

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

Randy Scott | Roger Smeltzer Jr. CCIM

817.803.3287

VISIONCOMMERCIAL.COM

INFO@VISIONCOMMERCIAL.COM

PRICE | \$9,200,000

PROPERTY AREA | 74,863 SF



PROPERTY HIGHLIGHTS

- **2023 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

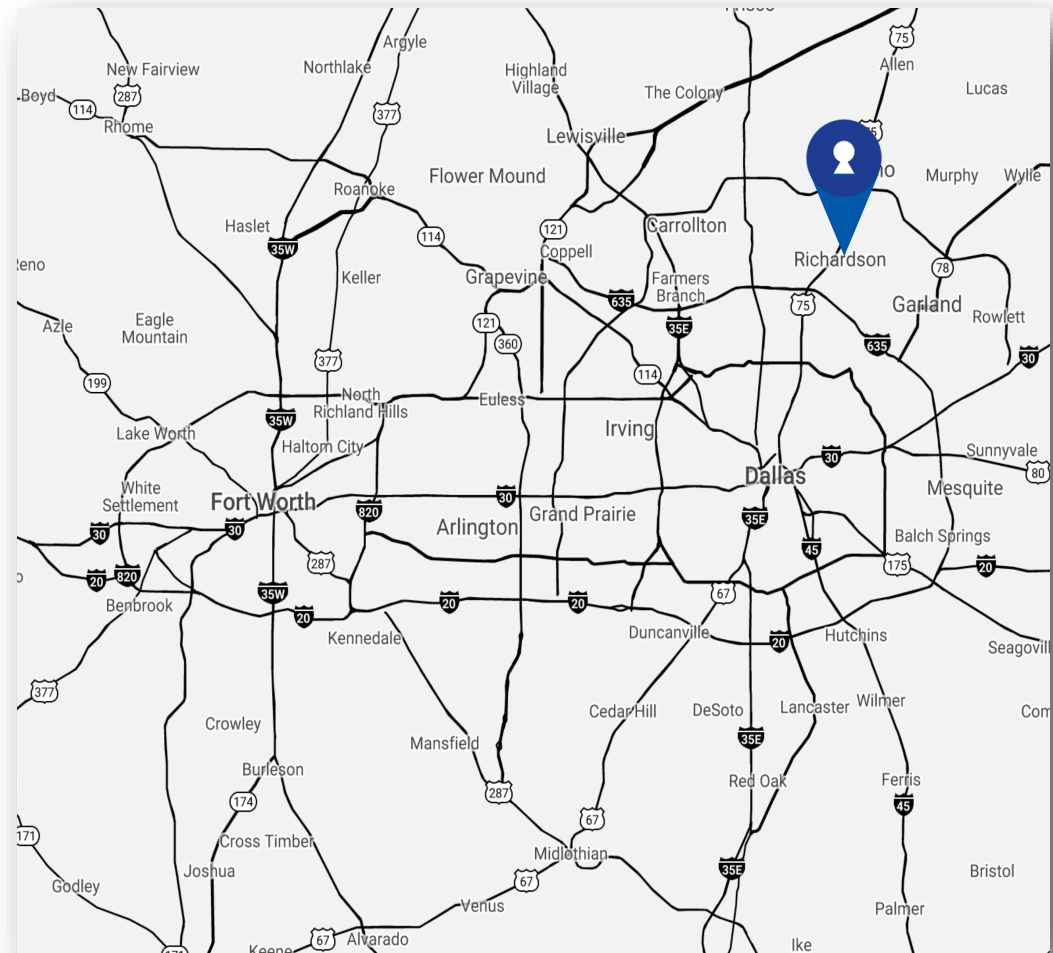
DEMOGRAPHICS

	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%

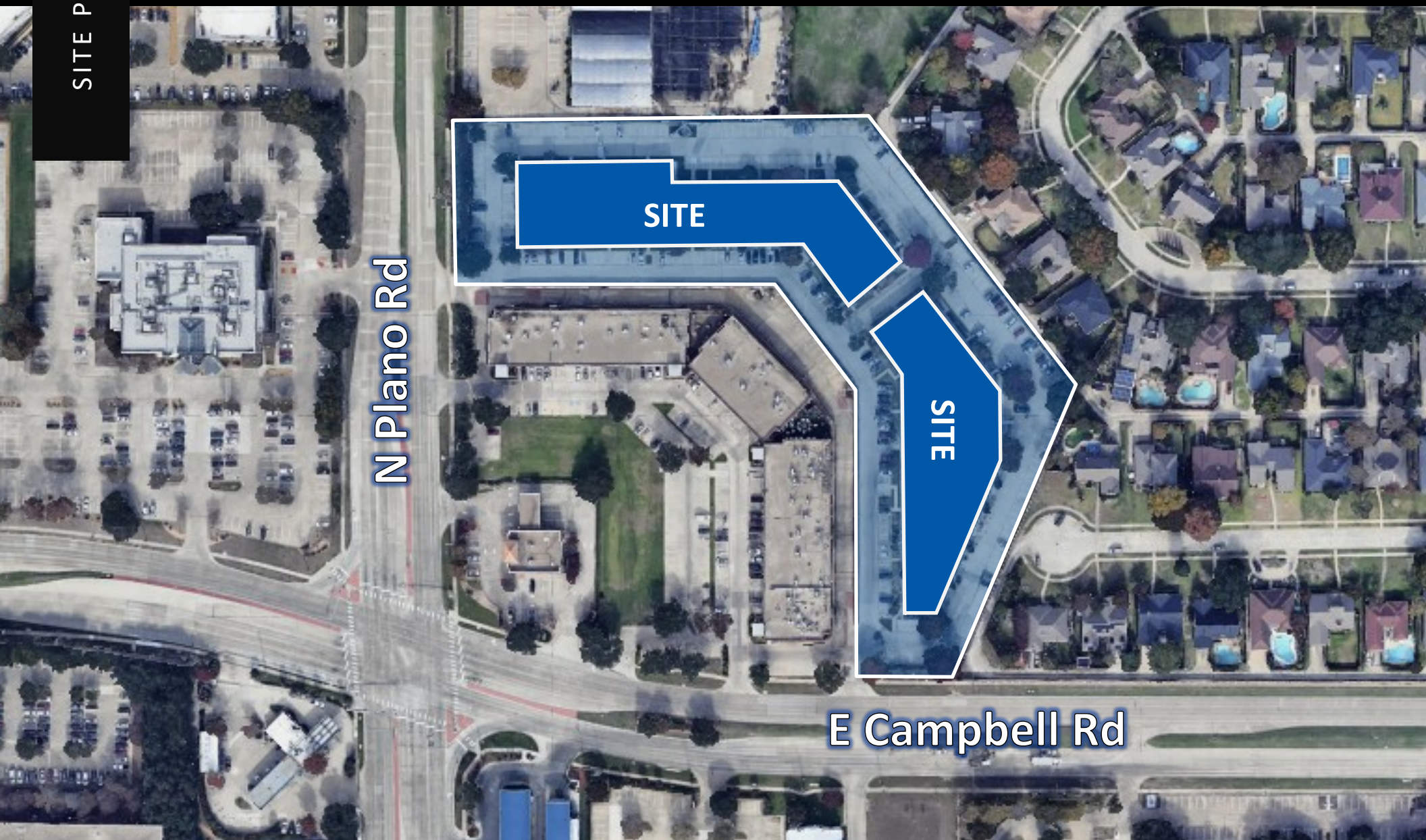
*STDB.com 2025

TRAFFIC COUNT

28,140 VPD at E Campbell & N Plano Rd











PRICE	\$9,200,000
PRICE PSF	\$122.89
NOI	\$700,447
CAP RATE	7.61%
TOTAL SUITES	44
TENANTS	34
OCCUPANCY	91%
VACANCY	9%
GLA	74,863 SF
LOT SIZE	5.31 AC
YEAR BUILT	1984

Vision Commercial Real Estate is pleased to present the opportunity to acquire a 91% occupied 34-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 34 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 tenants with a larger regional or national brand.

LEASE TERM

UNIT	SF	TENANT	RENT	RENT PSF	ELEC	CAM	TAX	INS	TOTAL	ELEC PSF	CAM PSF	TAX PSF	INS PSF	BEGIN	END
14-101	5,252	Richardson Bar & Grill													
14-200	2,687	Reem Couture, Inc.													
14-400	1,565	Amir Oud Perfumes													
14-500	1,921	RD Designs													
14-600	691	Amerimaids Metro													
14-700	1,183	Amir Oud Perfumes													
14-800A	2,832	River Birch Candles													
14-800B	780	NEW - BlueJars Water													
14-1000	706	EXPANSION-Dynamic Contractors													
14-1100	1,900	Zumba Blanquita													
14-1200	1,357	NEW - Creative Corner by Suzan													
14-1300	1,000	Gift of Touch													
14-1400	1,572	Dallas Beauty Bar													
14-1500	2,022	Dallas Beauty Bar													
14-1600	698	Athlete Factors													

**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	
14-1700A	795	Crowned Glory														
14-1700B	727	Barber Vibe LLC														
14-1800	464	NEW - Deliciously Healthy														
14-1800B	350	The Right Choice Heating & Air														
14-1900	3,799	Amir Oud Perfumes														
14-2000	2,993	Amir Oud Perfumes														
20-200A	1,170	J & JP Health and Well-ness														
20-200B	1,250	Legends Barbershop & Co.														
20-210	872	Styles Plus, Inc.														
20-220AB	600	Quickusta, LLC														
20-220C	1,926	All Nations Church														
20-220DF	480	Backstage Flowers														

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UNIT	SF	TENANT	RENT	RENT PSF	ELEC	CAM	TAX	INS	TOTAL	ELEC PSF	CAM PSF	TAX PSF	INS PSF	LEASE TERM	
														BEGIN	END
0-220E	305	Stogius Maximus Distribution, LLC	<div>PROVIDED WITH EXECUTED CONFIDENTIALITY AGREEMENT</div>												
0-300A	3,190	Oasis Church													
0-300B	4,219	Ground Works Dance													
0-300C	2,653	ASYA Partnership LLC													
0-350	1,080	Wylie Vape, LLC													
0-400	3,800	Ambassador Word Church													
0-450	2,000	Homeaway Enterprise, LLC													
0-500	2,650	Even More Fitness, LLC													
0-650	1,267	TCG Warehouse Club, LLC													
0-800	3,705	RENEWAL - Richardson Appliances													
0-900	1,425	Dallas Renaissance Sword Guild													

LEASE TERM

UNIT	SF	TENANT	RENT	RENT PSF	ELEC	CAM	TAX	INS	TOTAL	ELEC PSF	CAM PSF	TAX PSF	INS PSF	BEGIN	END
20-100	1,781	VACANT	PROVIDED WITH EXECUTED CONFIDENTIALITY AGREEMENT												
20-220H	225	VACANT													
20-220R	1,400	VACANT													
20-600	1,536	VACANT													
20-700	1,300	VACANT													
20-1000	735	VACANT													
Total	74,863		\$62,689		\$3,642	\$14,067	\$10,828	\$4,404	\$91,988						

REVENUE	
Rent Income	\$62,689
CAM Reimbursement	\$14,067
Tax Reimbursement	\$10,828
Insurance Reimbursement	\$4,404
Electricity Reimbursement	\$3,642
TOTAL MONTHLY GROSS INCOME	\$95,630
3/1/26-2/28/27 RENT INCREASES	\$15,112
TOTAL ANNUAL GROSS INCOME	\$1,162,672

CAM EXPENSES - 2026		EXPENSE	PSF
Fire Alarm & Sprinkler		\$250	
Roof Repair		\$3,595	
Plumbing		\$1,930	
Recoverable Repairs		\$1,275	
Irrigation System		\$1,010	
Electrical		\$1,225	
Site Lighting		\$2,225	
Locks & Keys		\$250	
Parking Lot		\$8,000	
TOTAL CAM MAINTENANCE		\$19,760	
Trash Removal		\$11,900	
Landscaping		\$16,416	
Landscaping Supplies		\$3,750	
HVAC		\$3,000	
Pest Control		\$1,692	
Porter		\$32,256	
Snow Removal		\$500	
TOTAL CONTRACT SERVICES		\$69,514	
Water		\$19,815	
Trash		\$11,900	
Electricity		\$32,488	
TOTAL CAM UTILITIES		\$64,203	
Management Fee (4.5%)		\$52,320	
Bookkeeping (\$650/Mo)		\$7,800	
TOTAL ADMINISTRATIVE EXPENSES		\$60,120	
TOTAL COMMON AREA EXPENSES		\$213,597	\$2.85
NON-CONTROLLABLE EXPENSES			
Insurance		\$59,100	\$0.79
TOTAL REAL ESTATE TAXES		\$147,036	\$1.96
Real Estate Taxes		\$147,036	
TOTAL OPERATING EXPENSES		\$419,733	\$5.61
TOTAL TENANT ELEC (REMOVED FROM CAM UTILITIES)		\$42,492	\$1.27

SUMMARY	
Gross Income	\$1,162,672
Total Expenses	-\$462,225
NOI Before Debt	\$700,447

COMMERCE

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

amazon

American Airlines



Kimberly-Clark

LOCKHEED MARTIN

Alcon



#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



DFW AREA GROWTH

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

+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

HEALTH CARE

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

3 Commercial AIRPORTS

- DFW International
- Dallas Love Field
- Alliance

Travel anywhere in
Continental U.S. in 4 hours

Access nearly 60
international destinations

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

2-10-2025



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