# Richardson Restaurant Park II

744 S Central Expy, Richardson, TX 75080




## FOR SALE

**6.00%**
CAP RATE

**$5,082,000**
PRICE

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## PROPERTY HIGHLIGHT

A restaurant-focused retail development within Richardson Restaurant Park, the property at 744 S. Central Expressway is part of a high-visibility dining destination along US-75. The project features a curated mix of food and beverage concepts with shared outdoor spaces, benefiting from strong surrounding residential and employment density. Anchored by popular concepts like Truck Yard and additional experiential dining and entertainment uses.




## OFFERING SUMMARY

| | |
|---|---|
| PRICE | $5,082,000 |
| CAP RATE | 6.00% |
| PROPERTY TYPE | NNN |
| NET RENTAL AREA | 7,746 SQFT |
| NOI | $304,955 |
| YEAR BUILT | 2015 |
| BUILDING 2 LAND AREA | 21.7% (± 16,161 SF) |
| TOTAL LAND AREA | ± 4.962 AC |

## AREA CORPORATES & RETAILERS

FOSSIL · Texas Instruments · CleanHarbors · PAPPADEAUX SEAFOOD KITCHEN · DELL EMC · T.J.maxx · Pokeworks · R&B TEA · MICRO CENTER · STUDIO MOVIE GRILL · BlueCross BlueShield of Texas

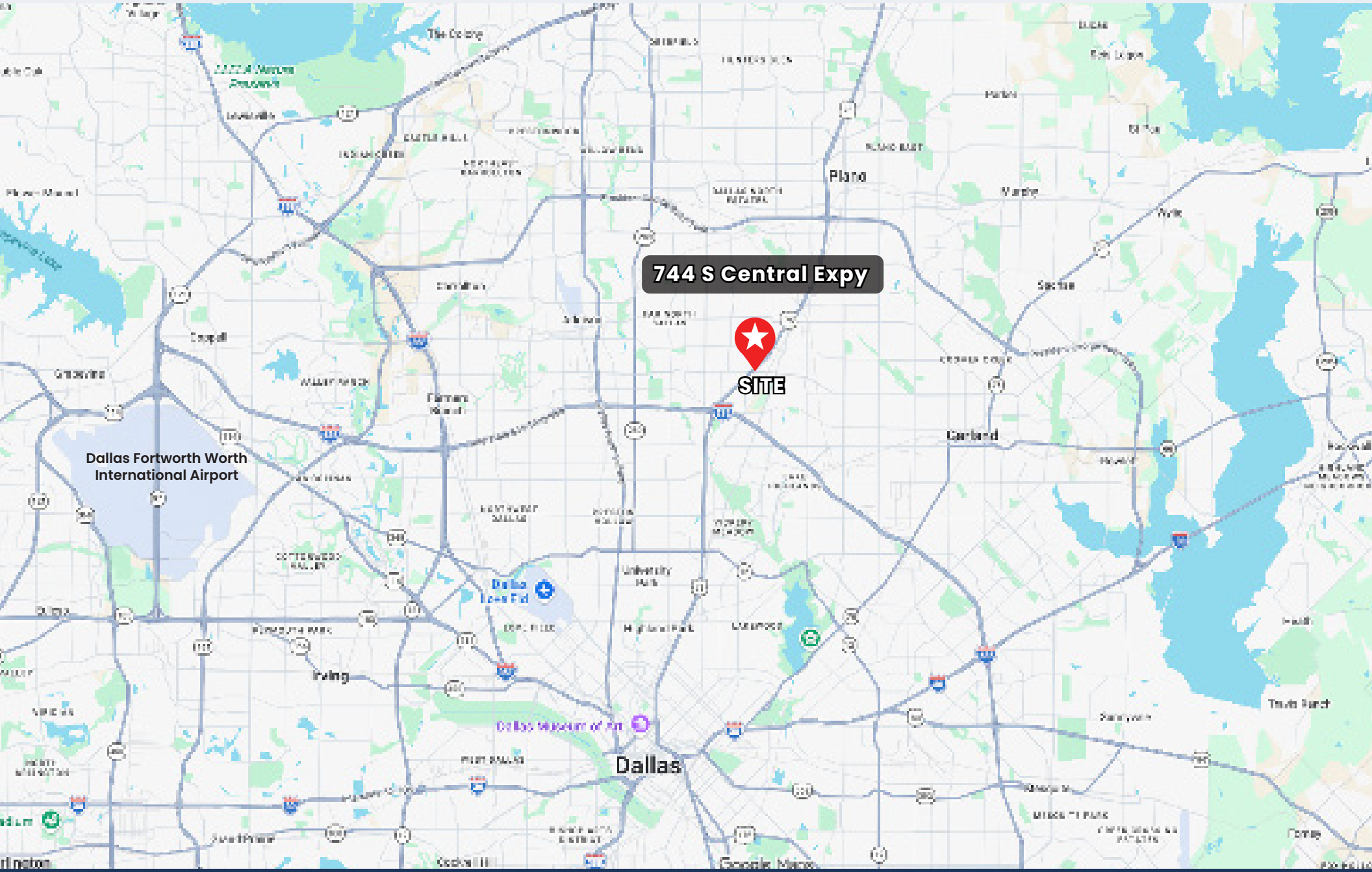
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# Richardson Restaurant Park II 744 S Central Expy, Richardson, TX 75080

**DFW AREA MAP**





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## AREA RETAIL MAP





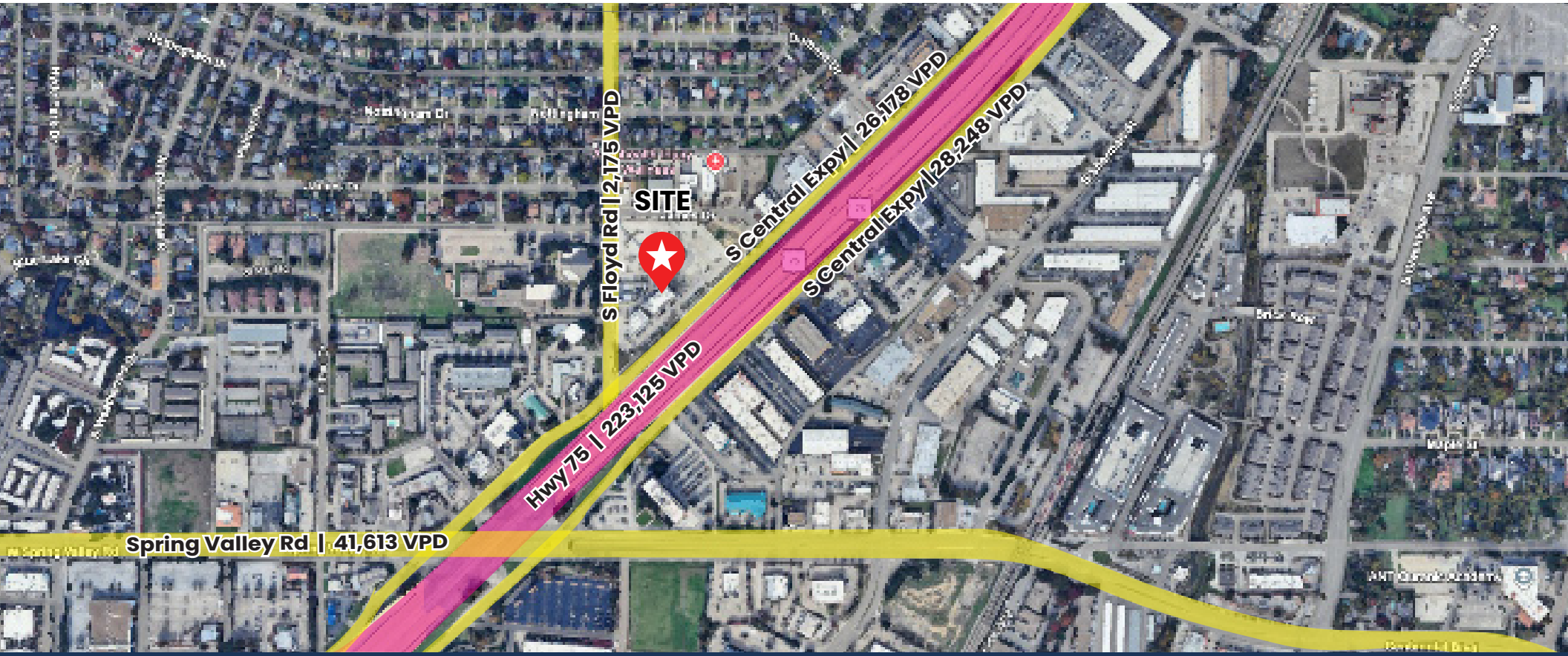
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| DEMOGRAPHICS | 1 Miles | 5 Miles | 10 Miles |
|---|---|---|---|
| 2025 Population (Pop.) | 14,784 | 420,511 | 1,504,867 |
| 5 yrs Population Growth Est. | 6.3% | 6.0% | 7.8% |
| 2025 Households (HH) | 6,045 | 175,283 | 610,363 |
| 5yrs Household Growth Est. | 2.1% | 4.7% | 6.3% |

| TRAFFIC COUNTS | |
|---|---|
| Hwy 75 | 223,125 VPD |
| S Central Expy | 54,426 VPD |
| S Floyd Rd | 2,175 VPD |
| Spring Valley Rd | 41,613 VPD |




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## INVESTMENT HIGHLIGHT

### RESTAURANT-DRIVEN DEVELOPMENT

A restaurant-focused development featuring outdoor seating, shared spaces, and ample parking. Monument and building signage provide strong visibility from Central Expressway.

### PRIME TELECOM CORRIDOR LOCATION

Situated in the heart of Richardson's Telecom Corridor, the Property benefits from access to a dense and highly educated workforce, with approximately 1.9 million people within a 30-minute drive.

### EXCEPTIONAL VISIBILITY & TRAFFIC COUNTS

Located along S. Central Expressway (U.S. Highway 75) with exposure to more than 279,000 vehicles per day. Two 40-foot multi-tenant pylon signs further enhance visibility.

### STRONG ACCESS & REGIONAL CONNECTIVITY

The Property benefits from immediate access to Spring Valley Road and U.S. Highway 75, with convenient connectivity to Interstate 635 and President George Bush Turnpike.




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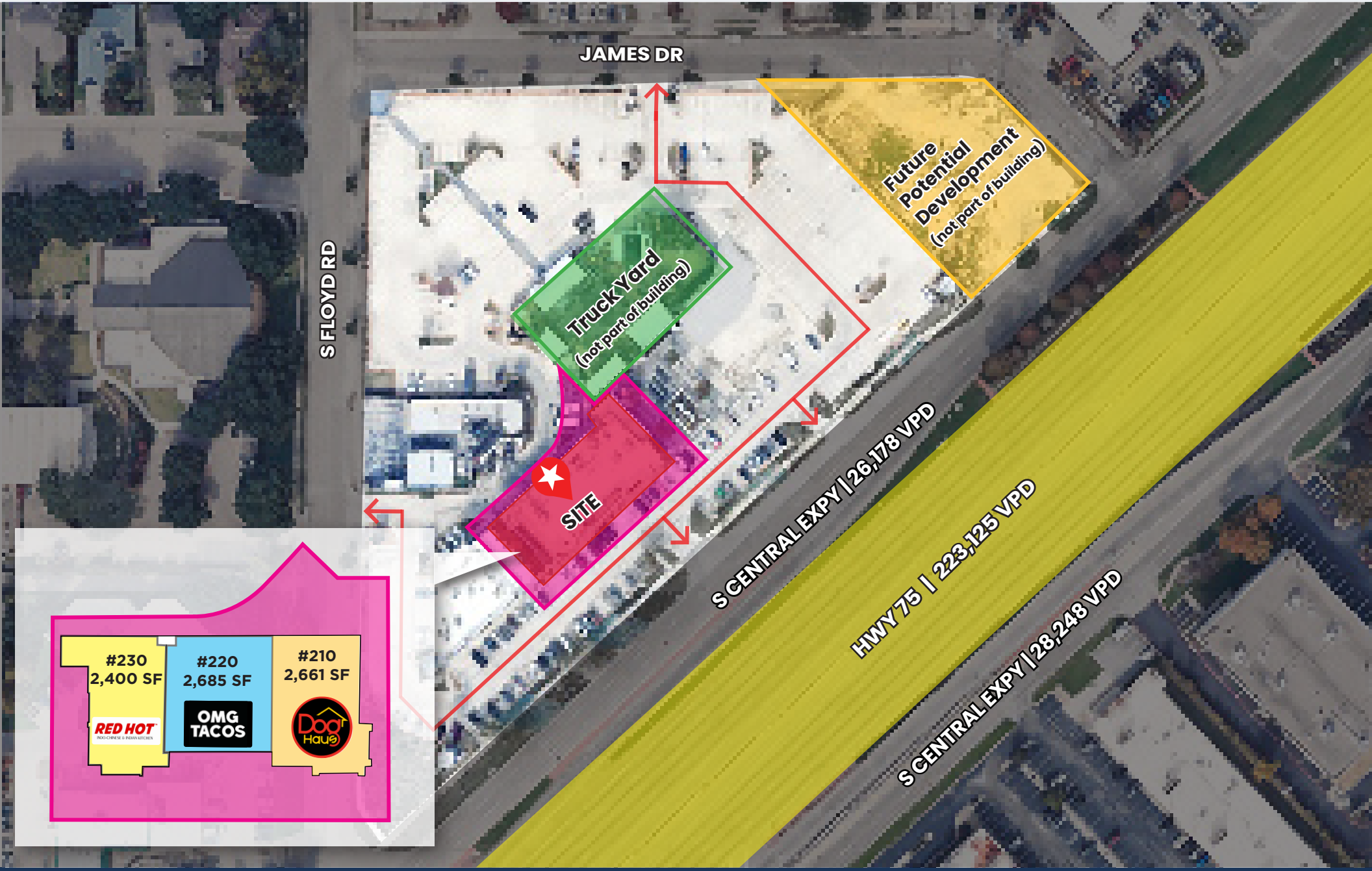





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## DOG HAUS BIERGARTEN

Founded in Pasadena, CA in 2010, Dog Haus is a nationally recognized "craft casual" franchise with approximately 60 locations across 24 states. The concept is known for hormone- and antibiotic-free hot dogs, gourmet sausages, and Angus beef burgers — all served on King's Hawaiian rolls — paired with a full biergarten bar program featuring 24 craft beers on tap, cocktails, and premium shakes. The Richardson location reopened under new ownership in April 2025.

| Guarantee | Total Locations | Phone |
|---|---|---|
| **Corporate** | **~60 Nationality** | **214-258-6867** |
| Headquarter | Year in business | Website |
| **Pasadena, CA** | **Est 2010** | **doghaus.com** |

## OMG Tacos

Founded in 2018 by five co-owners, OMG Tacos is a Southern California-style Mexican-Asian fusion taqueria that launched its flagship in Richardson before expanding to The Colony and Celina, TX. The concept serves street tacos, birria, California burritos, loaded nachos, carne asada fries, and fresh margaritas — with vegan, vegetarian, and gluten-free options. Extended late-night hours and strong social media presence (56K+ Instagram followers) drive consistent high-traffic volume.

| Guarantee | Total Locations | Phone |
|---|---|---|
| **Corporate** | **3 in DFW Metro** | **469-941-4317** |
| Headquarter | Year in business | Website |
| **Richardson, TX** | **Est 2018** | **omgtacos.com** |

## Red Hot Indo-Chinese & Indian Kitchen

Inspired by the Sino-Indian cultural fusion originating in the Chinatowns of Kolkata, Red Hot delivers an authentic Indo-Chinese and Indian dining experience across DFW. The brand offers an extensive menu of Sichuan and Cantonese-inspired dishes alongside North Indian favorites — from kebabs and biryani to classic curries and freshly baked breads. Red Hot also provides full-service catering for private and corporate events.

| Guarantee | Total Locations | Phone |
|---|---|---|
| **Personal** | **3 in DFW Metro** | **214-468-4848** |
| Headquarter | Year in business | Website |
| **Richardson, TX** | **N/A** | **redhotdallas.com** |



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## TRUCK YARD

Truck Yard is one of DFW's most recognized outdoor entertainment venues — a curated outdoor experience combining rotating food trucks, a full-service bar, and free live music every day. With five established locations across Texas and Oklahoma, Truck Yard has built a loyal following around its energetic, dog-friendly atmosphere.

| Guarantee | Total Locations | Phone |
|---|---|---|
| **Corporate** | **5 in DFW Metro** | **877-447-2967** |
| Headquarter | Year in business | Website |
| **Dallas, TX** | **Est 2013** | **truckyard.com** |



Images are for illustrative purposes only. Source: Grandscape

### PROVEN FOOT TRAFFIC GENERATOR

Truck Yard draws consistent daily crowds for food, drinks, and live music — creating a built-in stream of nearby visitors for adjacent retail and commercial uses.

### DESTINATION-GRADE CO-TENANCY

Nationally recognized experiential venue with strong social media presence (@truckyardbar) and a devoted, repeat customer base across all DFW locations.

### HALO EFFECT ON PROPERTY VALUE

Proximity to high-energy entertainment anchors directly supports lease velocity, tenant interest, and long-term asset appreciation in the corridor.



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| Suite | Tenant | SF | % of GLA | Lease Start | Lease Start | Annual PSF | Monthly Base Rent | Annual Base Rent | Escalation Date | Escalation PSF | Lease Type | Renewal Options |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 210 | Dog Haus | 2,661 | 34.35% | 7/1/2017 | 6/30/2027 | $39.50 | $8,759 | $105,110 | | | NNN | 6 X 5 @<br>1st: $48.66<br>2nd: $54.50<br>3-6: $110% Increase |
| 220 | OMG Tacos | 2,685 | 34.66% | 12/20/2018 | 12/31/2029 | $41.00 | $9,174 | $110,085 | 1/1/2027<br>1/1/2028 | $9,357.23<br>$9,545.18 | NNN | 2 X 5 @ 110% |
| 230 | Red Hot Indo-Chinese | 2,400 | 30.98% | 11/8/2020 | 9/7/2030 | $37.40 | $7,480 | $89,760 | | | NNN | 2 X 5 @<br>1st: $41.14<br>2nd: $45.25 |
| **Total** | | **7,746** | **100%** | | | | | **$304,955** | | | | |




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| Financial Summary | ANNUAL | PSF |
|---|---|---|
| Base Rent | $304,955 | $39.37 |
| Gross Potential Rent | $304,955 | $39.37 |
| **Expense Reimbursement** | | |
| Taxes | $90,202 | $11.64 |
| Insurance | $8,698 | $1.12 |
| Common Area | $109,403 | $14.12 |
| **Total Expense Reimbursement** | $208,303 | $26.89 |
| **Gross Potential Income** | $513,258 | $66.26 |
| **Effective Gross Revenue** | $513,258 | $66.26 |
| **Expenses** | | |
| Tax | $90,202 | $11.64 |
| Insurance | $8,698 | $1.12 |
| Common Area | $109,403 | $14.12 |
| **Total Expense** | $208,303 | $26.89 |
| **Net Operating Income** | **$304,955** | **$39.37** |





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## DFW METRO OVERVIEW

The Dallas–Fort Worth Metroplex is one of the nation's largest and fastest-growing metropolitan economies, home to approximately 8.5 million residents. As the fourth-largest metropolitan area in the United States, DFW has ranked among the country's leaders in annual population growth for more than a decade — expanding by approximately 11 percent since 2020 and adding roughly 124,000 residents each year, outpacing every other top-five metro in the country.

The region's economy generated $744.7 billion in gross domestic product in 2023, ranking fifth among all U.S. metropolitan areas. Over the past decade, DFW's real GDP has grown at a compound annual rate of 3.9 percent — significantly outpacing the 2.5 percent national metro average. A business-friendly regulatory environment and the complete absence of a state income tax continue to position Texas as the nation's leading destination for corporate relocation and expansion.

Dallas–Fort Worth is home to 24 Fortune 500 companies and 49 Fortune 1000 headquarters spanning 11 cities — the fourth-largest concentration of Fortune 500 companies in the nation. Collectively, DFW's Fortune 500 companies generated nearly $1.1 trillion in annual revenue, an economic output that approximates the gross domestic product of Poland. The Metroplex's corporate profile spans telecommunications, energy, financial services, aviation, healthcare, and technology.

With approximately 4.3 million nonfarm payroll jobs and a deeply diversified employment base, DFW continues to attract institutional capital, skilled talent, and major employers from across the country. Supported by robust demographic trends, sustained infrastructure investment, and a deepening concentration of corporate leadership, Dallas–Fort Worth stands as one of the most resilient and dynamic commercial real estate markets in the United States.

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11-03-2025

# 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.

**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.

| | | | |
|---|---|---|---|
| **Texas Legacy Realty** | **9013728** | **info@txlegacyrealty.com** | **(469)902-4291** |
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| **Rafe Song** | **712965** | **rafe.song@txlegacyrealty.com** | **(469)855-4430** |
| Name of Designated Broker of Licensed Business Entity, if applicable | License No. | Email | Phone |
| Name of Licensed Supervisor of Sales Agent/Associate, if applicable | License No. | Email | Phone |
| **Daniel Kim** | **829092** | **daniel.kim@txlegacyrealty.com** | **(214)729-3020** |
| Name of Sales Agent/Associate | License No. | Email | Phone |

_____ _____ _____

Buyer/Tenant/Seller/Landlord Initials Date