

RETAIL FOR LEASE

# AUTO REPAIR SHOP - RICHARDSON, TX

616 SOUTH CENTRAL EXPRESSWAY, RICHARDSON, TX 75080



**TRANSWORLD**<sup>®</sup>  
Commercial Real Estate



**FOR LEASE - \$20-\$23 PER SF**

5261 Quebec Street, Suite 200  
Greenwood Village, Colorado 80111



**PRESENTED BY:**

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Principal & Managing Broker  
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TX- 0813285

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# PROPERTY SUMMARY

Auto Repair Shop - Richardson, TX  
616 South Central Expressway | Richardson, TX 75080



## Highlights

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Price:	\$20-\$23 per SF
Zoning:	SUB-A
Lot Size:	0.36 ac
Year Built:	1963
Total SF	4,790

## Property Overview

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The property at 616 S Central Expy, Richardson, TX 75080, is home to an Auto Repair Shop and Car Dealership, offering a diverse inventory of new and used vehicles and auto repair services. Strategically located along the bustling Central Expressway, the property benefits from high visibility and easy access to major highways, making it an ideal spot for commercial activity. The property features a waiting room, reception office, 3 private rooms/offices, 3 bathrooms and a 3,677 SF garage with 5 bay doors. The total lot size is 0.36 acres.

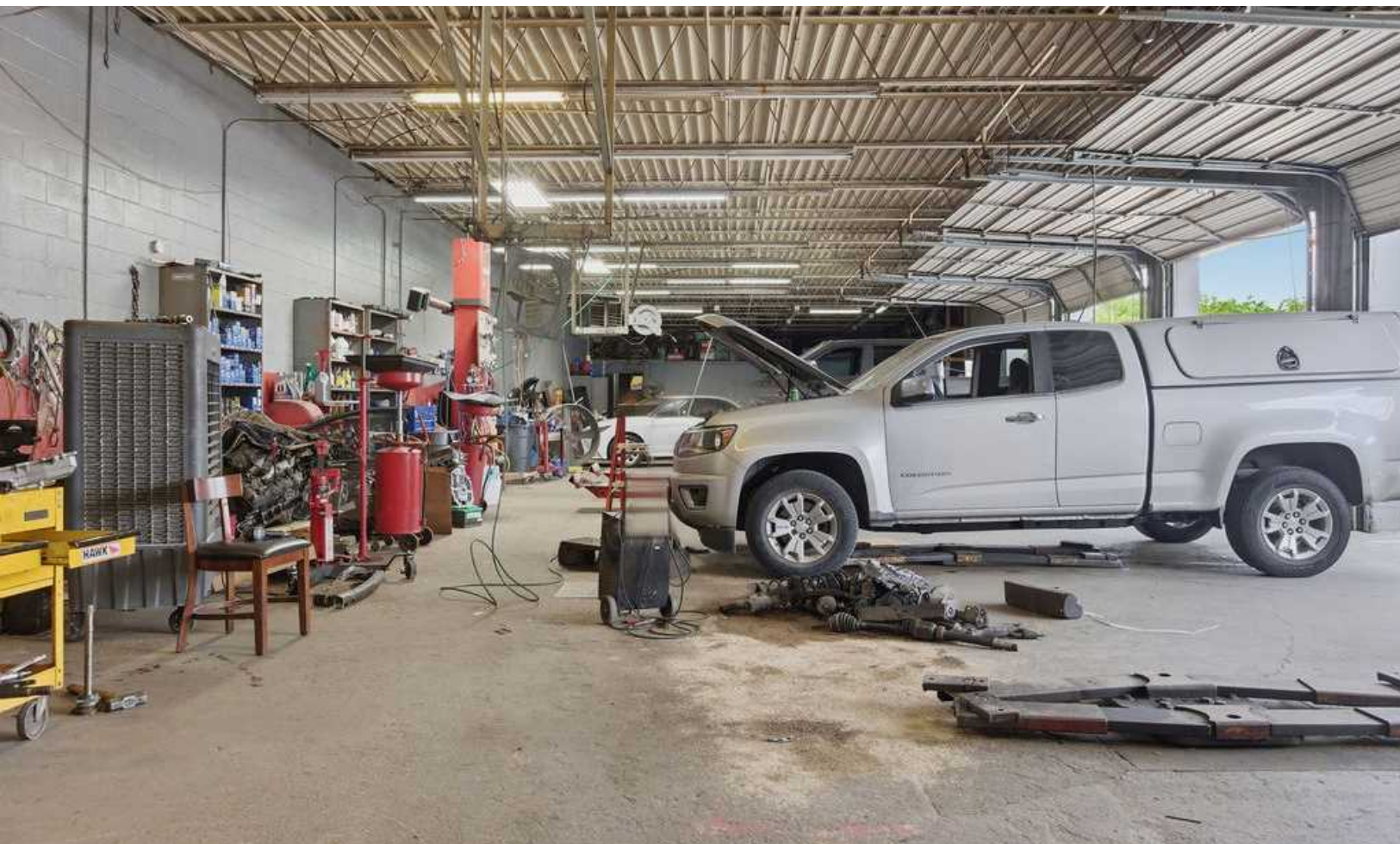
## Location Overview

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Located at 616 S Central Expy in Richardson, TX 75080, this property offers outstanding visibility and direct access along the high-traffic South Central Expressway (US-75). In the heart of the renowned Telecom Corridor, it provides quick connectivity to the President George Bush Turnpike, DFW International Airport (approx. 20-25 minutes), and downtown Dallas. Nearby DART Red Line stations (Spring Valley and Arapaho Center) ensure convenient public transit for employees and customers. Surrounded by strong retail, dining, and business amenities, the site benefits from Richardson's thriving technology, corporate, and innovation-driven economy anchored by the University of Texas at Dallas. Ideal for retail, service, or flex users seeking maximum exposure in a prosperous North Dallas suburb.

# PROPERTY PHOTOS

Auto Repair Shop - Richardson, TX  
616 South Central Expressway | Richardson, TX 75080



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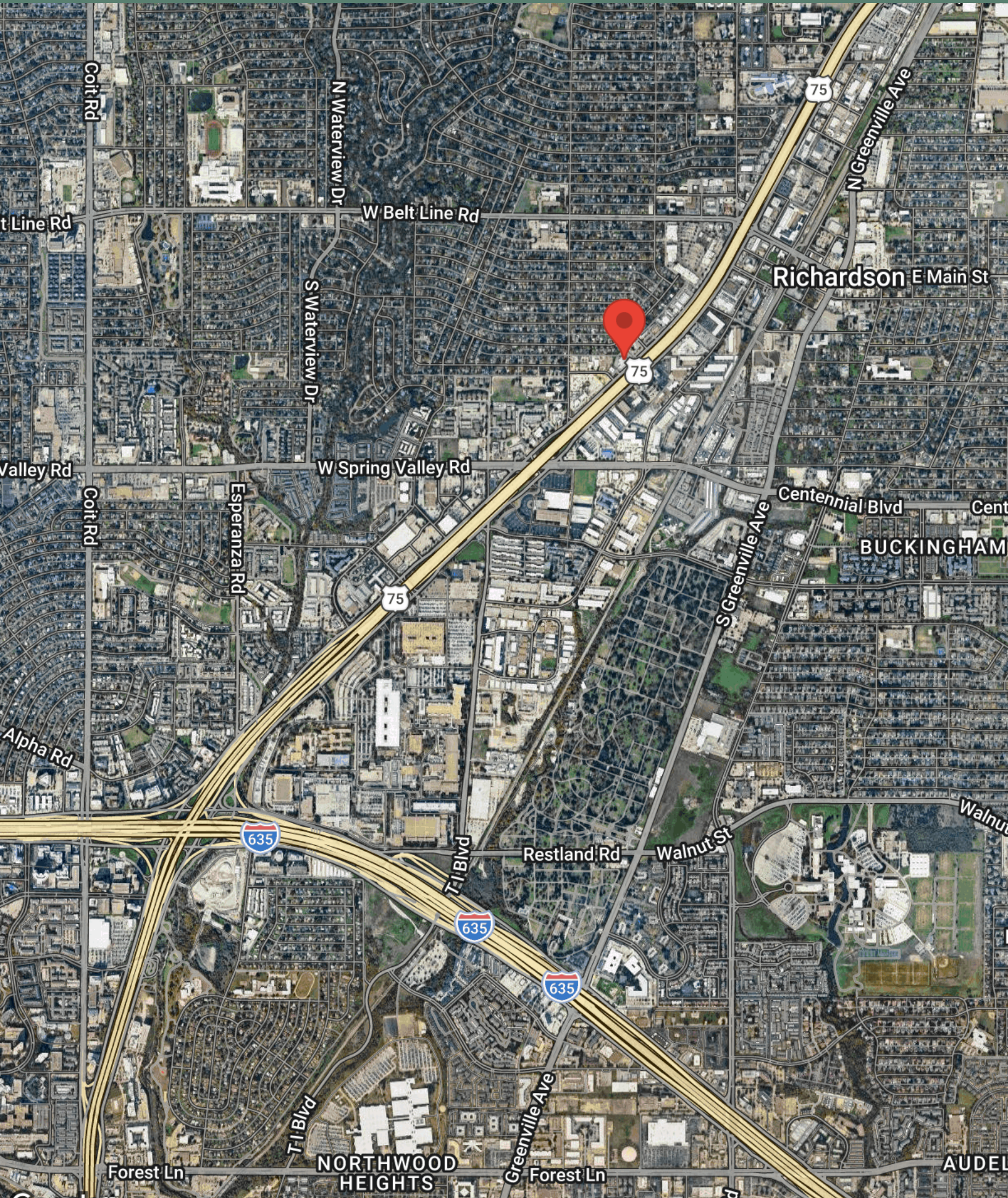
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# REGIONAL MAP

Auto Repair Shop - Richardson, TX  
616 South Central Expressway | Richardson, TX 75080



# AERIAL MAP

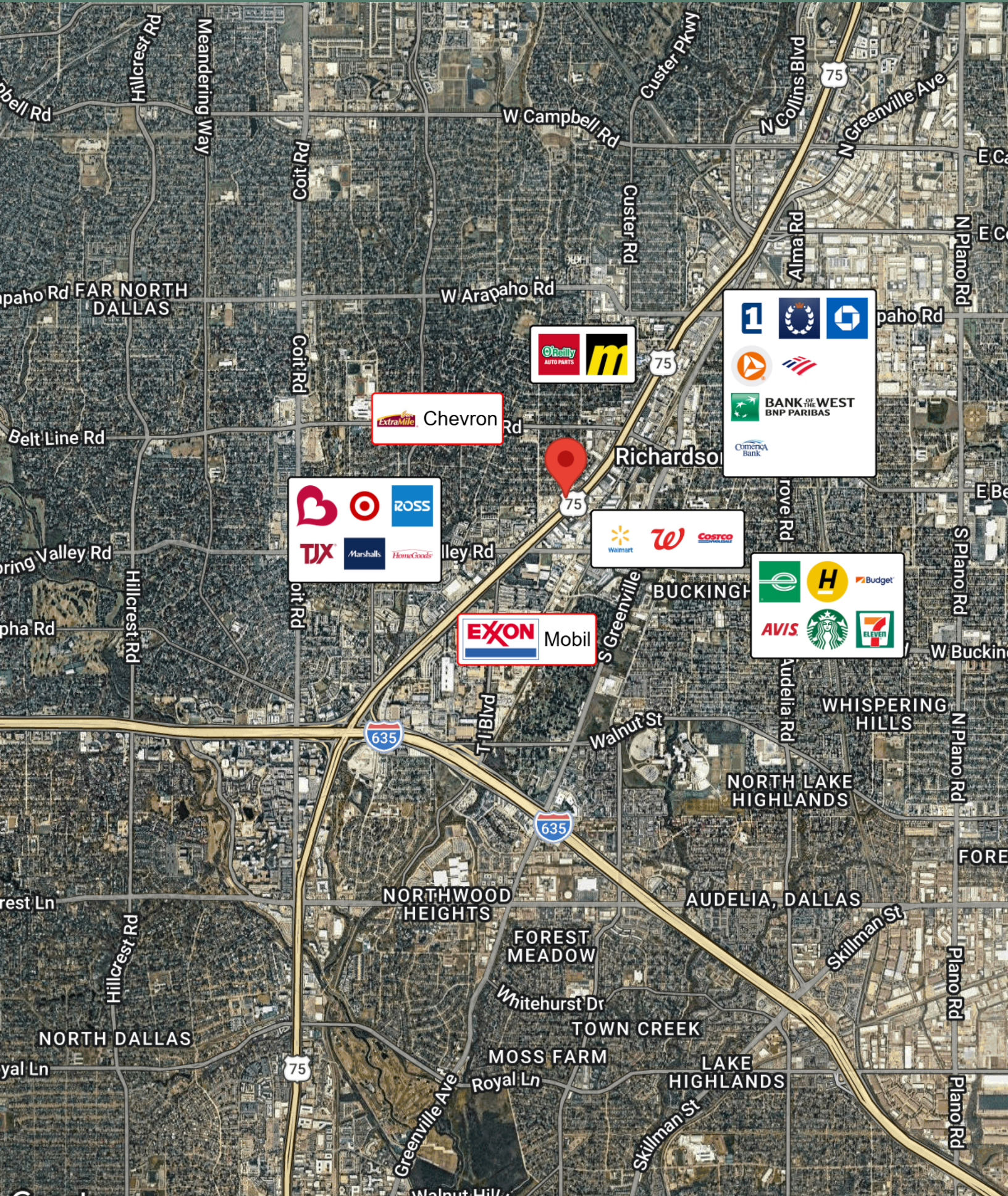
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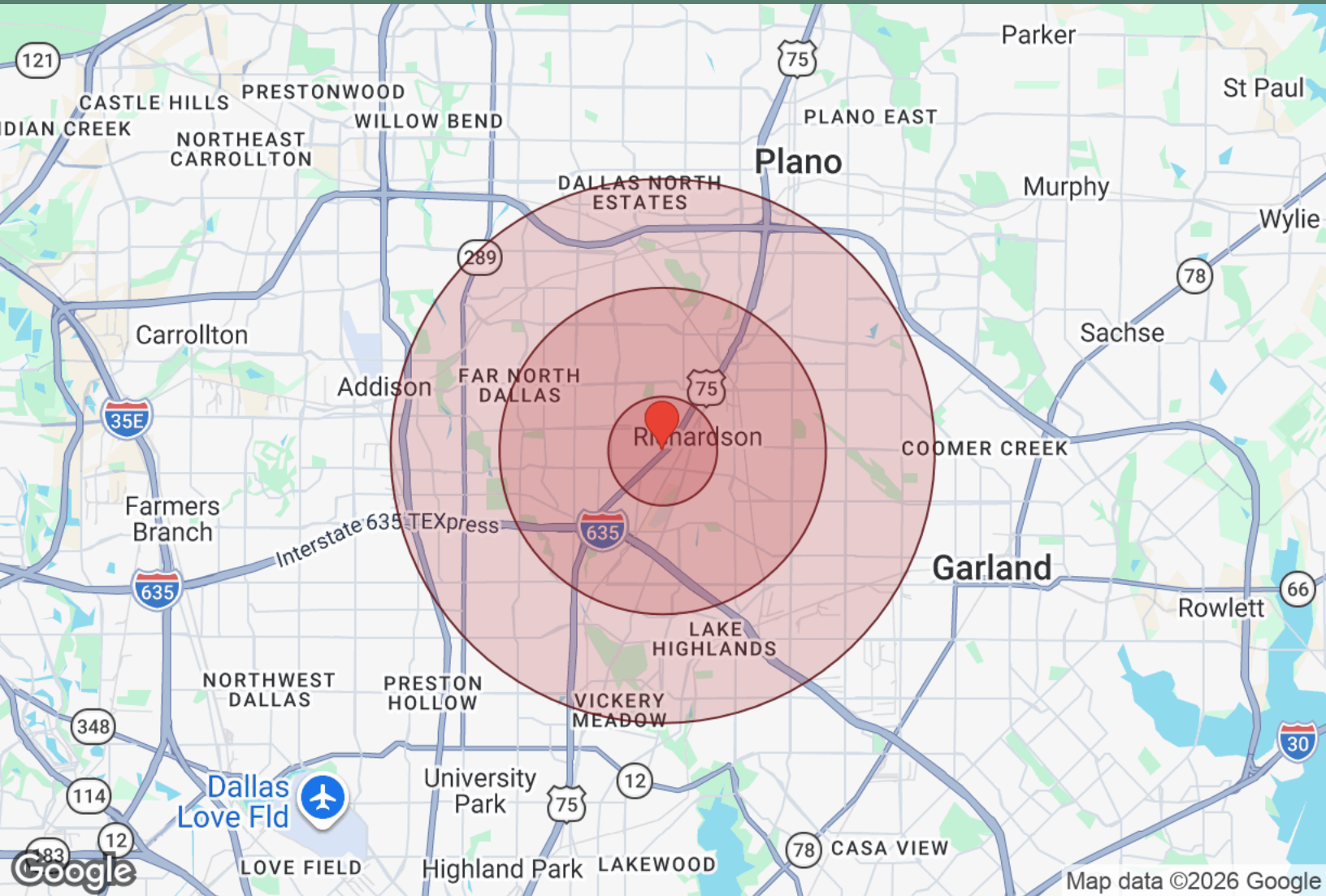
# BUSINESS MAP

Auto Repair Shop - Richardson, TX  
616 South Central Expressway | Richardson, TX 75080



# DEMOGRAPHICS

Auto Repair Shop - Richardson, TX  
616 South Central Expressway | Richardson, TX 75080



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

	1 Mile	3 Miles	5 Miles
<b>Population</b>			
Male	6,662	76,037	206,579
Female	7,091	74,054	202,644
Total Population	13,753	150,091	409,223
<b>Race / Ethnicity</b>			
White	5,057	50,476	146,993
Black	2,476	33,140	80,699
Am In/AK Nat	28	225	573
Hawaiian	3	45	123
Hispanic	4,365	47,999	120,107
Asian	1,525	15,159	52,626
Multiracial	281	2,792	7,489
Other	19	270	614
<b>Housing</b>			
Total Units	6,394	64,804	189,075
Occupied	5,771	57,980	171,316
Owner Occupied	2,376	23,882	67,163
Renter Occupied	3,395	34,098	104,153
Vacant	623	6,824	17,759

	1 Mile	3 Miles	5 Miles
<b>Age</b>			
Ages 0 - 14	2,863	30,442	76,154
Ages 15 - 24	1,510	21,507	57,648
Ages 25 - 54	6,042	61,606	170,532
Ages 55 - 64	1,370	14,834	41,663
Ages 65+	1,967	21,702	63,227
<b>Income</b>			
Median	\$86,594	\$75,293	\$80,247
Under \$15k	421	5,780	13,956
\$15k - \$25k	323	3,841	10,218
\$25k - \$35k	332	3,697	11,046
\$35k - \$50k	556	5,984	16,858
\$50k - \$75k	899	9,593	28,491
\$75k - \$100k	762	8,049	24,239
\$100k - \$150k	1,048	8,526	25,791
\$150k - \$200k	675	4,553	15,406
Over \$200k	755	7,956	25,311



**Will Connery**  
**Commercial Broker**  
**will@transworldcre.com**  
**(817) 214-4434**

**William Connery is a dedicated commercial real estate broker with a passion for serving clients like family. Licensed since 2023, he specializes in the hospitality market in the Dallas-Fort Worth area, leveraging his expertise to deliver exceptional results. As a market expert, he provides unparalleled insights and personalized solutions.**

**In his free time, Will enjoys attending Dallas sporting events with his wife and three children, creating lasting family memories.**

2-10-2025



## 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 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. **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 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. **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. 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.

<b>Transworld Commercial Brokers, LLC</b> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<b>9013356</b> License No.	<b>phil@transworldcre.com</b> Email	<b>(303)981-1936</b> Phone
Designated Broker of Firm <b>Philip Kubat</b>	License No. <b>759206</b>	Email <b>phil@transworldcre.com</b>	Phone <b>(303)981-1936</b>
Licensed Supervisor of Sales Agent/ Associate <b>William Connery</b>	License No. <b>813285</b>	Email <b>will@transworldcre.com</b>	Phone <b>607-423-8718</b>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

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

IABS 1-1

**OWNER:** \_\_\_\_\_

**Date:** \_\_\_\_\_