

FOR SALE

# GRANITE – 190 CENTER

1050 & 1060 FRANKFORD RD (SWQ OF PRES GEORGE BUSH TPKE (SH 190) & WATERVIEW PKWY), RICHARDSON, TX 75034



## PROPERTY INFO

The last remaining site in Granite 190.

The rapidly growing SH 190 corridor makes this location ideal for office and hotel development. This project has great exposure and accessibility from the SH 190 Frontage Rd, Waterview Pkwy, Frankford Rd, and Coit Rd.

Granite – 190 Center has an existing 153,714 SF office building that was constructed in 2001, and a new 150,000 SF building constructed in 2008 fully occupied by United Healthcare, shown as Bldg 2. Total site area is 45 acres.

In 2006, a 4.4 acre site was sold to Reliant Healthcare for a new 55,000 SF, 50-bed rehabilitation hospital which is now open. And in 2014, a 4-acre site was sold for a 30,000 SF medical center. 10 acres were recently sold to a medical doctor for future development.

+ ± 2.97 acres; platted into two lots:  
70,293 SF & 57,311 SF

+ Zoning: TO-M Technical Office with  
approved hospitality use

### Traffic Counts

<b>SH 190</b>	183,798 vpd
<b>Waterview Pkwy</b>	18,934 vpd

Source: CoStar 2018



## 2019 Demographic Summary

	1 Mile	3 Miles	5 Miles
Total Population	7,861	122,518	362,752
Daytime Population	13,783	161,505	467,706
Average HH Income	\$64,294	\$107,544	\$105,214
Median Age	30.2	40.9	38.2

Retail Science from CBRE

[cbre.us/southcentralretail](https://cbre.us/southcentralretail)

**CBRE**

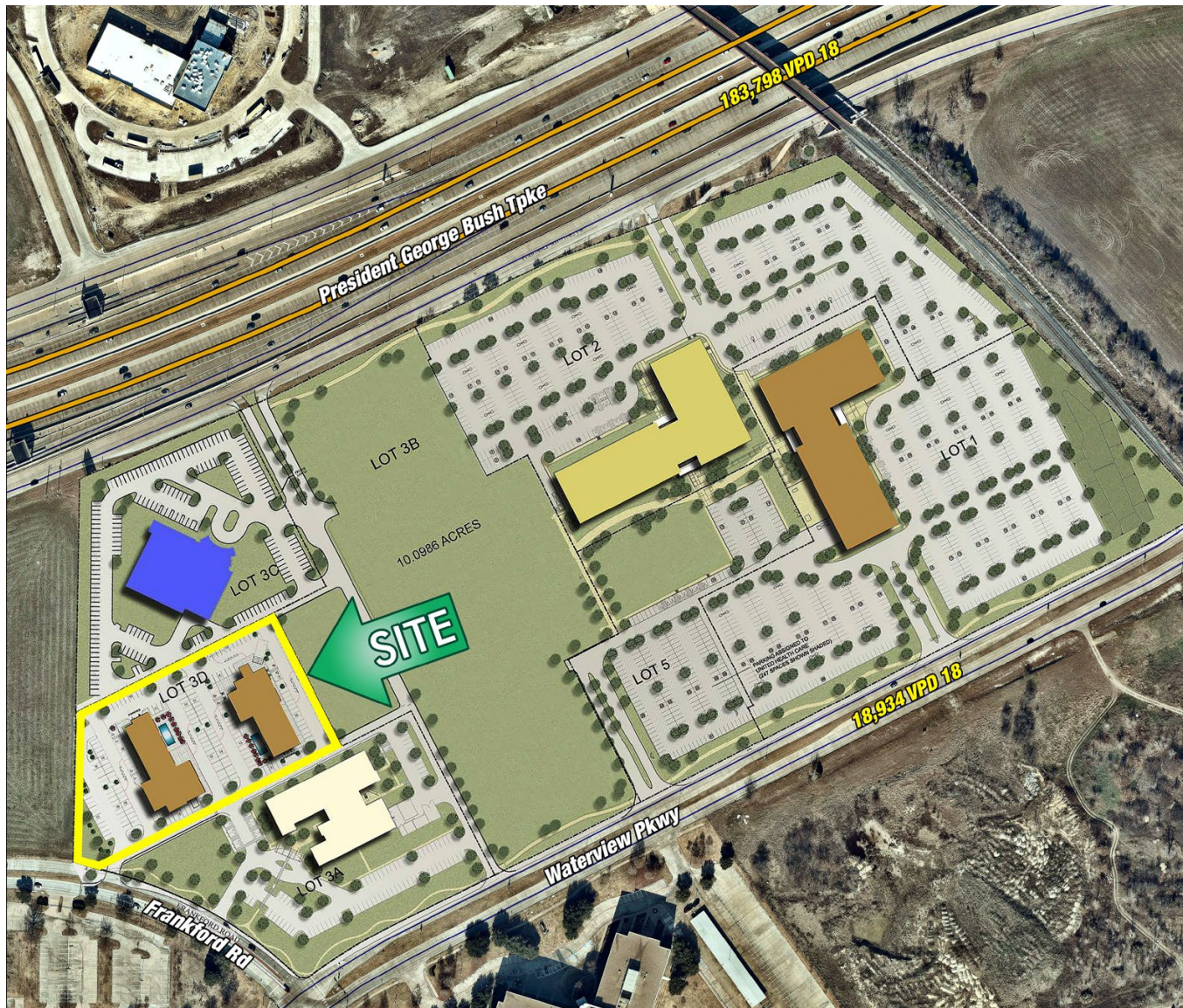


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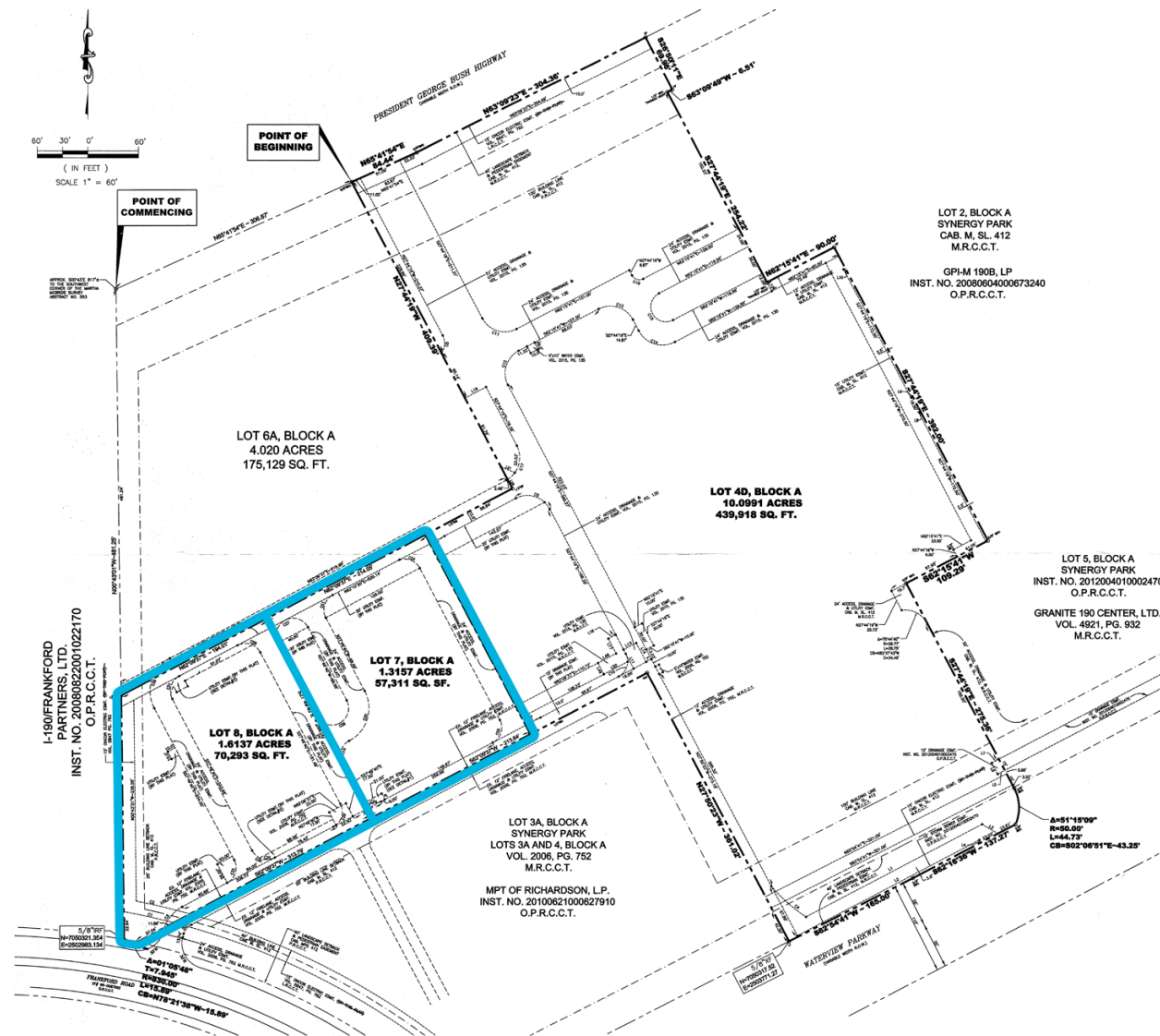


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MASTERPLAN

JUNE 6, 2018

GRANITE 190 CENTER  
 RICHARDSON, TX

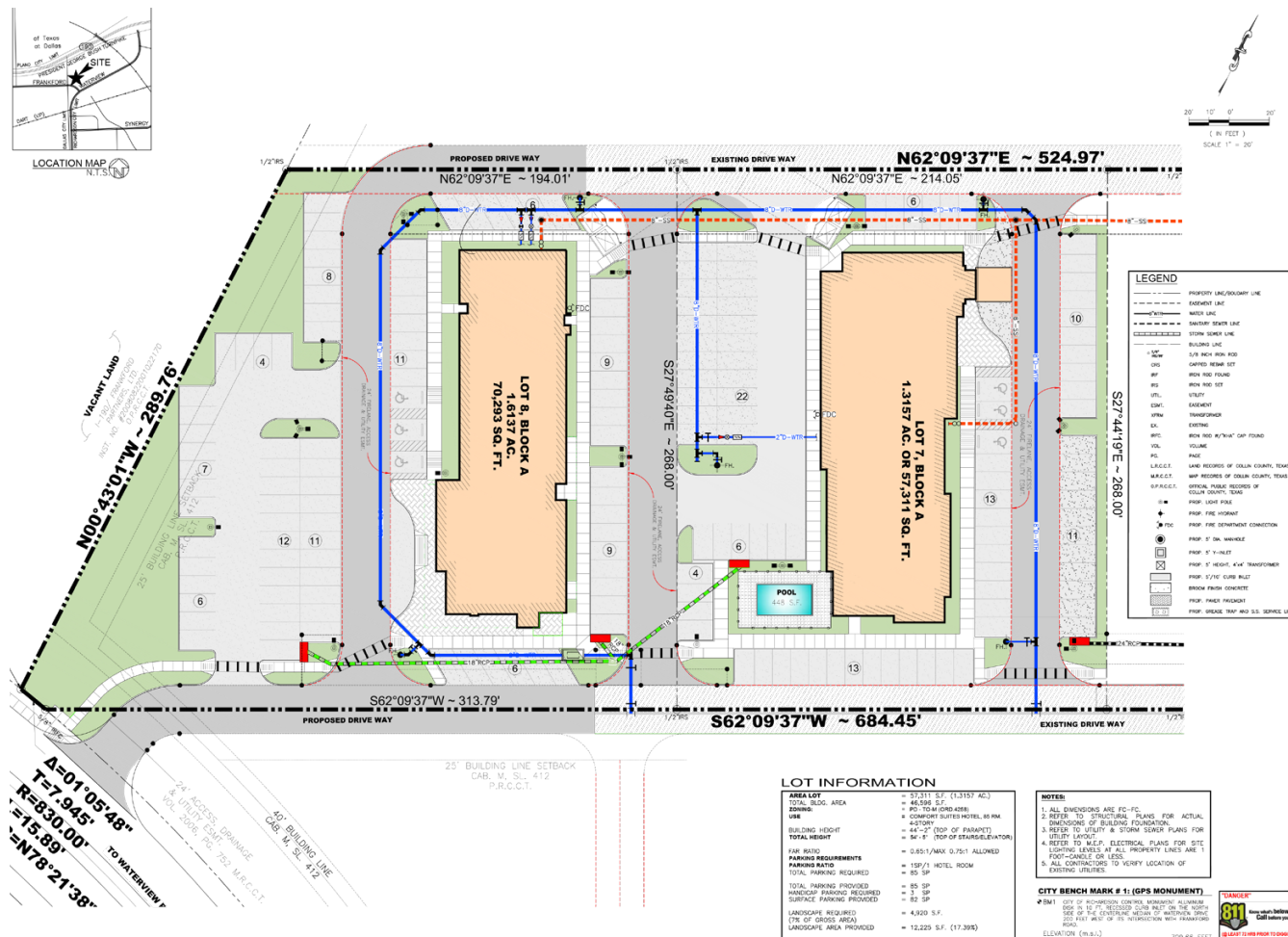
**Granite**

OMNIPLAN

**FOR SALE**

## GRANITE – 190 CENTER

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## CONTACT US

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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

## 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:
  1. that the owner will accept a price less than the written asking price;
  2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  3. 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.

_____ Licensed Broker/Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
_____ Buyer/Tenant/Seller/Landlord Initials		_____ Date	