

For Lease



Hunington

Hunington Properties, Inc.

501 W President George Bush Hwy

Suite #150

Richardson, TX 75080

214-689-3600

hpiproperties.com

Freestanding Commercial Buildings with Excess Parking

211 & 227 Central Expy

Richardson, TX 75080

For Lease



FREESTANDING COMMERCIAL BUILDINGS WITH EXCESS PARKING

211 & 227 Central Expy, Richardson, TX 75080

Property Information

Rental Rate	Contact Listing Agent
NNN	Contact Listing Agent
Building size	1,524 SF
Land size (Acres)	0.4224 AC

Property Highlights

- Freestanding commercial property with existing building improvements and ample on-site parking.
- High-visibility location ideal for service-oriented, showroom, contractor, office, or specialty commercial users. See pages 8, 9, and 10 for use chart.
- Flexible layout with potential for adaptive reuse by a variety of options.
- Hard-to-find site offering parking, access, and functional improvements for businesses with vehicles, equipment, or customer traffic.
- Former automotive-use property with infrastructure that may reduce build-out costs for certain approved commercial uses.
- All proposed uses are subject to city approval and tenant verification of zoning, permitting, and Certificate of Occupancy requirements.

Demographics

Population	1 mi. - 12,202
(2025)	3 mi. - 148,418
	5 mi. - 405,680

Average Household Income	1 mi. - \$127,098
	3 mi. - \$119,105
	5 mi. - \$124,830

Traffic Count	S Central Expwy (NE) - 9,740 vpd
	West Main St (SE) - 24,025 vpd
	S Central Expwy, US 75 (NE) - 99,721 vpd

For More Information

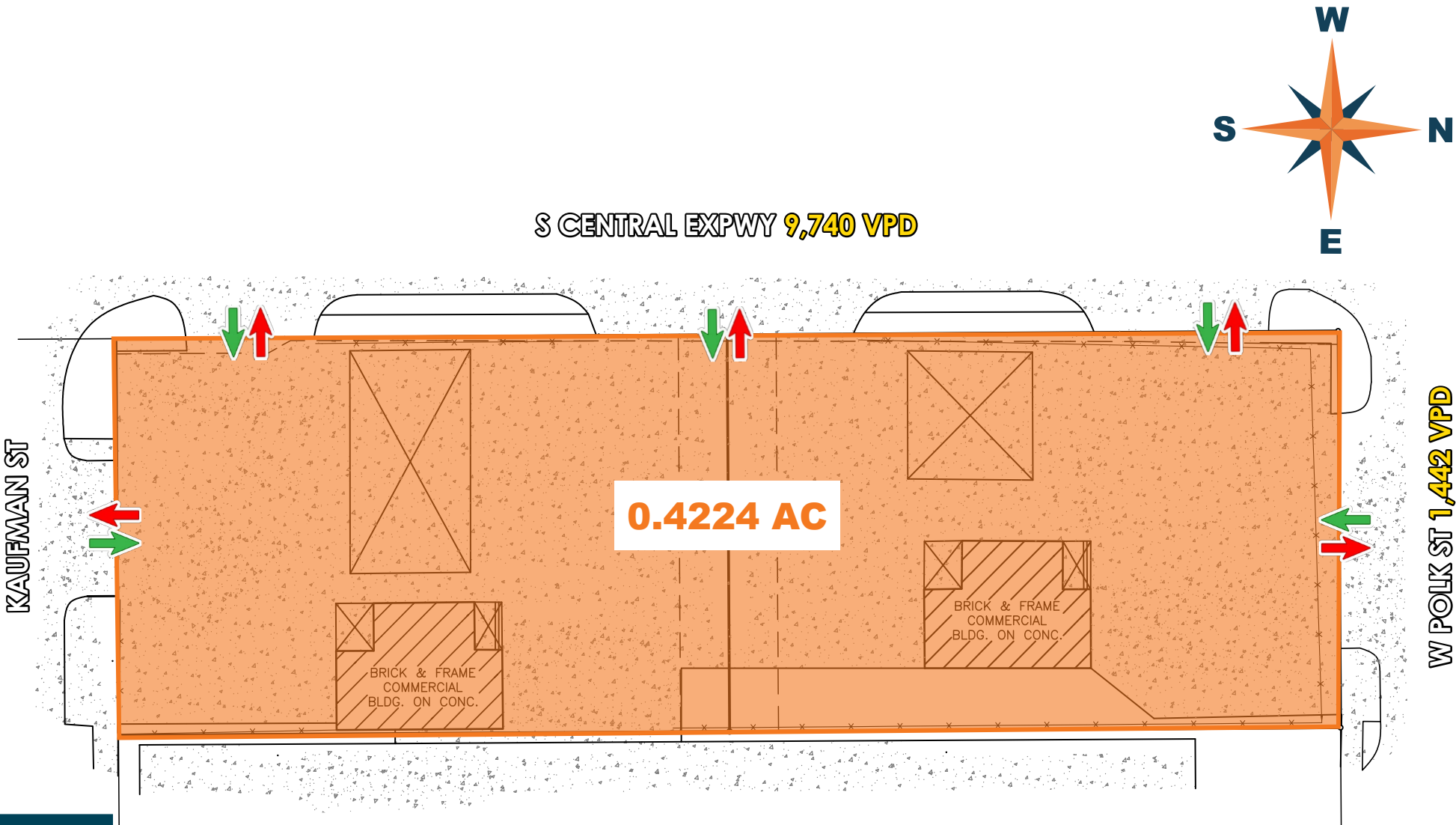
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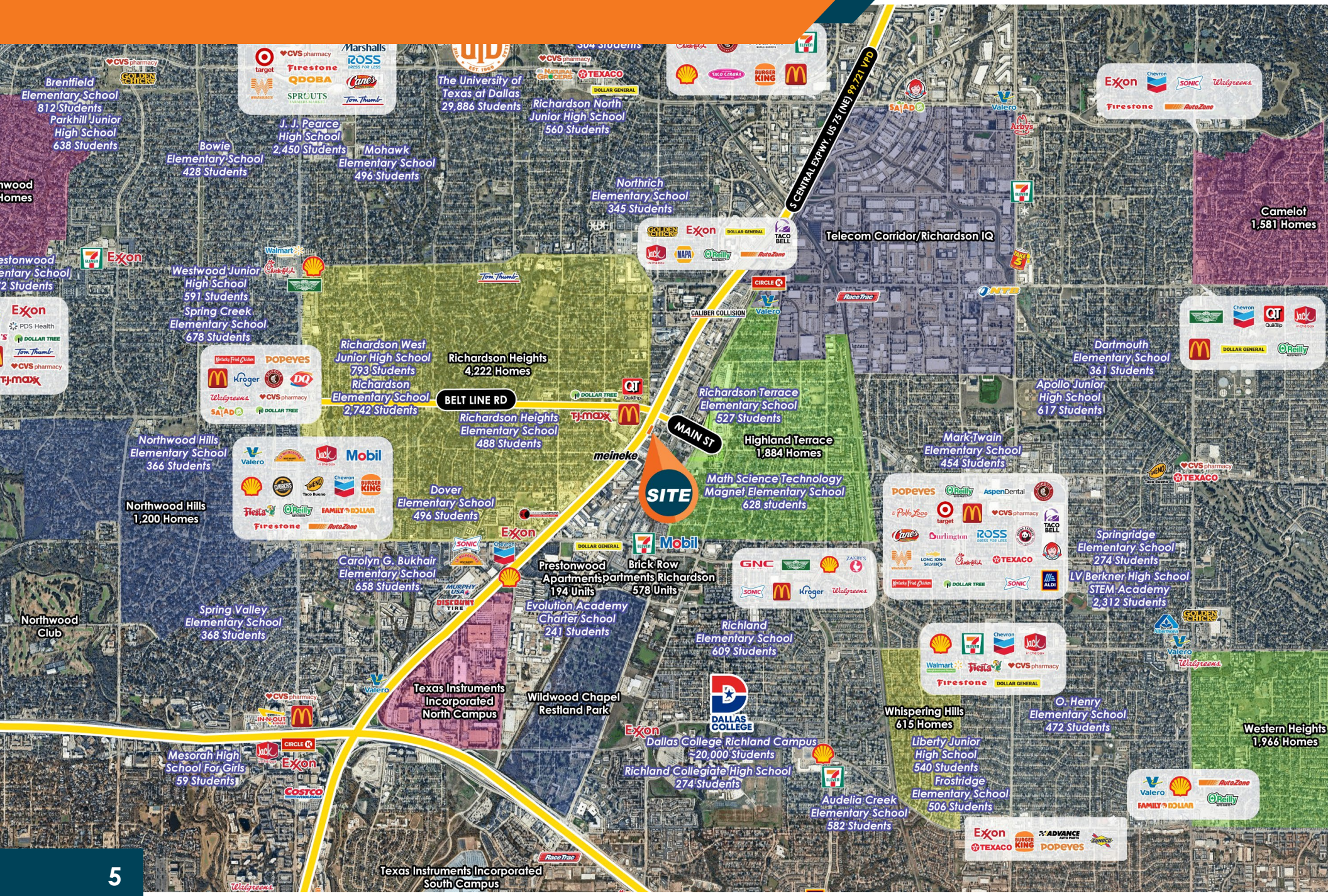
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The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by Hunington Properties or by any agent, independent associate, subsidiary or employee of Hunington Properties. This information is subject to change.

Site Plan







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FREESTANDING COMMERCIAL BUILDINGS WITH EXCESS PARKING | USE CHART

MAIN STREET USE TYPE	HOW PERMITTED	SUPPLEMENTAL USE REQUIREMENTS
NON-RESIDENTIAL	P - PERMITTED S - SPECIAL PERMIT	
Adult Day Care	S	-
Antenna, Commercial, In Excess of Three Antennas	S	See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Amusement Arcade	S	
Antenna, Accessory	P	
Antenna, Commercial	P	
Antenna, Freestanding	S	
Antenna, Mounted	P	
Art Gallery	P	
Assisted Living Facility	S	
Bakery	P	
Bank or Financial Institution	P	
Barber or Beauty Salon	P	Skin and nail care as accessory uses only.
Beer & Wine Package Sales - 75% or more Revenue from Sales	S	
Beer & Wine Package Sales - Less than 75% Revenue from Sales	P	
Boarding Kennel	S	See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Carwash	S	
Catering Service	P	
Child Care Center	S	See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Church	P	
Commercial Amusement Center	S	
Construction Field Office	P	
Drive-Through Facility (All Uses)	S	
Drugstore or Pharmacy	P	
Electronic Cigarette Establishment	S	
Fine Arts Studio	P	



MAIN STREET USE TYPE	HOW PERMITTED	SUPPLEMENTAL USE REQUIREMENTS
Food Truck Park	S	
Fraternal Organization	P	
Health Club	P	
Helipad	S	
Home Occupation	P	See Article I, Title, Definitions, General Provisions, Auto Wrecking Yards and Swimming Pools, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Hospital	S	
Hotel, Full Service	P	
Hotel, Other	S	
Independent Living Facility	S	
Large Scale Retail/Service Store	S	See Subsection II.D.6, Architectural Standards
Laundromat	S	
Laundry or Dry Cleaning Service	P	Not to exceed 6,000 SF
Laundry Pick Up Station	P	
Live/Work Unit	P	
Mailing Service	P	
Manufacturing Facility, Artisinal	P	Establishments 6,000 SF or less are permitted by right. Establishments larger than 6,000 SF require approval of a Special Permit.
Martial Arts School	P	
Massage Establishment	S	
Microbrewery	P	
Mortuary or Funeral Home	S	
Motor Vehicle Parts and Accessory Sales	P	
Motor Vehicle Service Station, No Repair	S	
Movie Theater	P	
Nursery or Greenhouse	S	
Nursing/Convalescent Home	S	
Office	P	
Open Air Market	S	See Chapter 12, Code of Ordinances, as amended or its successors.
Parking, Surface Lot or Garage, Municipal	P	
Parking, Surface Lot	S	
Parking, Garage	P	



MAIN STREET USE TYPE	HOW PERMITTED	SUPPLEMENTAL USE REQUIREMENTS
Performing Arts Center	P	
Pet Sales and Grooming	P	See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Photography or Art Studio	P	
Print Shop, Minor	P	
Private Club	S	See Subsection II.D.4.a.ii.b), Establishments Selling and/or Serving Alcoholic Beverages for On-Site Consumption, for exemption.
Private Recreation Club	S	
Public Building	P	
Radio, Recording or Television Studio	P	
Repair Shop, Household Items	P	
Repair Shop, Personal Items	P	
Restaurant with Curb Service	S	
Restaurant with Drive-Through Service	S	
Restaurant Without Drive-Through or Curb Service	P	
Retail Sales	P	
School, Parochial (Not Located on Same Lot as Religious Institution)	S	
School, Parochial (Located on Same Lot as Religious Institution)	P	
School, Private	S	
Smoking Establishment	S	
Tailor Shop	P	
Tattoo and Permanent Cosmetics	S	
Veterinary Office	P	See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Winery/Distillery	P	See Subsection II.D.4.a.ii.b), Establishments Selling and/or Serving Alcoholic Beverages for On-Site Consumption, for exemption.

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.

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.

Hunington Properties, Inc. Licensed Broker /Broker Firm Name or Primary Assumed Business Name	454676 License No.	sandy@hpiproperties.com Email	713.623.6944 Phone
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N/A Sales Agent/Associate's Name	N/A License No.	N/A Email	N/A Phone

Buyer/Tenant/Seller/Landlord Initials

Date