



FOR SALE

1720 N GREENVILLE AVENUE
RICHARDSON, TX 75081

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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EXECUTIVE SUMMARY



Lee & Associates, exclusive market advisor, is pleased to offer to qualified investors 1720 N Greenville Avenue ("The Property"), located at 1720 N Greenville Ave, Richardson, Texas. It is listed for sale and is 100% occupied. Current tenants include a Home Medical Supply Company, North American Custom Laboratories, The Ganten Group, Combative Warrior Arts, and Bioplus Specialty Infusion company. The overall building size is 28,209 SF and sits on 2.67 acres of land. The location is ideal because of walking distance to Eastside Richardson with many great restaurants and it is also less than a quarter mile to Central Expressway and near President George Bush Turnpike. The property is located at the highly traveled intersection of Campbell Road and US 75. The current owner recently completed improvements in the last 180 days, including concrete repairs and enhanced landscape.

In past years, the property has demonstrated strong leasing. With in-place rental rates below market, there is immediate opportunity to maximize investor returns. Overall, the property represents a coveted opportunity to acquire a flex property positioned in an area of Richardson that is being revitalized.

Property Name	1720 N Greenville
Address	1720-1748 N Greenville Avenue Richardson, TX 75081
NOI Period	5/1/2026 - 4/30/2027 \$303,093
Building Size	28,209 SF
Land Size	2.67 Acres
Year Built	1980
Units	10
Occupancy	100%
Loading	Varies by Suite
Car Parks	122
Parking Ratio	4.39/1000

FOR MORE INFORMATION, CONTACT:



George Tanghongs
Principal
214.718.1817
george@lee-associates.com

TEAM SUPPORT



Jessica Reinhardt
Principal
972.891.5236
jreinhardt@lee-associates.com



Kelly Tortorich
Brokerage Coordinator



Sydney Morgan
Marketing Specialist



Anna De Jesus
Marketing Specialist

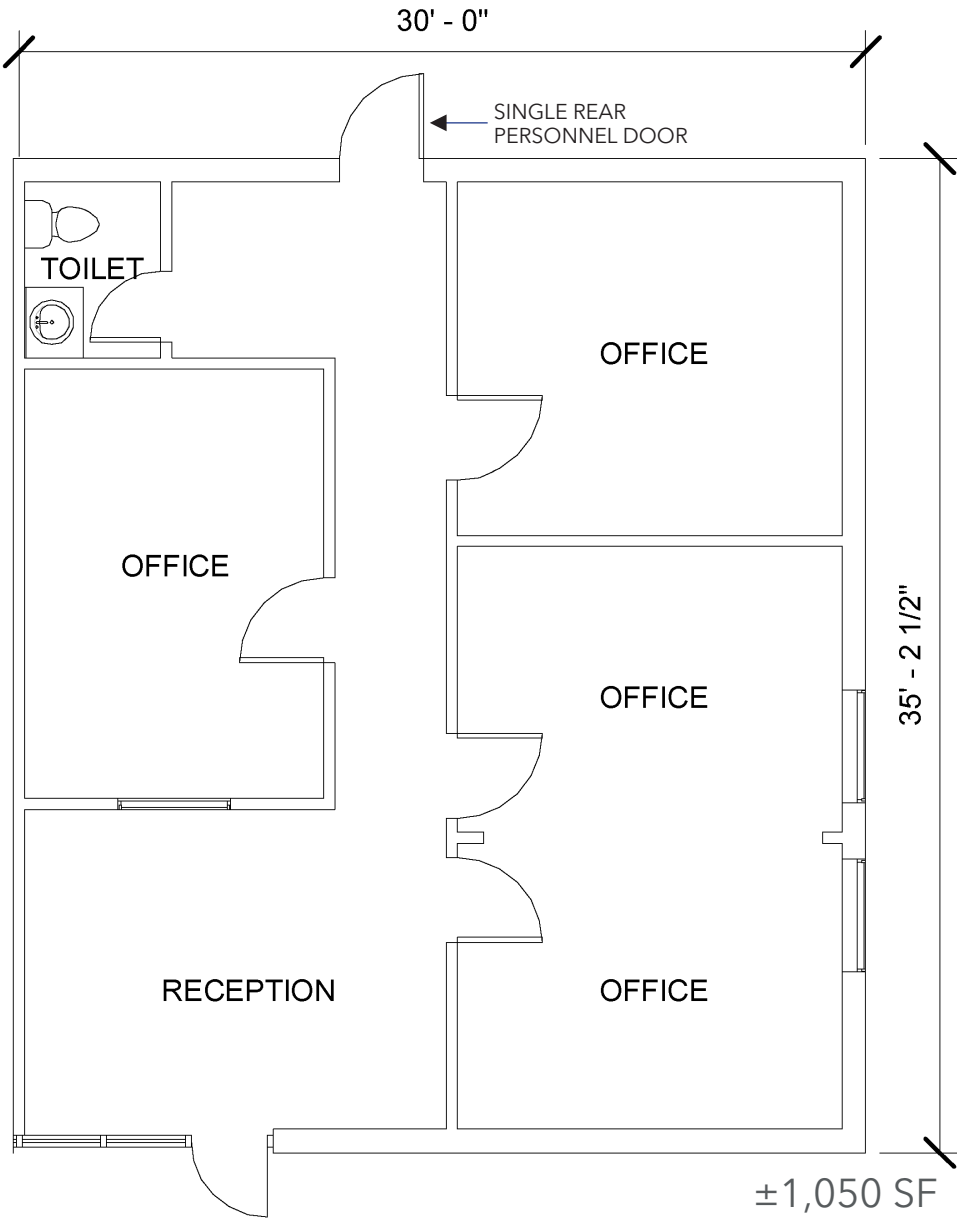


Bryce Berta
Director of Research & GIS

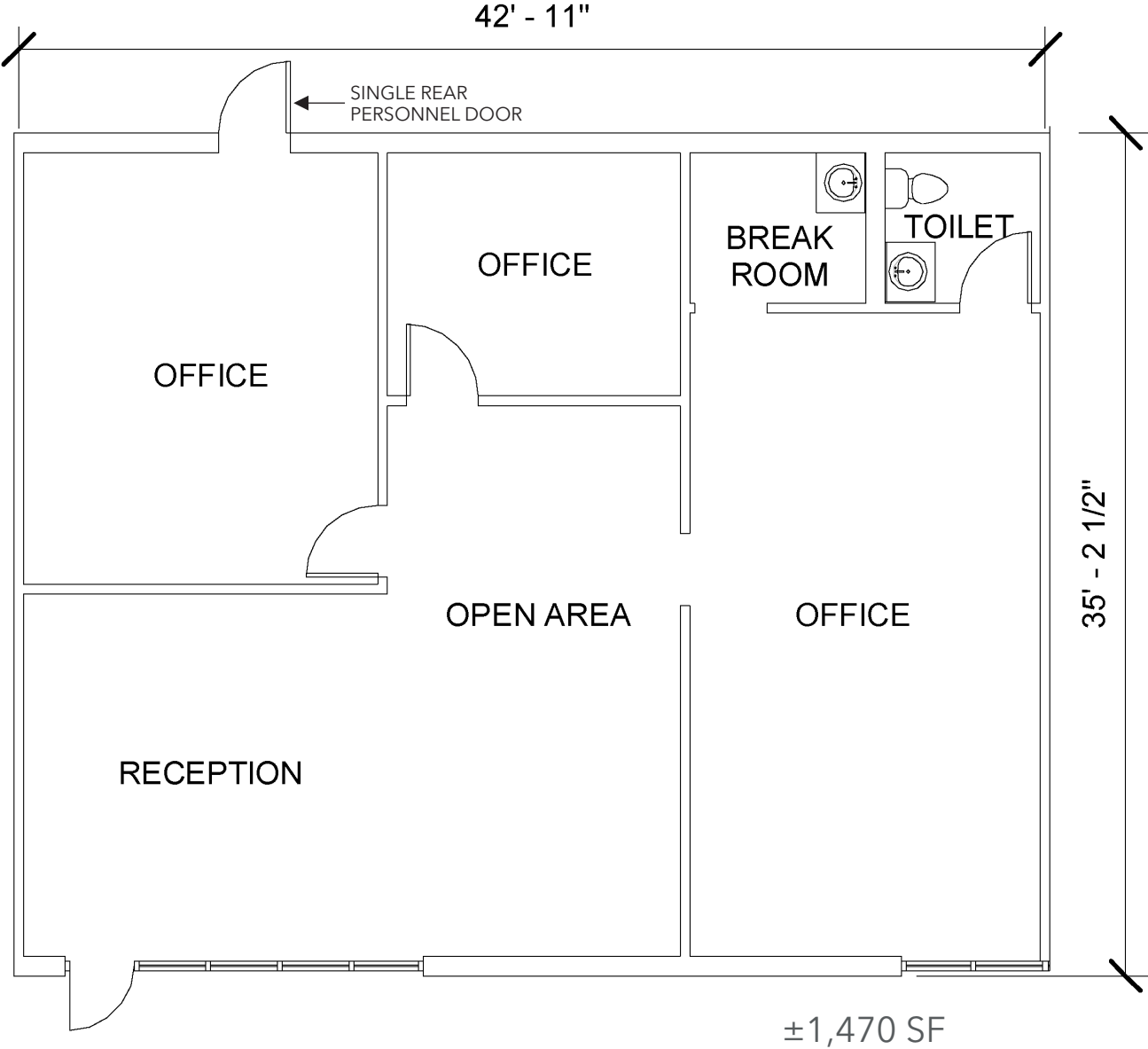
PROPERTY AERIAL



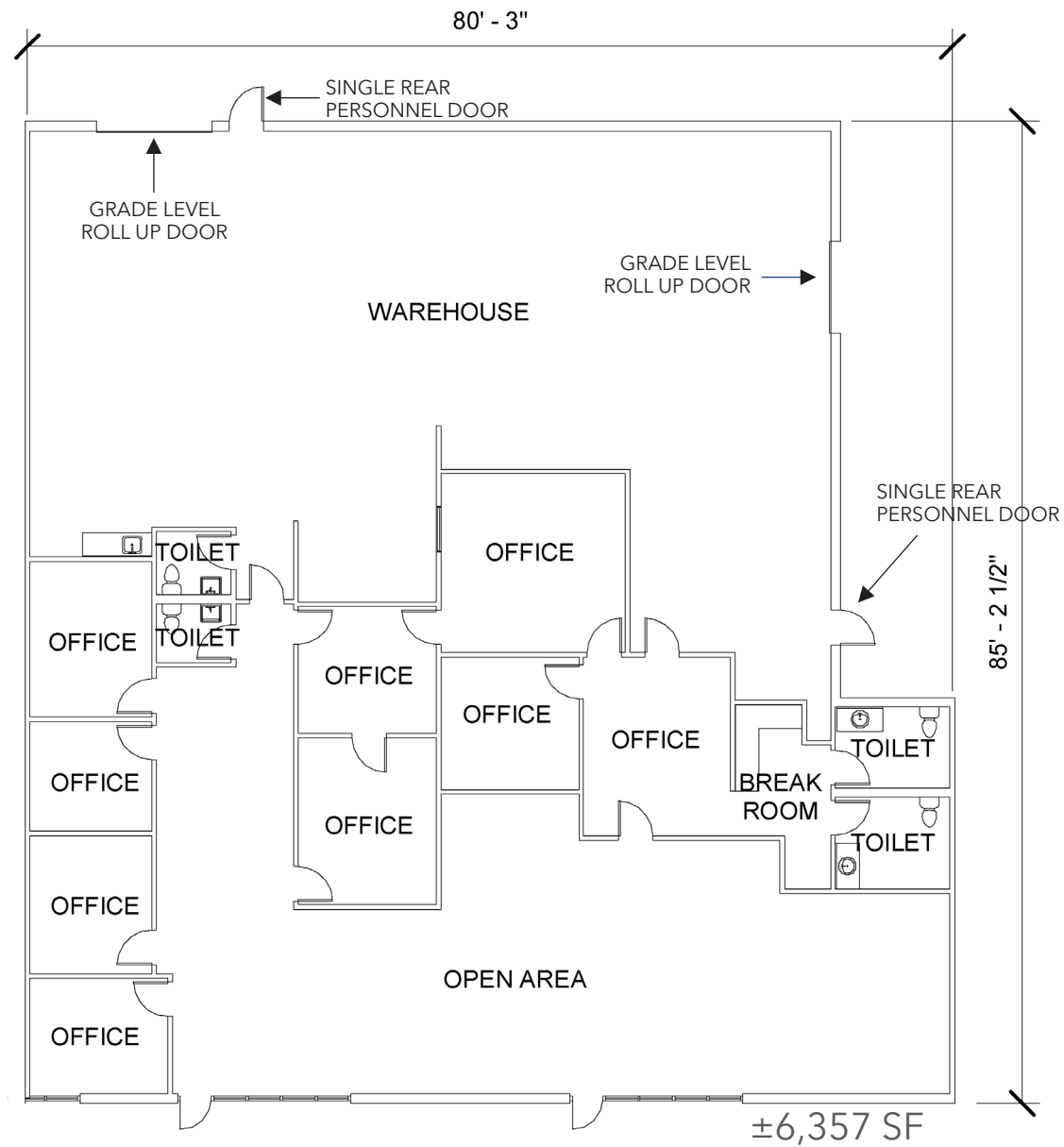
FLOOR PLAN | SUITE 1720



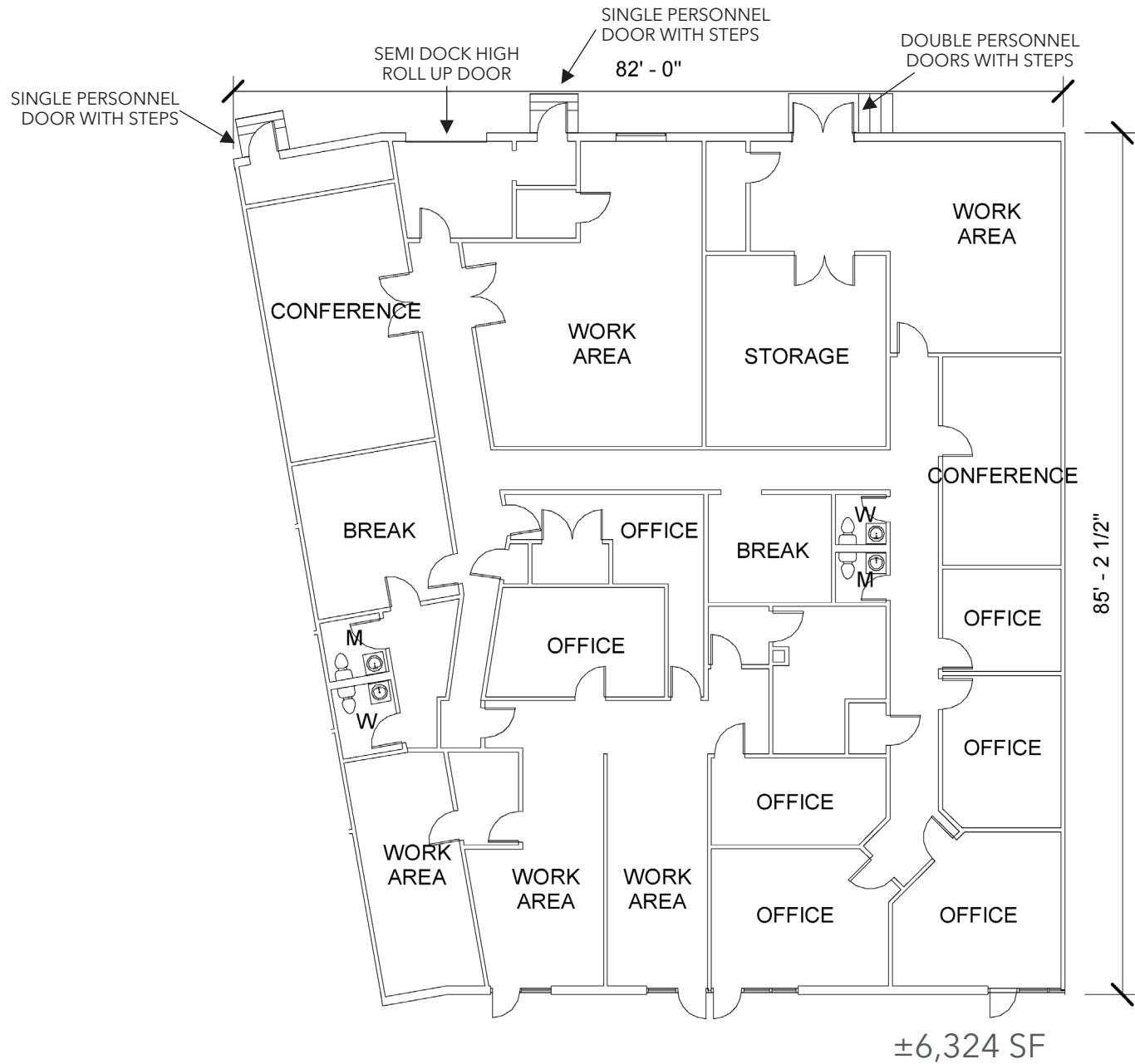
FLOOR PLAN | SUITE 1722



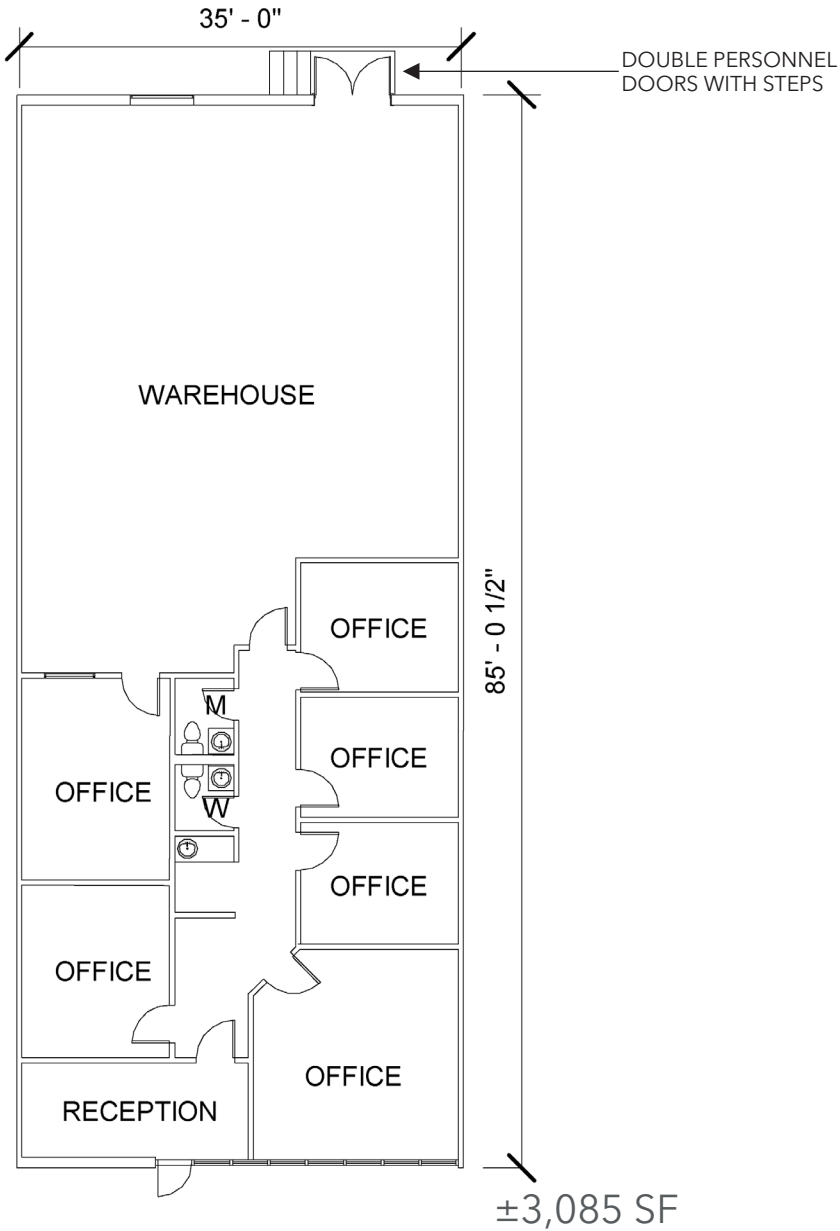
FLOOR PLAN | SUITE 1730-1732



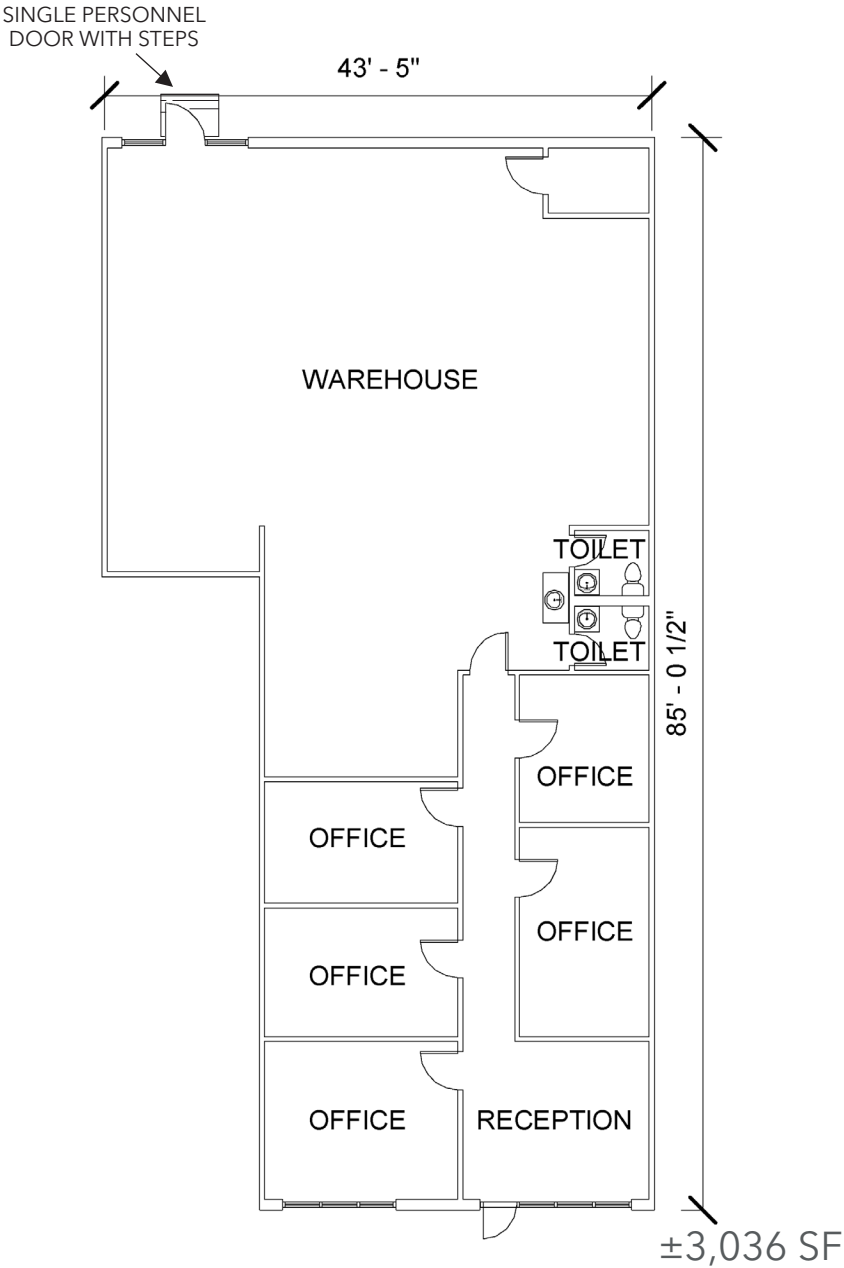
FLOOR PLAN | SUITE 1734-1737



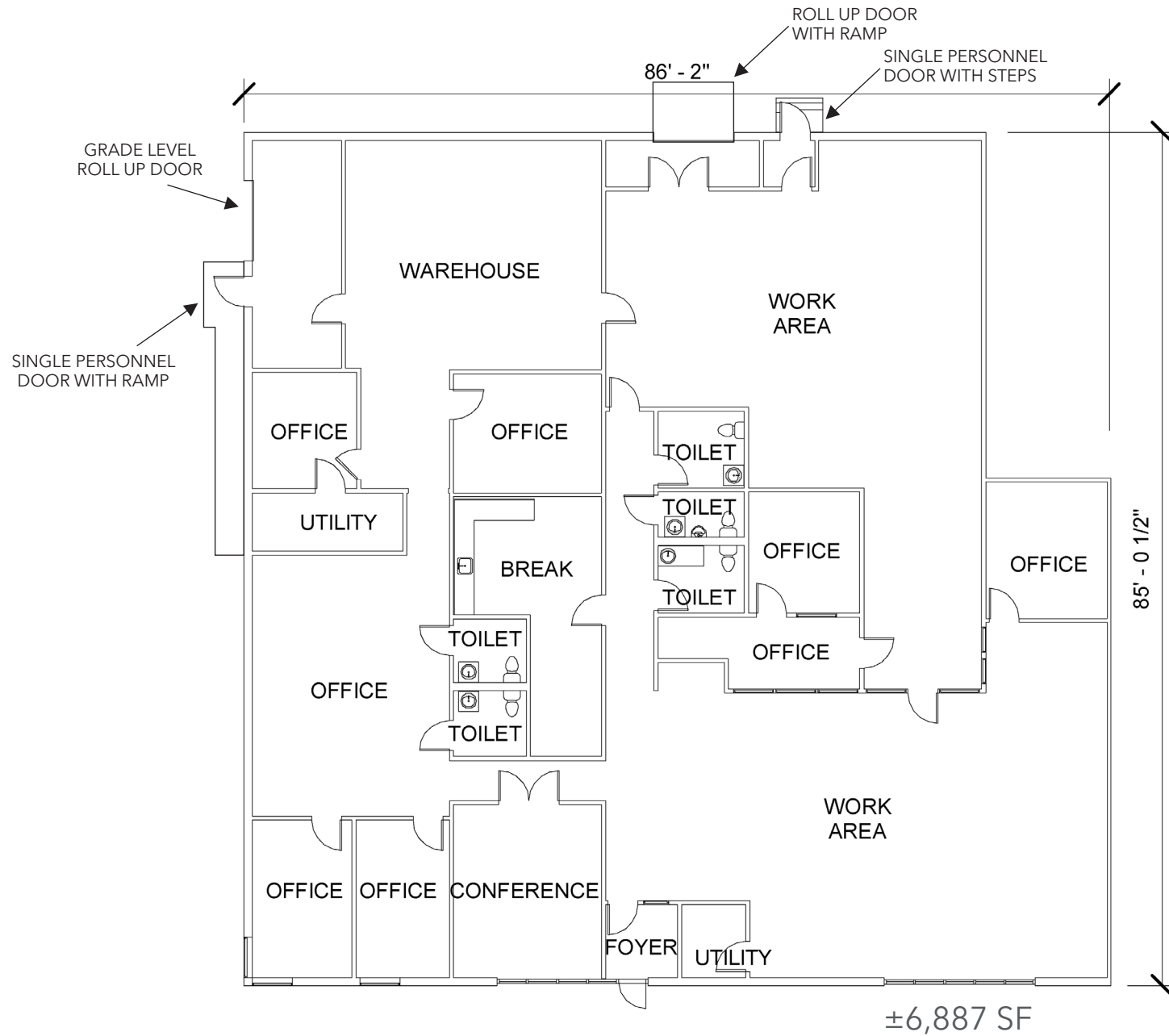
FLOOR PLAN | SUITE 1738



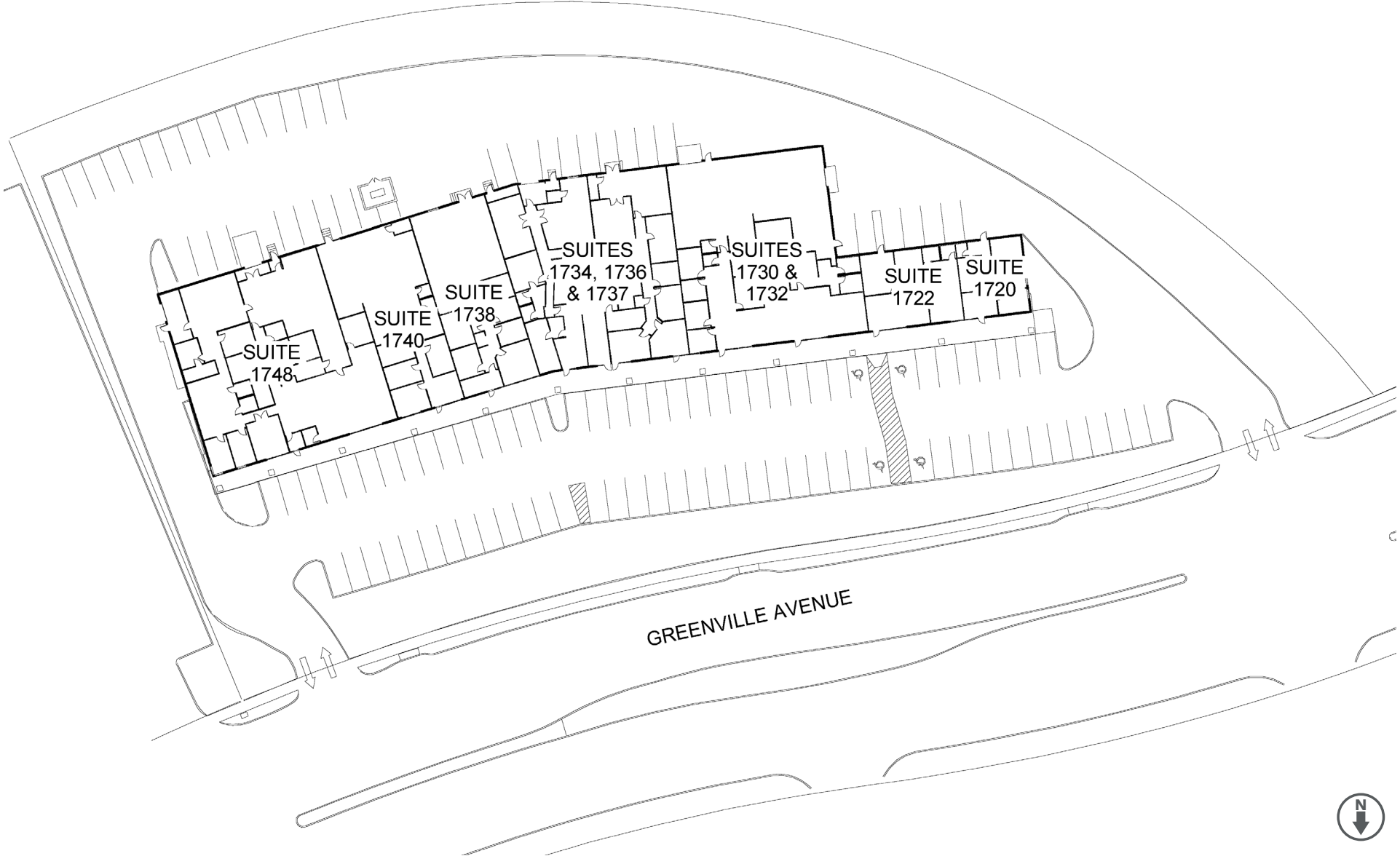
FLOOR PLAN | SUITE 1740



FLOOR PLAN | SUITE 1748



SITE PLAN



GREENVILLE AVENUE



LOCATION MAP



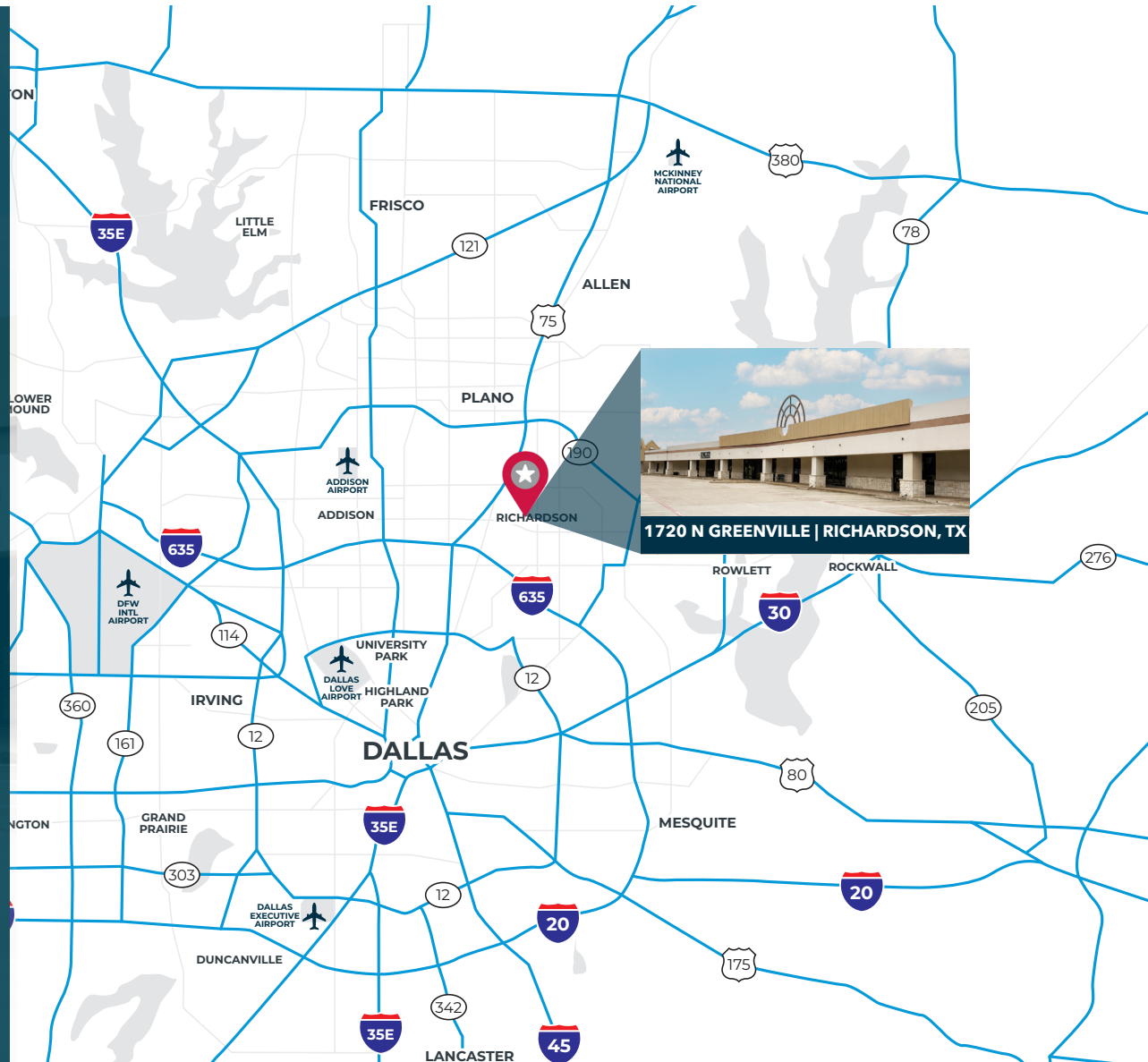
RICHARDSON, TEXAS

Richardson is a premier North Dallas business hub located approximately 12 miles north of downtown Dallas and centrally positioned within the Dallas-Fort Worth Metroplex, one of the fastest-growing regions in the United States. The city is widely recognized for its Telecom Corridor, a major technology and innovation center home to companies such as AT&T, State Farm, Raytheon, Blue Cross Blue Shield, and Fujitsu.

The city benefits from a highly educated workforce supported by The University of Texas at Dallas, a nationally recognized research university with more than 30,000 students. Richardson is also served by the highly regarded Richardson Independent School District, contributing to the area's strong residential demand and workforce stability.

Regional accessibility is supported by US-75 (Central Expressway), President George Bush Turnpike (SH 190), and Interstate 635, providing efficient access throughout the Metroplex. Richardson is also served by DART light rail, including the upcoming Silver Line commuter rail, which will connect Plano to DFW International Airport, further enhancing regional connectivity.

The city's strong employment base and central location continue to drive demand for office, flex, and industrial space.



SITE IMAGES





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