



Avid

REAL ESTATE ADVISORS

www.avidrea.com

214.379.1040

26,180 SF Available at E Belt Line Road & Plano Road

1301 E Belt Line Rd
Richardson, TX 75081

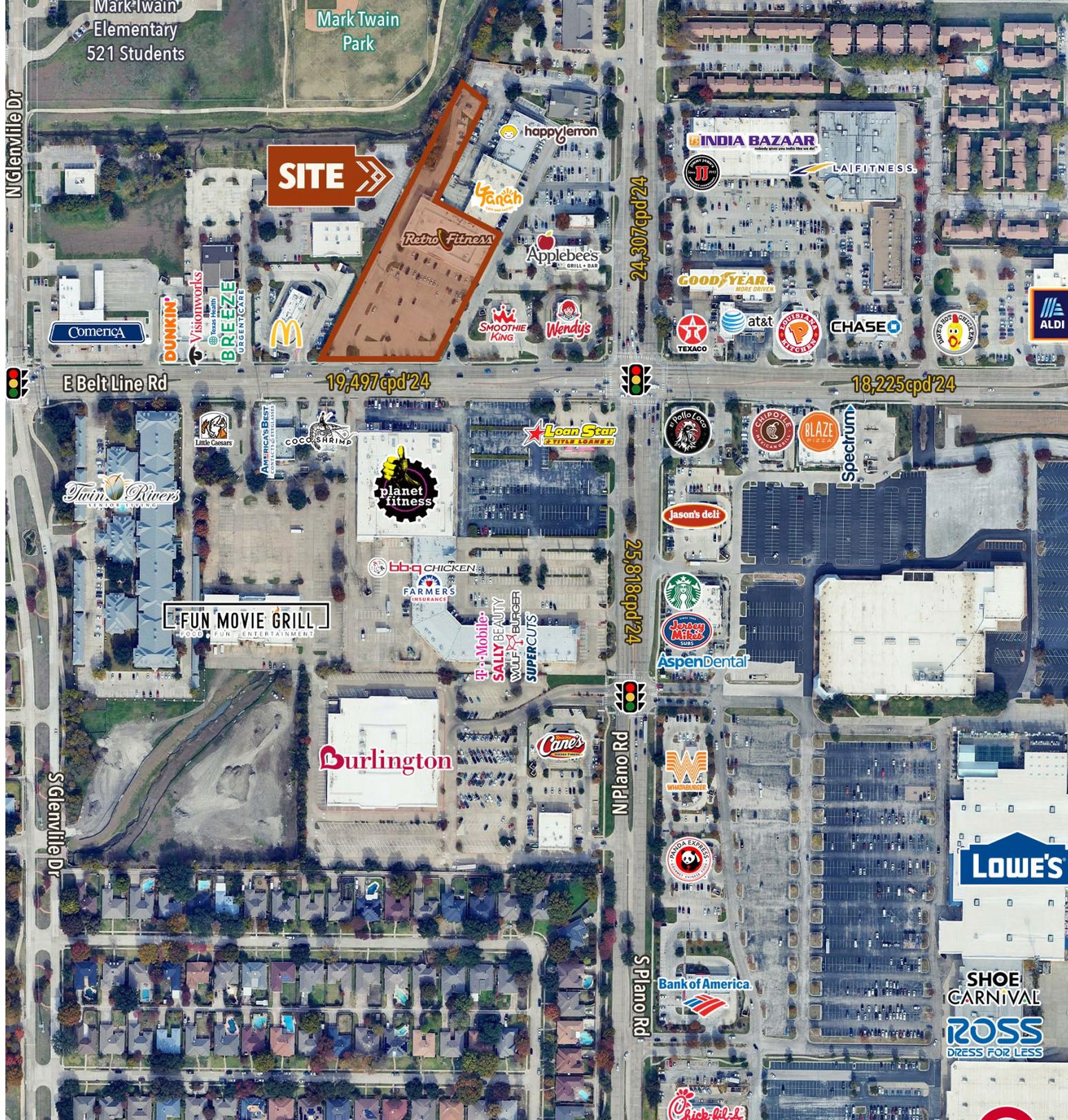
CONTACT BROKER FOR MORE INFORMATION:

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214.379.1041

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rclark@avidrea.com
214.379.1050

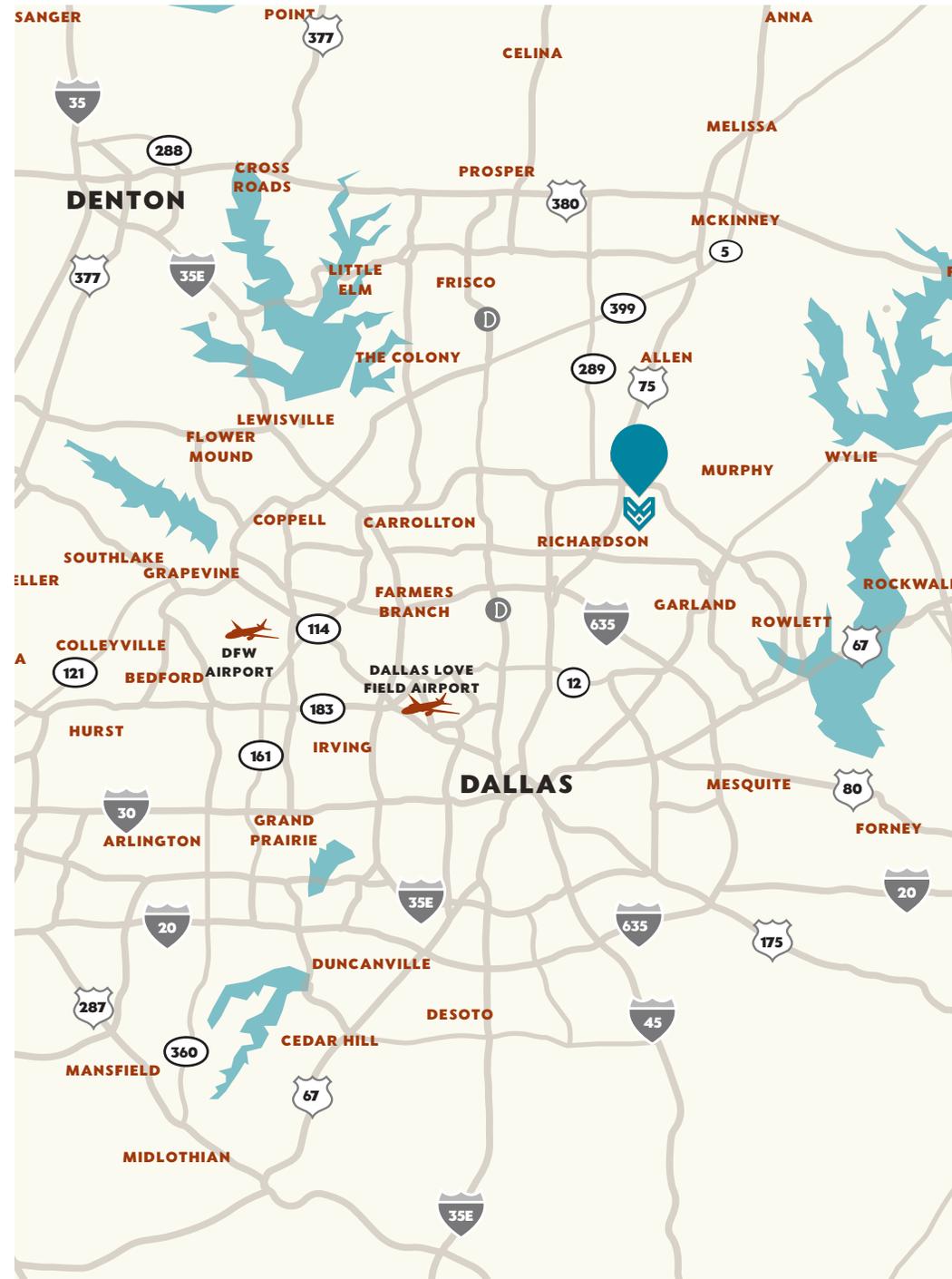


Property Details

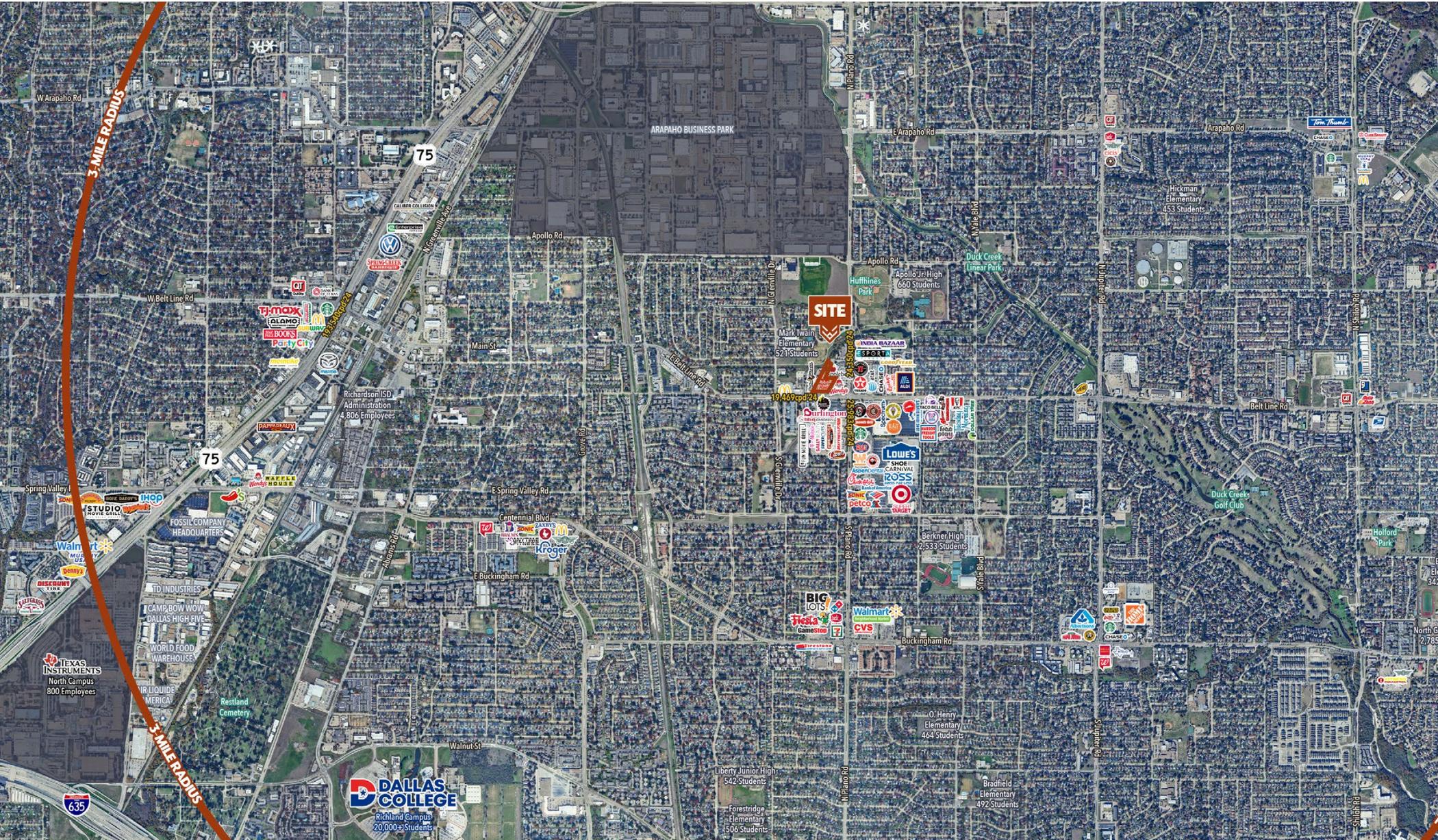
LOCATION	1301 E Belt Line Rd, Richardson, TX 75081	
AVAILABLE	26,180 SF	
RENT	Contact Broker	
ZONING	PD - Planned Development	
HIGHLIGHTS	<ul style="list-style-type: none"> » 26,180 SF Former Gym Available for Lease » Full access to E Belt Line Road and N Plano Road » Prominent visibility to E Belt Line Road 	
AREA RETAIL & TRAFFIC DRIVERS	Lowe's, Target, Ross Dress for Less, Burlington, Aldi, Fun Movie Grill, Whataburger, Chick-fil-A, El Pollo Loco, Chipotle, Starbucks, Dollar Tree, Thrift City	
TRAFFIC COUNTS	Plano Rd & E Belt Line Rd 24,307 CPD 2024	Plano Rd & E Belt Line Rd 25,818 CPD 2024

Demographics

	1 Mile	3 Miles	5 Miles
POPULATION	12,548	149,763	369,038
MEDIAN AGE	38.8	35.2	35.3
NUMBER OF HOUSEHOLDS	4,406	55,711	142,276
AVG HOUSEHOLD INCOME	\$149,727	\$107,772	\$118,080
MED HOUSEHOLD INCOME	\$100,992	\$83,580	\$89,436



Wide Aerial



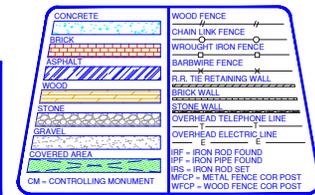
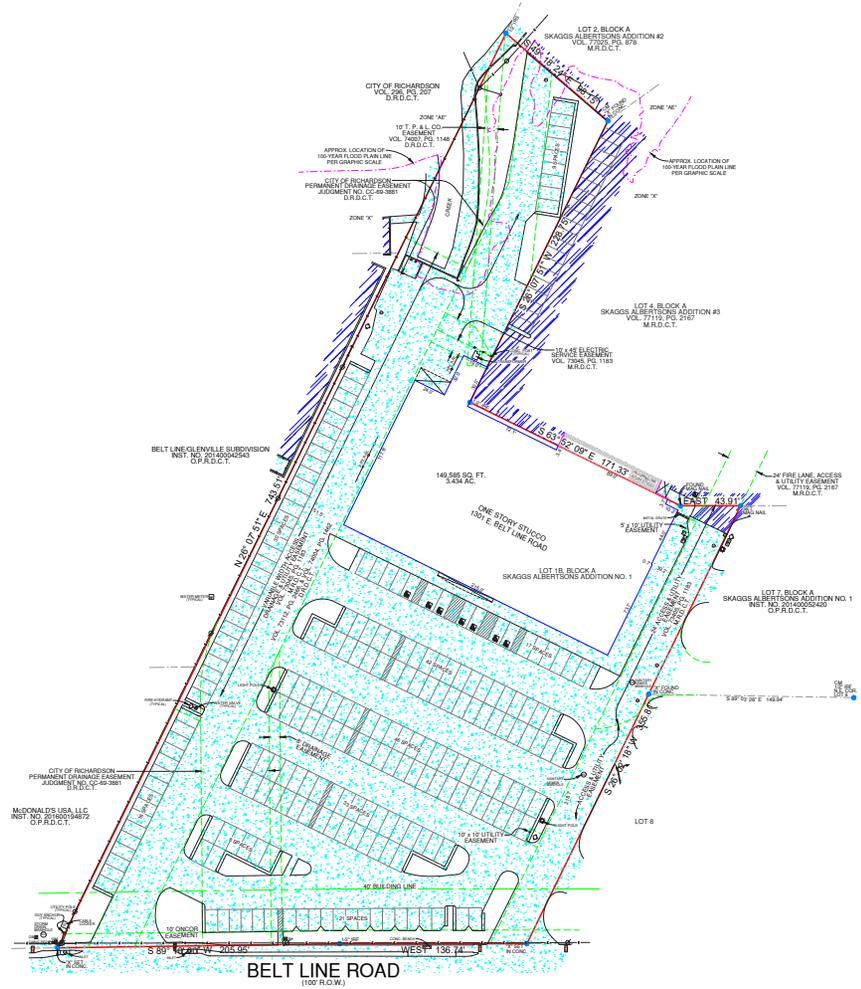
Zoom Aerial



Survey

PROPERTY DESCRIPTION:

BEING LOT 1B, BLOCK A, OF SKAGGS ALBERTSONS ADDITION NO. 1, AN ADDITION TO THE CITY OF RICHARDSON, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 201500218985, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, BEING A REPLAT OF LOT 1A, BLOCK A, SKAGGS ALBERTSONS ADDITION NO. 1, AN ADDITION TO THE CITY OF RICHARDSON, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 20140052420, SAID OFFICIAL PUBLIC RECORDS.



ONE STORY STUCCO EXTENDS INTO T.P. & L. CO. EASEMENT AND INTO ELECTRIC EASEMENT AS SHOWN. THIS PROPERTY IS NOT AFFECTED BY THE FOLLOWING: (PRO-EASEMENT, VOL. 69222, PG. 498, D.R.D.C.T.)

FLOOD INFORMATION:
A PORTION OF THE SUBJECT PROPERTY APPEARS TO BE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "AE" IF NOT AS SHOWN BY MAP NO. 48110000424, DATED 10/17/14.

SUBJECT'S CERTIFICATION:
THIS IS TO CERTIFY THAT ON THE DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATIONS AND TYPE OF IMPROVEMENTS. THERE ARE NO HIDDEN AND APPARENT EASEMENTS, CONNECTIONS, ENCUMBRANCES OR PROHIBITIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREIN NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY AND THE SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE OF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON ARE THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTICED HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.

GENERAL NOTES:

- 1) THE BASIS OF BEARINGS FOR THIS SURVEY WAS DERIVED FROM DATA PROVIDED ON THE RECORDED PLAT.
- 2) THERE ARE NO HIDDEN OR PROHIBITIONS, EXCEPT AS SHOWN. FENCES MAY BE MISLEADING.
- 3) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, MORTGAGE COMPANY, TITLE COMPANY, OR OTHER, AND IS MADE PURSUANT TO THAT ONE CERTAIN TITLE COMMITMENT UNDER THE OF NUMBER LISTED HEREON.
- 4) AS OF THIS DATE, ALL EASEMENTS, RIGHTS-OF-WAY OR OTHER LOCATABLE MATTERS OF RECORD SHOWN OR NOTICED HEREON WERE DERIVED FROM THE RECORDED PLAT, THE VESTING DEEDS, OR THE TITLE REPORT AND SUPPORTING DOCUMENTS. ALL SUCH ITEMS WERE OBTAINED DURING THE RESEARCH PHASE OF THIS SURVEY OR PROVIDED BY THE CLIENT/TITLE COMPANY LISTED HEREON. PREMIER SURVEYING MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SUCH ITEMS AND HAS MADE NO ATTEMPTS TO OBTAIN OR SHOW ANY ADDITIONAL RESTRICTIONS ON OR NEAR.
- 5) THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
- 6) THE SURVEY IS NOT TO BE USED TO ADDRESS OR IDENTIFY THE LAND, PLAT, AREA, TOWN, OR HAZARDOUS WASTE AREAS, SUBSIDENCE OR ANY OTHER ENVIRONMENTAL OR GEOLOGICAL ISSUE.
- 7) THE SURVEY UTILITIES LOCATED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE ABOVE GROUND EVIDENCE UTILITIES AND OTHER MINOR IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY. PREMIER SURVEYING IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES, NEAR FOR ANY DAMAGES BY ANY CONSTRUCTION OR EXCAVATION ON OR NEAR SAID UTILITIES.
- 8) SYMBOLS AS SHOWN IN THE LEGEND ARE NOT TO SCALE AND MAY HAVE BEEN MOVED FROM THE ACTUAL HORIZONTAL LOCATION FOR CLARITY.

**1301 E. BELT LINE ROAD
CITY OF RICHARDSON
DALLAS COUNTY, TEXAS**

GF#: 25-113-TX
BORROWER: LAKEVIEW PKWY VENTURES LLC
TITLE CO.: TEXAS LONE STAR TITLE
PREMIER JOB #: 25-04533
TECH: MSP DATE: 07/25/25
FIELD: MJ FIELD DATE: 07/21/25

Premier Surveying LLC
5700 W. Plano Parkway
Suite 1200
Plano, Texas 75093
972-612-3601 (O) | 855-892-0468 (F)
www.premiersurveying.com
premierorders@premierurveying.com

Premier Surveying LLC
5700 W. Plano Parkway
Suite 1200
Plano, Texas 75093
Office: 972-612-3601
Fax: 855-892-0468
Firm Registration No. 10146200





Information About Brokerage Services

11-2-2015



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.

Avid Real Estate Advisors, LLC

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

#9008251

License No

E-mail

214.379.1040

Phone

Ryan Jordan

Designated broker of Firm

#622105

License No

rjordan@avidrea.com

E-mail

214.379.1043

Phone

Licensed Supervisor of Sales Agent/Associate

License No

E-mail

Phone

Sales Agent/Associate's Name

License No

E-mail

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
Information available at www.trec.texas.gov

IABS 1-0