX. This 74,863 sf building sits on a 5.31 AC lot for tenants and consumers. Occupied by 33 long standing tenants, this property is a stable income producing asset with proven and stable tenants located near a highly trafficked, signalized intersection. There is significant upside potential for investors by converting the existing gross leases to NNN and or replacing one of the tenant's with a larger regional or national brand.



UNIT	SF	TENANT	RENT	RENT PSF	ELEC	CAM	TAX	INS	TOTAL	ELEC PSF	CAM PSF	TAX PSF	INS PSF	LEASE TERM	
														BEGIN	END
14-600	691	Amerimaids Metro	<div>PROVIDED WITH EXECUTED CONFIDENTIALITY AGREEMENT</div>												
20-220E	305	Stogius Maximus Distribution, LLC													
14-500	1,921	RD Designs													
20-800	3,705	Richardson Appliances													
14-101	5,252	Richardson Bar & Grill													
14-200	2,687	Reem Couture, Inc.													
20-300B	4,219	Ground Works Dance													
14-400	1,565	Amir Oud Perfumes													
14-700	1,183	Amir Oud Perfumes													
20-200B	1,250	Legends Barbershop & Co.													
20,650	1,267	TCG Warehouse Club, LLC													
20-220C	1,926	All Nations Church													



UNIT

SF

TENANT

RENT

RENT  
PSF

ELEC

CAM

TAX

INS

TOTAL

ELEC  
PSFCAM  
PSFTAX  
PSFINS  
PSFLEASE TERM

BEGIN

END

14-2000 2,993 Amir Oud Perfumes

14-1100 1,900 Zumba Blanquita

14-1700A 795 Crowned Glory

14-1000 706 Garage Tec

14-1800B 350 The Right Choice Heating  
& Air

20-210 872 Styles Plus, Inc.

20-900 1,425 Dallas Renaissance Sword  
Guild

14-1200 1,357 Iyanu Photography

20-350 1,080 Wylie Vape, LLC

20-220AB 600 Quickusta, LLC

20-220DF 480 Backstage Flowers

14-800A 2,832 River Birch Candles

**PROVIDED WITH EXECUTED  
CONFIDENTIALITY  
AGREEMENT**



UNIT	SF	TENANT	RENT	RENT PSF	ELEC	CAM	TAX	INS	TOTAL	ELEC PSF	CAM PSF	TAX PSF	INS PSF	LEASE TERM	
														BEGIN	END
14-1800	464	Dynamic Contractors	<div>PROVIDED WITH EXECUTED CONFIDENTIALITY AGREEMENT</div>												
20-400	3,800	Ambassador Word Church													
20-300A	3,190	Oasis Church													
20-300C	2,653	ASYA Partnership LLC													
14-1500	2,022	Dallas Beauty Bar													
14-1900	3,799	Amir Oud Perfumes													
14-1600	698	Athlete Factors													
14-1300	1,000	Gift of Touch													
20-450	2,000	Homeaway Enterprise, LLC													
20-500	2,650	Even More Fitness, LLC													
14-1400	1,572	Dallas Beauty Bar													
20-200A	1,170	J & JP Health and Wellness													



															<u>LEASE TERM</u>	
UNIT	SF	TENANT	RENT	RENT PSF	ELEC	CAM	TAX	INS	TOTAL	ELEC PSF	CAM PSF	TAX PSF	INS PSF	BEGIN	END	
14-1700B	727	Barber Vibez LLC	<div>PROVIDED WITH EXECUTED CONFIDENTIALITY AGREEMENT</div>													
20-100	1,781	VACANT														
20-600	1,536	WILL BE VACANT - SURELOCK														
14-800B	780	WILL BE VACANT - Clark														
20-700	1,300	VACANT														
20-1000	735	VACANT														
20-220H	225	VACANT														
20-220R	1,400	VACANT														
Total	74,863		\$62,617		\$2,941	\$12,456	\$9,768	\$4,494	\$89,336							



REVENUE	EXPENSE
Rent Reimbursement	\$62,617
CAM Reimbursement	\$12,456
Tax Reimbursement	\$9,768
Insurance Reimbursement	\$4,494
<b>TOTAL MONTHLY GROSS INCOME</b>	<b>\$89,336</b>
<b>TOTAL ANNUAL GROSS INCOME</b>	<b>\$1,072,032</b>
<b>Projecting 11/1/2025 Forward</b>	

CAM EXPENSES	EXPENSE	PSF
Fire Alarm & Sprinkler	\$175	
Roof Repair	\$1,575	
Plumbing	\$1,525	
Recoverable Repairs	\$1,775	
Irrigation System	\$635	
Electrical	\$650	
Site Lighting	\$1,235	
Locks & Keys	\$60	
Building Signage	\$75	
<b>TOTAL CAM MAINTENANCE</b>	<b>\$7,705</b>	
Trash Removal	\$15,000	
Landscaping	\$16,416	
Landscaping Supplies	\$2,400	
HVAC	\$7,200	
Pest Control	\$1,832	
Porter	\$32,256	
Snow Removal	\$500	
<b>TOTAL CONTRACT SERVICES</b>	<b>\$75,604</b>	
Water	\$24,354	
Electricity (ELEC PAID BY TENANTS REMOVED)	\$25,910	
<b>TOTAL CAM UTILITIES</b>	<b>\$50,263</b>	
Management Fee (4.5%)	\$40,590	
Bookkeeping (\$650/Mo)	\$7,800	
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>\$48,390</b>	
<b>TOTAL COMMON AREA EXPENSES</b>	<b>\$182,462</b>	<b>\$2.44</b>
<b>NON-CONTROLLABLE EXPENSES</b>		
Insurance	\$61,525	\$0.82
<b>TOTAL REAL ESTATE TAXES</b>	<b>\$137,852</b>	<b>\$1.84</b>
Real Estate Taxes	\$134,052	
Property Tax Services	\$3,800	
<b>TOTAL OPERATING EXPENSES</b>	<b>\$381,840</b>	<b>\$5.10</b>
<b>TOTAL TENANT ELEC (REMOVED FROM CAM UTILITIES)</b>	<b>\$49,655</b>	<b>\$1.65</b>

SUMMARY	EXPENSE
Gross Income	\$1,072,032
Total Expenses	-\$381,840
NOI Before Debt	\$690,192



## COMMERCE

250+ Major Companies & Headquarters  
70+ announced in 2020 & 2021 to Expand or Relocate to DFW

amazon

American Airlines



Kimberly-Clark

LOCKHEED MARTIN

Alcon



50%

### LOWER COST OF LIVING

With a lower cost of living than the top three U.S. Metros.

+7.2%

### EMPLOYMENT GROWTH

With a year over year gain of 277,600 jobs as of July 2022

## DFW AREA GROWTH

+328

people per day (2020)



1,302,041

added in 2010-2020

7,694,138

TOTAL POPULATION

11,200,000

Population by 2045

4TH LARGEST  
METRO IN U.S.

OVER 200 CITIES



## HIGHER EDUCATION

Three  
Research 1  
Universities

UNT  
UNIVERSITY OF  
NORTH TEXASUTD  
THE UNIVERSITY  
OF TEXAS AT DALLASUTR  
UNIVERSITY OF  
TEXAS AT ARLINGTON

Carnegie Classification of Institutions of  
Higher Education R-1: Doctoral Universities

30 Higher Education Institutions

15 Major Universities Including:

TCU  
SMU

#1

in the country for  
3-year job growth  
(185,600 jobs)

#1

in the country for  
job recovery to pre-  
pandemic high  
(3,951,900 jobs)

BLS, Dec. 2021

4

Global 500  
Companies  
Fortune, 2021

9

World's Most  
Admired Companies  
Fortune, 2022

22

Fortune 500  
Companies



## 3 Commercial AIRPORTS

- DFW International
- Dallas Love Field
- Alliance

Travel anywhere in  
Continental U.S. in 4 hours

Access nearly 60  
international destinations



## HEALTH CARE

138 HOSPITALS &  
FACILITIES with Acute Care  
32 MAJOR HOSPITALS  
23 HEALTHCARE SYSTEMS



# INFORMATION ON BROKERAGE SERVICES



## 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 on 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 on known by the agent, including information on 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 on agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information on about the property or transaction on 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 on. 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 on 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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 on 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 on 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.

Vision Commercial RE DFW LC	9006752	info@visioncommercial.com	817.803.3287
Broker Firm Name	License No.	Email	Phone
Trenton Price	0652029	info@visioncommercial.com	817.803.3287
Designated Broker of Firm	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

2-10-2025

