



BUCKINGHAM PLACE | 1332 S. PLANO RD. RICHARDSON, TX 75081, RICHARDSON, TX 75081

Features

- 2nd Generation Restaurant fronting Plano Road
- Grocery Anchored Neighborhood Center
- Established Residential Community
- Close proximity to multiple schools and Richland College
- New single family home development 2 miles East on Buckingham

FOR LEASE

AVAILABLE SF: 3,050
 MIN CONTIGUOUS SF: 3,050
 MAX CONTIGUOUS SF: 3,050
 CONTACT FOR MORE INFORMATION
 NNN: \$5.46 EST.

Traffic Counts

Plano Rd	29,877 VPD
Buckingham Rd	30,673 VPD

Demographics

YEAR: 2026	1 MILE	3 MILE	5 MILE
Total Population	18,686	152,641	389,100
Total Households	6,361	59,168	153,408
Average Household Income	\$123,584	\$105,527	\$124,558
Total Daytime Population	14,134	180,803	454,402

A. David Zoller

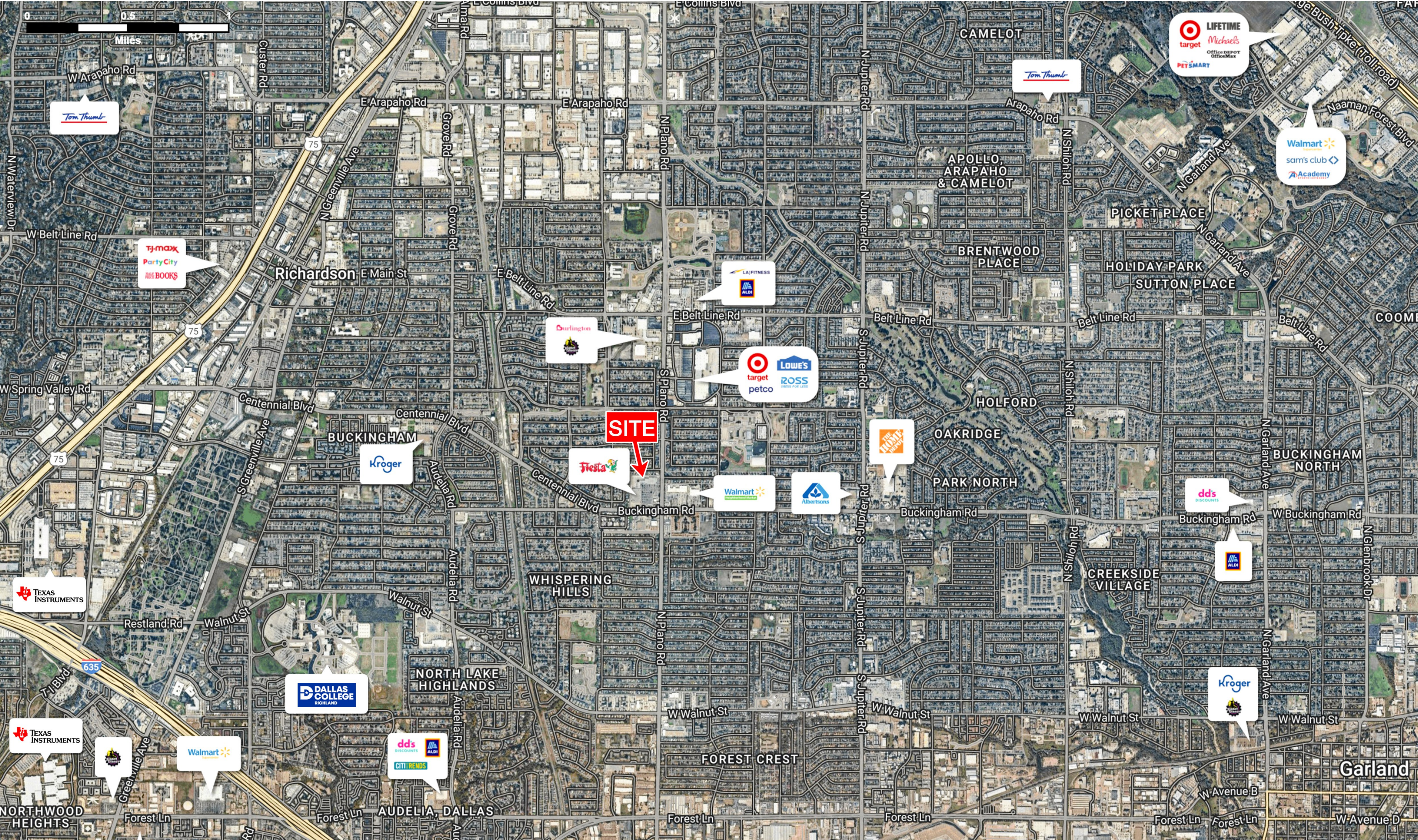
Executive Vice President
 214.720.6658
dzoller@weitzmangroup.com

Area Retailers & Businesses



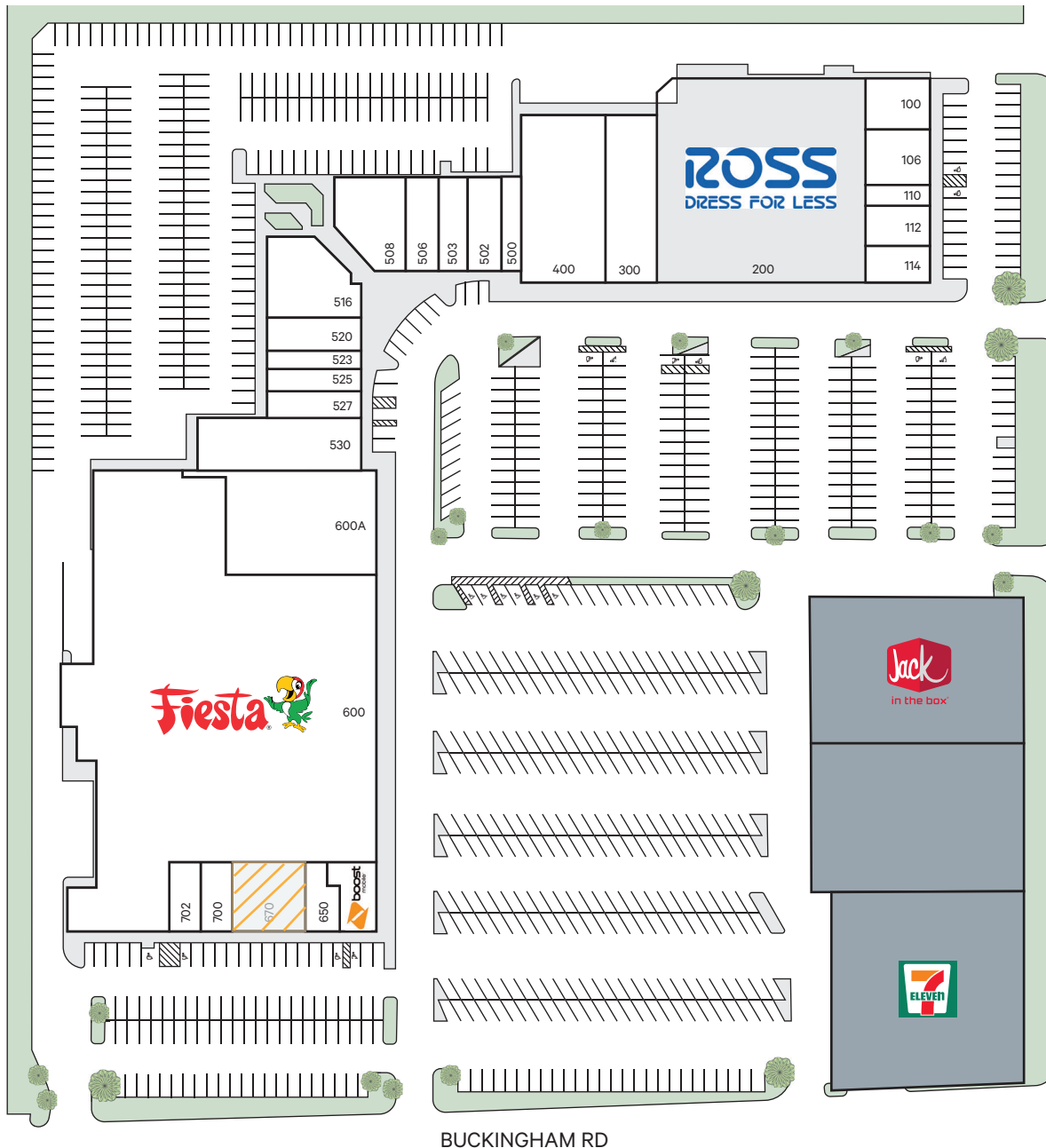
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BUCKINGHAM PLACE

NWC BUCKINGHAM RD & PLANO RD, RICHARDSON, TX 75042



Available Space

670 3,050 sf*

*occupied but available

Current Tenants

100	Domino's Pizza	1,750 sf
106	Buckingham-Plano Rd Vet Clinic	2,438 sf
110-112	Bright Eyes Vision Clinic	2,326 sf
114	T-Mobile	1,500 sf
200	Ross (Coming Soon)	25,600 sf
300	Leslie's Poolmart	5,264 sf
400	Beauty Supply 4U	8,500 sf
500	Tino & Girls Hair Salon	957 sf
502	ACE Cash Express	1,944 sf
503	Juarez Barber Shop & Salon	1,190 sf
506	Clinica Familia la Virgen de Guad.	1,750 sf
508	King Wash & Dry	3,537 sf
516	Cowboy Tax	3,551 sf
520	Total by Verizon	2,000 sf
523	Hollywood Beauty	1,069 sf
525	Lopez Auto Insurance	1,200 sf
527	Nail 'N' Nails	1,400 sf
530	Smile Magic Family Dental	5,000 sf
600A	CenterWell Senior Primary Care	9,426 sf
600	Fiesta Mart	61,274 sf
630	Boost Mobile	1,579 sf
650	Subway	1,380 sf
670	Yummy Thai	3,050 sf*
700	BC Alterations & Gifts	1,300 sf
702	Dr. Hang T. Phung, MD	1,329 sf

*occupied but available

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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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:

A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see

section 1101.563 of the Texas Occupations Code.

Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish:
(i) the broker's duties and responsibilities to you and your obligations under the agreement;
and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

Robert E. Young, Jr.

Designated Broker of Firm

Robert E. Young, Jr

Licensed Supervisor of Sales Agent/ Associate

Arthur David Zoller

Sales Agent/Associate's Name

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Buyer/Tenant/Seller/Landlord Initials

Date