



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

Features

- Junior Anchor Box Space with Pylon Signage
- 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: 27,179
 MIN CONTIGUOUS SF: 1,579
 MAX CONTIGUOUS SF: 25,600
 CONTACT FOR MORE INFORMATION
 NNN: \$5.46 EST.

Traffic Counts		Demographics	YEAR: 2024	1 MILE	3 MILE	5 MILE
Plano Rd	29,877 VPD	Total Population		18,899	153,372	388,028
Buckingham Rd	30,673 VPD	Total Households		6,323	58,143	149,774
		Average Household Income		\$110,054	\$90,355	\$109,109
		Total Daytime Population		13,638	177,566	453,536

Area Retailers & Businesses



A. David Zoller

Executive Vice President
 214.720.6658
dzoller@weitzmangroup.com

Ben Terry

Senior Vice President | Director of
 Portfolio Leasing
 214.954.0600
bterry@weitzmangroup.com

The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

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BUCKINGHAM PLACE | NWC BUCKINGHAM RD & PLANO RD, RICHARDSON, TX 75042



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Available Space

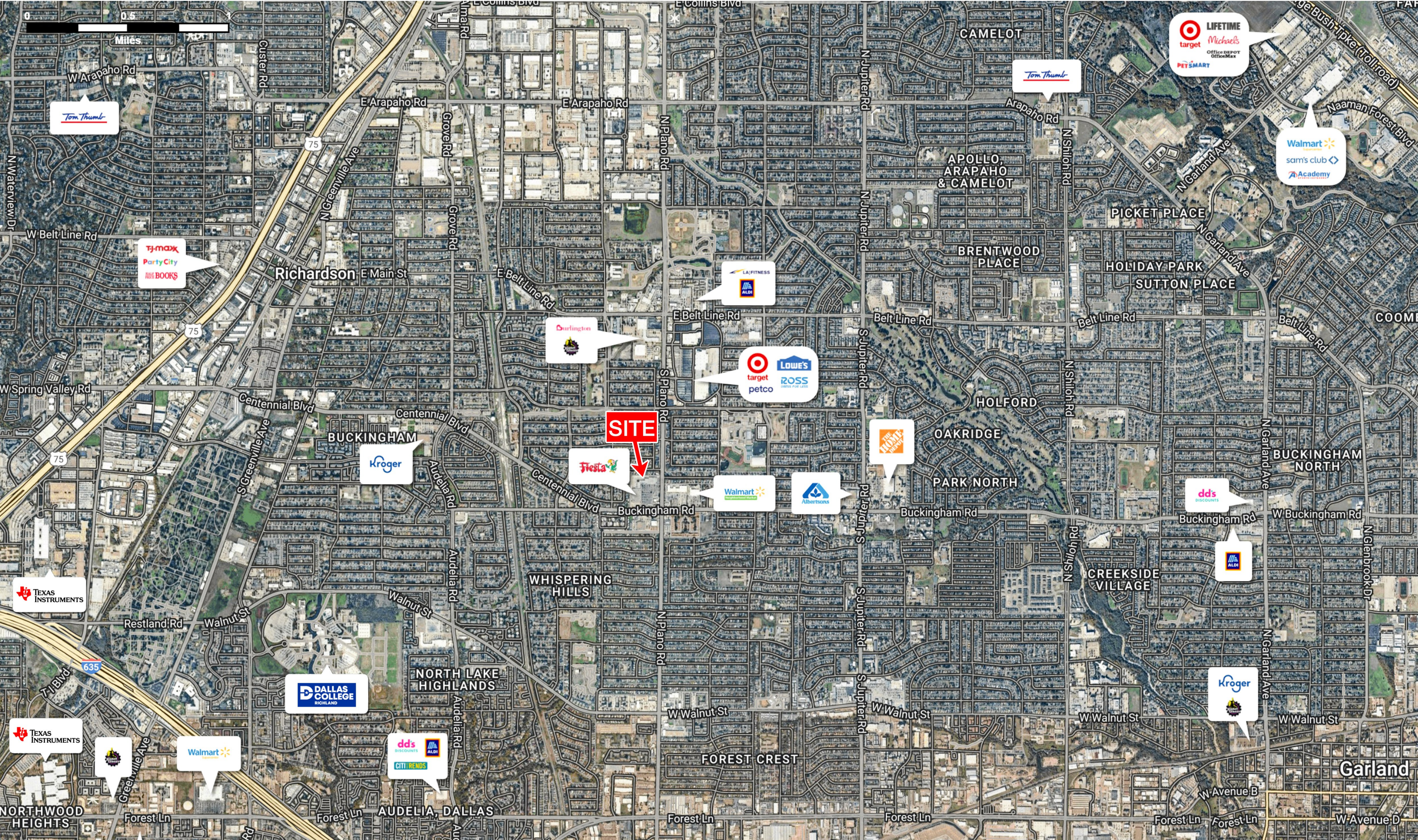
200 25,600 sf

630* 1,579 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
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*	Gamestop	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



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.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

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Robert E. Young, Jr.

Designated Broker of Firm

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Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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Date