400 N. COIT RESTAURANT

400 N. Coit Rd, Richardson, TX 75080

400



Carole Tam, CCIM

TAC Brokerage & Consultant LLC 4699998746 License: 0637889 caroletam@gmail.com





Property Description

Property Info & Disclaimer

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Property Photos

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IABS TAC blank Information About Brokerage Services - 11_15_06-02-2020



Demographic Analysis

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Location Risk Analysis

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Aerial & Location Report

SFZ 400 N. COIT RESTAURANT

PROPERTY INFORMATION

ANNUAL RENT \$82,500.00

PROPERTY ADDRESS Suite 1908400 N. Coit Rd, Richardson, TX 75080

YEAR BUILT 1985

RENTABLE AREA 3,138 Sq. Ft.

400 N. COIT



PROPERTY OVERVIEW

2nd generation restaurant. Former Fish & Fizz and British Emporium. 3,138 sqft. Base rent \$ 20 / sqft \$ 7.50 / sqft NNN

Full service restaurant between Beltline and Arapaho on busy Coit Rd.

This restaurant space provides both indoor & outdoor seating.

Open floor plan with a full service bar.

Kitchen equipment including oven, 6 burners cook top, grease trap, vent a hood, multiple refrigerators, dishwasher, 3 part sink and utility sink.

Hurry and call / text the listing broker now 469-999-8746 to schedule for a tour.



400 N. COIT RESTAURANT















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Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - 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 coincidental 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.

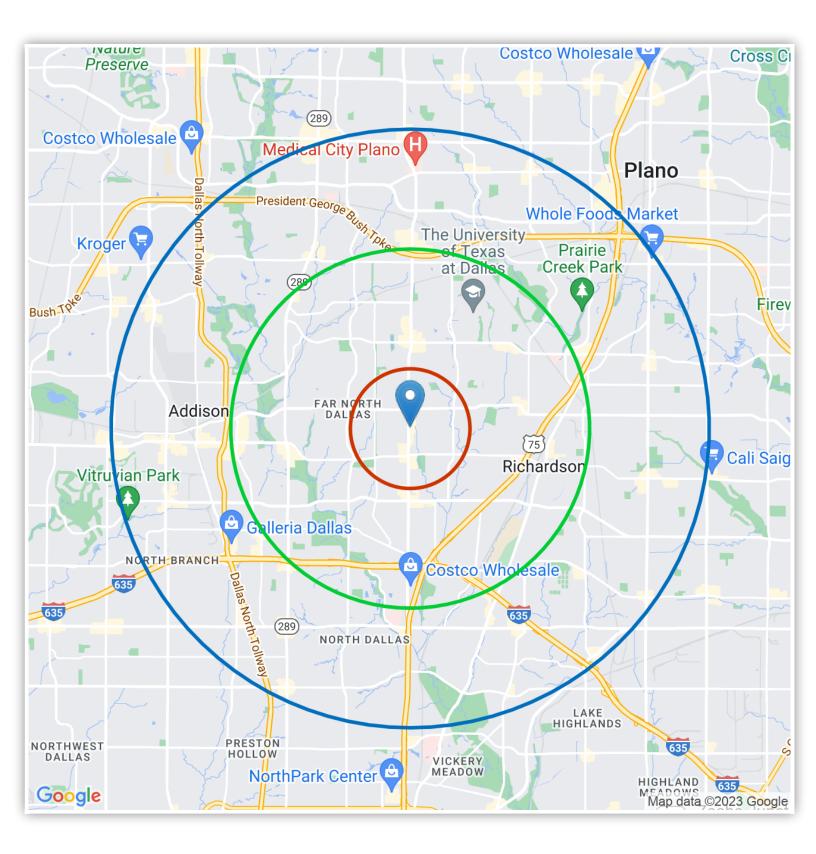
TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- 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.

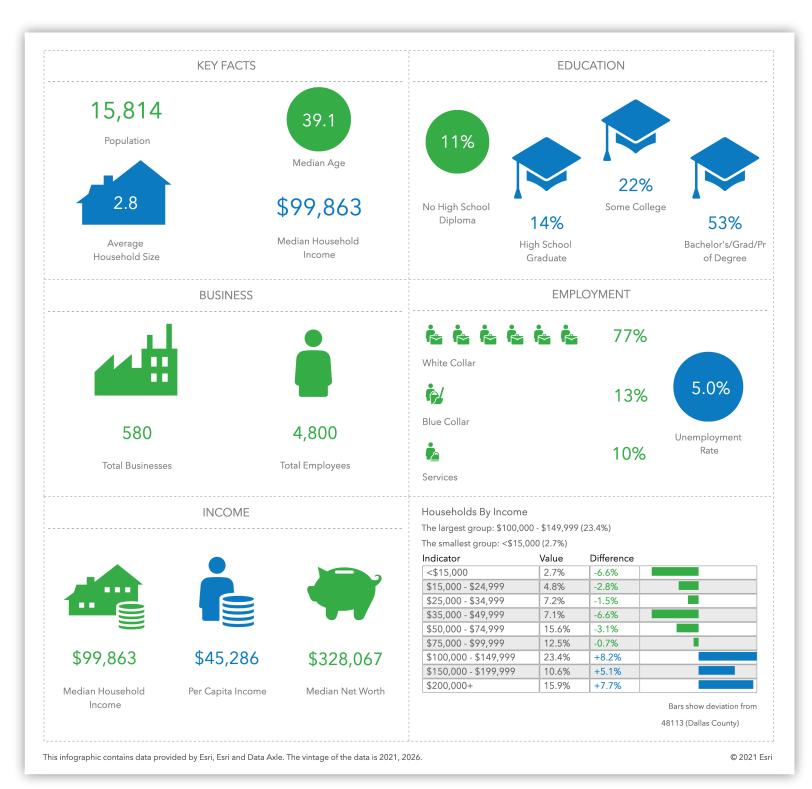
TAC BROKERAGE AND CONSULTAN	T LLC 0637889	CAROLETAM@GMAIL.COI	W (469)999-8746
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
Carole C. Tam, CCIM	0637889	CAROLETAM@GMAIL.COI	VI (469)999-8746
Sales Agent/Associate's Name	License No.	Email	Phone
Bu	uyer/Tenant/Seller/Landlord Initia	ls Date	
Regulated by the Texas Real Estate 0	Commission	Information ava	ailable at www.trec.texas.gov IABS 1-0
TAC BROKERAGE AND CONSULTANT LLC 3828 KIMBE	ROUGH LANE PLANO TX 75025	Phone: (469)999-8746	Fax: Crestview project

LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)

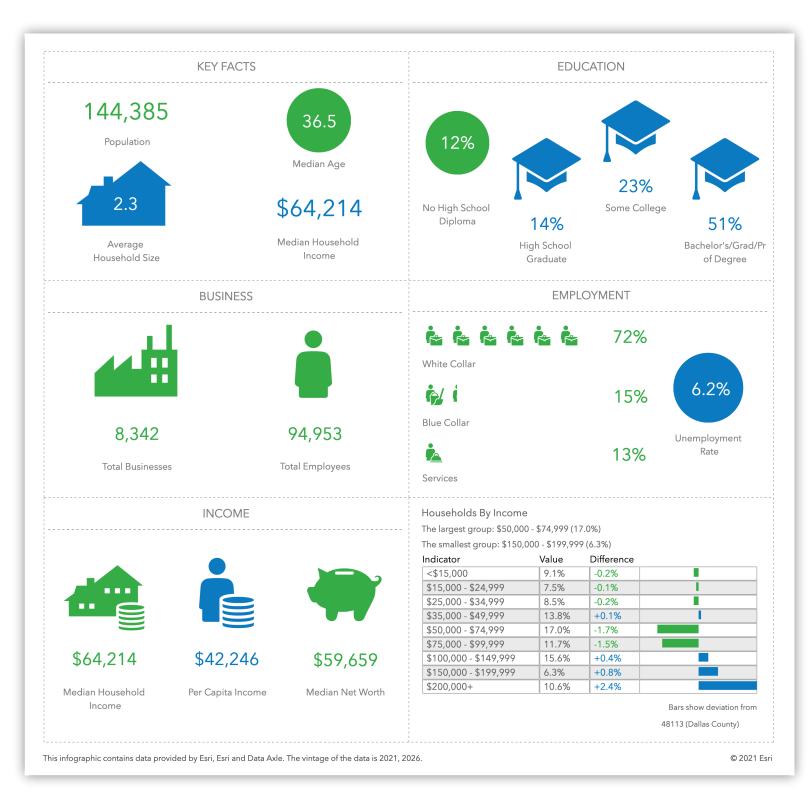


400 N. COIT RESTAURANT

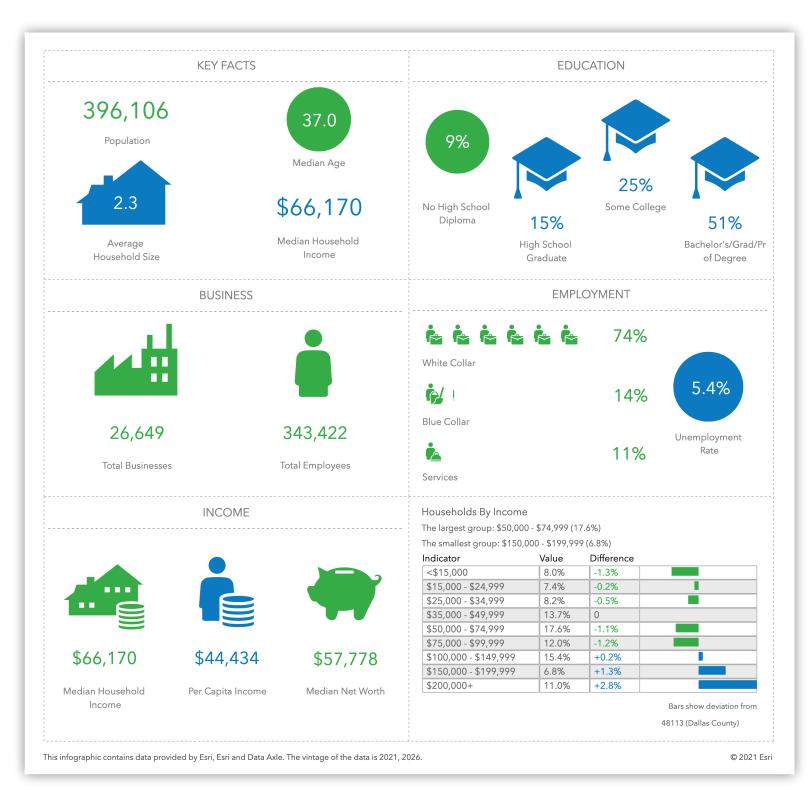
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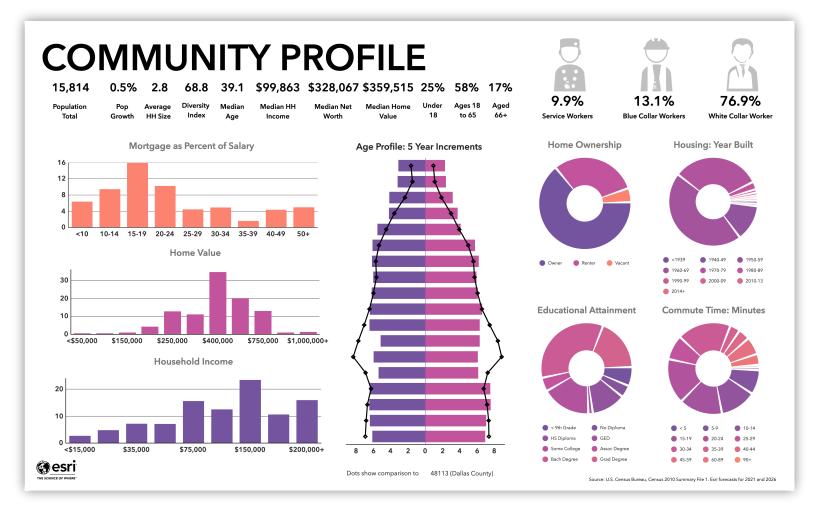
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INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

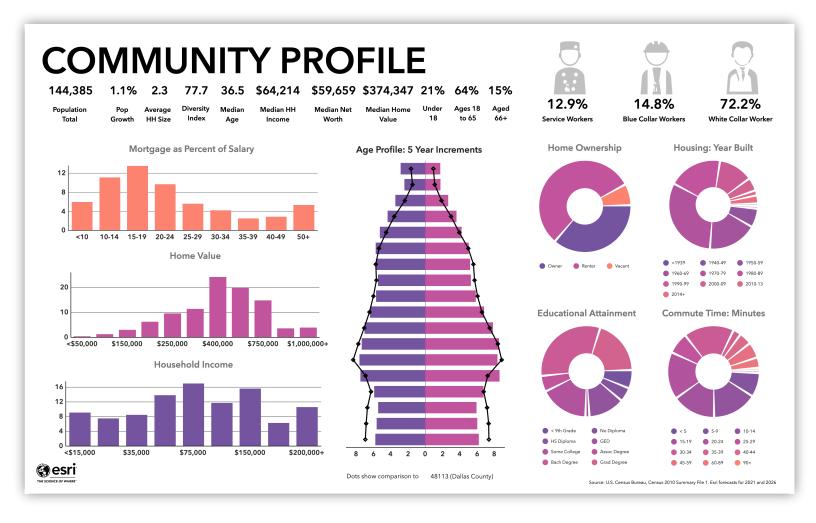


INFOGRAPHIC: COMMUNITY PROFILE (RING: 1 MILE RADIUS)

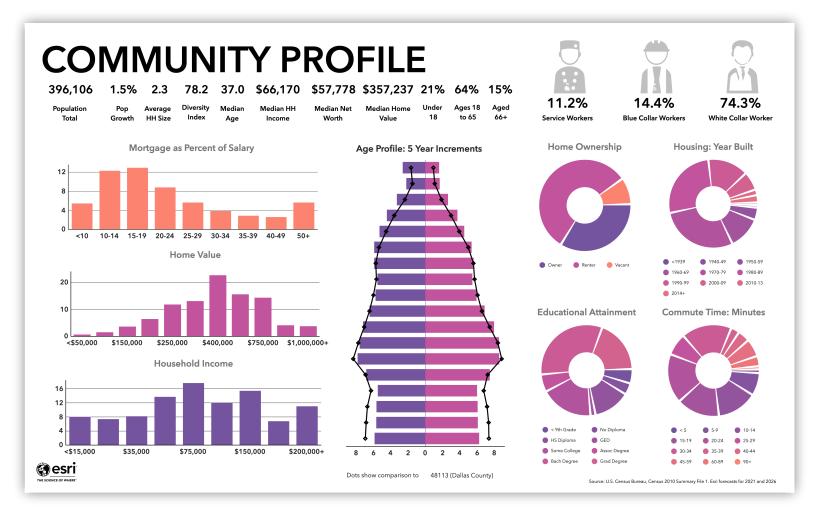


400 N. COIT RESTAURANT 400 N. Coit Rd, Richardson, TX, 75080

INFOGRAPHIC: COMMUNITY PROFILE (RING: 3 MILE RADIUS)



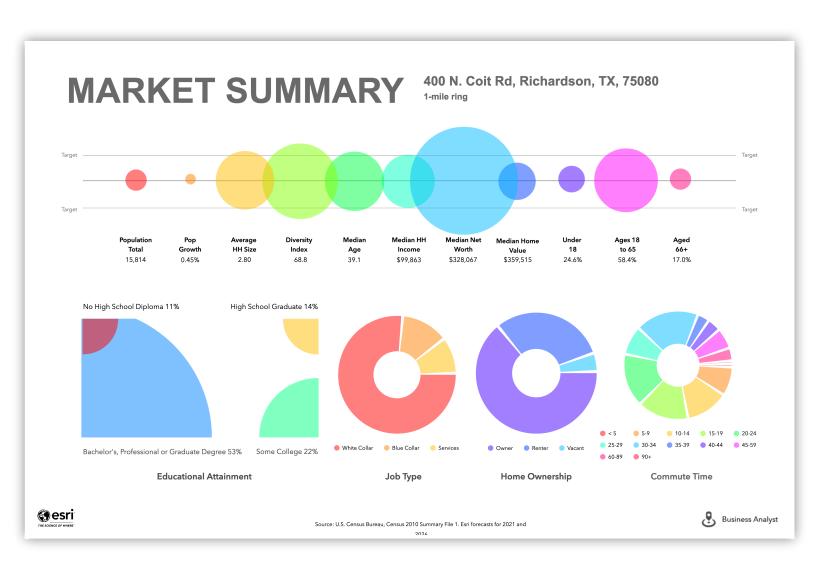
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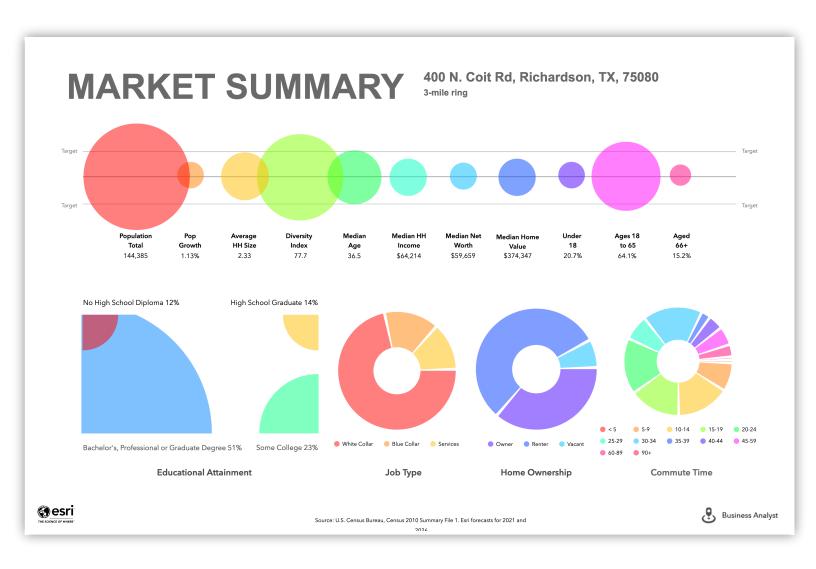
INFOGRAPHIC: PROPORTIONAL CIRCLES (RING: 1 MILE RADIUS)



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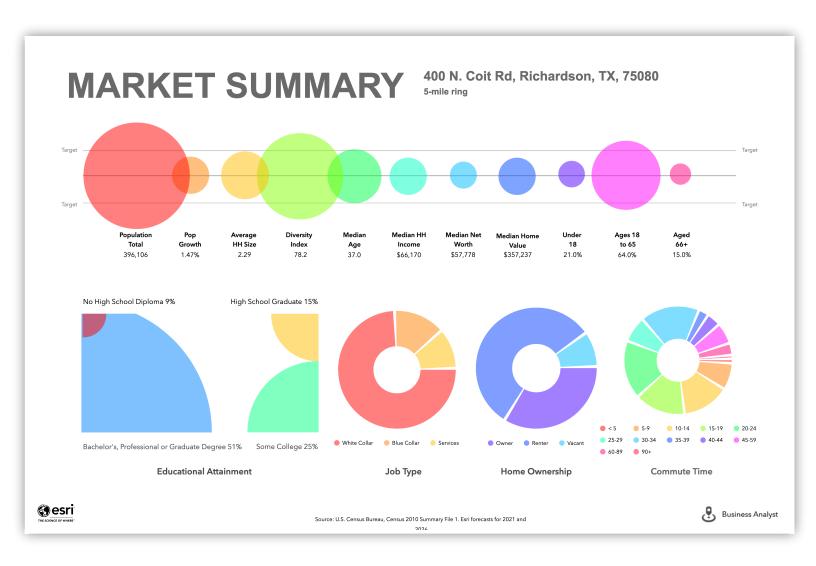
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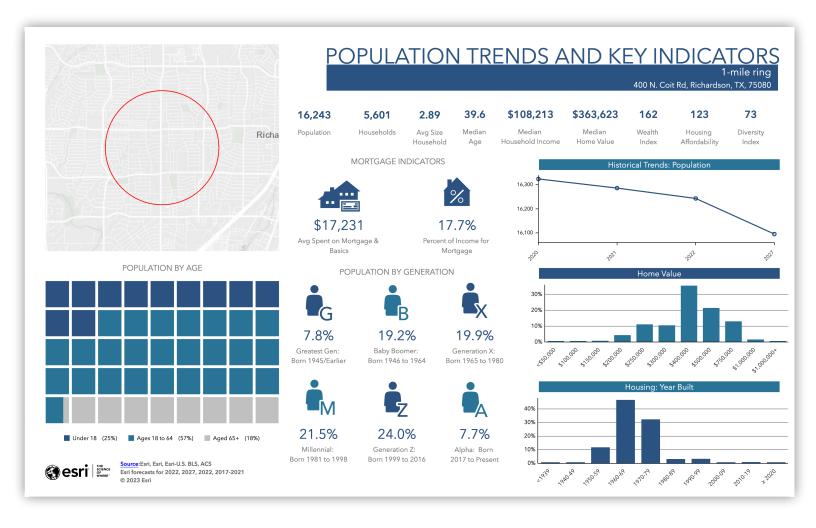
400 N. Coit Rd, Richardson, TX, 75080

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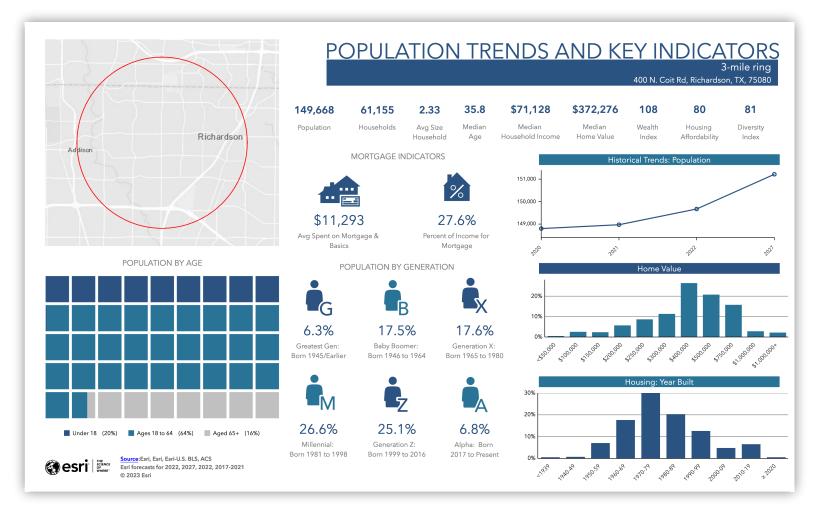


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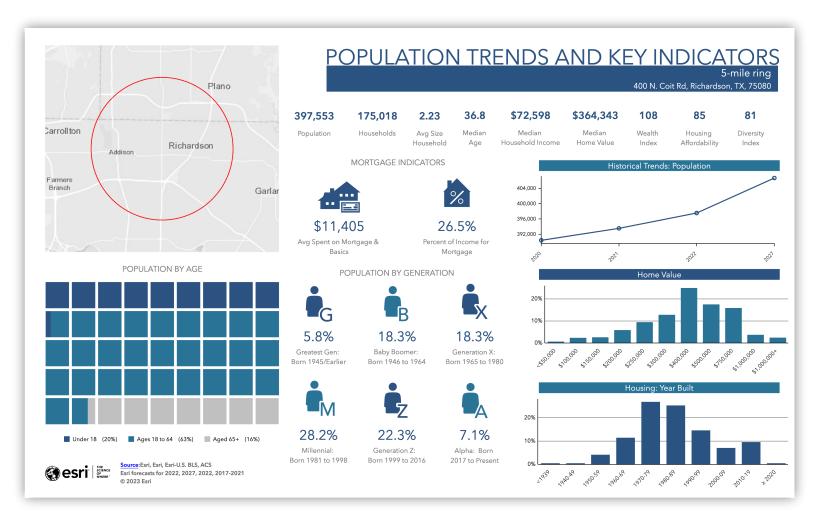
INFOGRAPHIC: POPULATION TRENDS (RING: 1 MILE RADIUS)



INFOGRAPHIC: POPULATION TRENDS (RING: 3 MILE RADIUS)



INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)



LOCATION RISK ANALYSIS Flood Risk Analysis FEMA Map Last Updated:2022-08-30



400 N. COIT RESTAURANT



FLOOD HAZARD DESIGNATIONS

FEMA Map Last Updated:2022-08-30

High Risk Area - Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as:

Zone A: Areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply

Zone AE and A1-30: Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AH: Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are between one and three feet. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AO: Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually sheet flow on sloping terrain) where average depths are between one and three feet. Average flood depths derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply

Some Zone AO have been designated in areas with high flood velocities such as alluvial fans and washes. Communities are encouraged to adopt more restrictive rquirements for these areas.

Zone AR: Areas that result from the decertification of a previously accredited flood protection system that is determined to be in the process of being restored to provide base flood protection. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone A99: Areas subject to inundation by the 1-percent-annual-chance flood event, but which will ultimately be protected upon completion of an under-construction Federal flood protection system. These are areas of special flood hazard where enough progress has been made on the construction of a protection system, such as dikes, dams, and levees, to consider it complete for insurance rating purposes. Zone A99 may only be used when the flood protection system has reached specified statutory progress toward completion. No Base Flood Elevations (BFEs) or depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone V: Areas along coasts subject to inundation by the 1-percent-annual-chance flood event with additional hazards associated with storm-induced waves. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

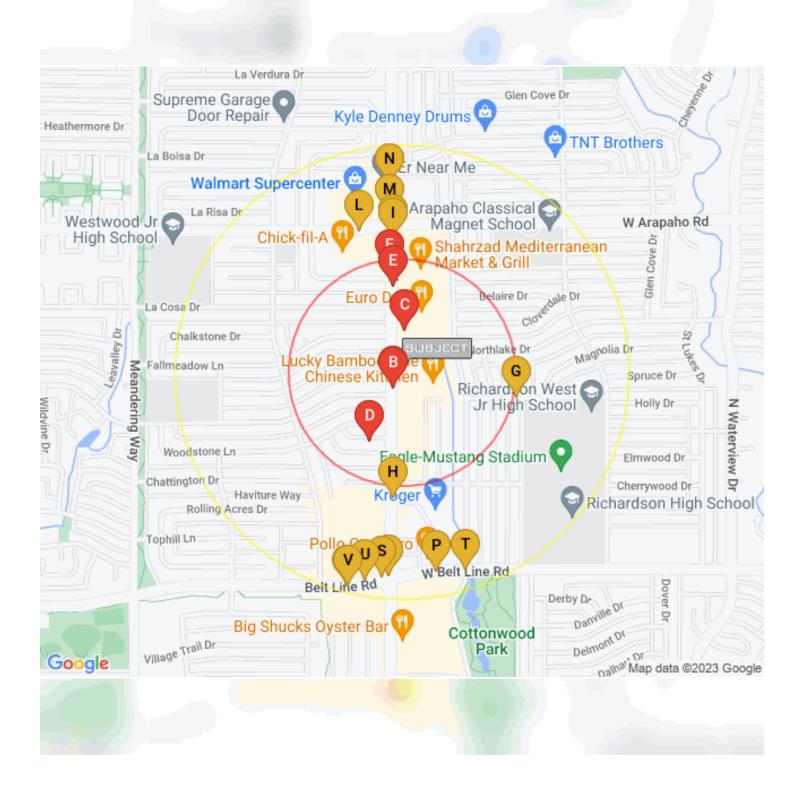
Zone VE and V1-30: Areas subject to inundation by the 1-percent-annual-chance flood event with additional hazards due to storm-induced velocity wave action. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Moderate Risk Area - Labeled Zone B or Zone X, are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood.

Low to Moderate Risk Area - Labeled Zone C or Zone X, areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood.

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LOCATION RISK ANALYSIS LOCATIONS WITHIN 0.25 MILE OF SUBJECT

^	NA
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LMART NEIGHBORHOOD MARKET 5074

RCRAINFO

Latest Update: 17-Oct-2017

TERESA PRUITT

Site Type: STATIONARY Address: 430 N COIT RD Facility Detail Report: 110014363919 County: DALLAS UNITED STATES Country: **Interest Type Contact Role Contact Name** Phone Source **UNSPECIFIED UNIVERSE TERESA PRUITT** 479-204-2231 **RCRAINFO** environmental manager



ELEGANT CLEANERS

UNSPECIFIED UNIVERSE

Latest Update:

4792042231

	1. A	0			-	((N)	DI.
(Country:	UNITED) STATES				
(County:	DALLAS	S	Facility Detail Re	eport:	110034244805	
Ş	Site Type:	STATIC	NARY	Address:		420 N COIT RD S	STE 2017

Interest Ty	ре	Source	Contact Role	Contact Name	Phone
STATE MAS	TER T	TX-TCEQ ACR			

PROMENADE BUSINESS PARK

Latest Update: 11-Aug-2010

Site Type:	STATIONARY	Address:	BUSINESS PARK WITH MANY
County:	DALLAS		OFFICESWAREHOUSES NO
Country:	UNITED STATES	Facility Detail Report:	ADDR 110034890134

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	TX-TCEQ ACR			

ARCHON GROUP PRESTONWOOD TOWN CENTER

Site Type: County: **Country:**

STATIONARY DALLAS UNITED STATES Address:

Latest Update: 10-Nov-2008

AND MONTFORT DR

Facility Detail Report: 110033520660

ON THE SE INT OF ARAPAHO

400 N. COIT RESTAURANT



Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	TX-TCEQ ACR			

1	PROMENADE NORTH SHOPPING CENTER Latest Update: 11-Aug-2010						
	Site Type: County: Country:	STATIC DALLAS UNITEE		eport:	970 N COIT RD 110034636516		
	Interest Type	Source	Contact Role	C	ontact Name		Phone
	STATE MASTER	TX-TCEQ ACR					

METRO ONE HOUR CLEANERS

TX-TCEQ ACR

Latest Update:

(Site Type: County: Country:	STATIC DALLAS UNITED		15615 COIT RD eport: 110034772823	STE 204
	Interest Type	Source	Contact Role	Contact Name	Phone

LOCATIONS WITHIN 0.50 MILE OF SUBJECT

RICHARDSON GRACE CHRISTIAN SCHOOL

Latest Update: 30-Oct-2003

1	Interest Type	Source	Contact Role	Contact Name	Phone
	County: Country:	DALLAS UNITED STATES	•	port: 110011819951	
S	Site Type:	STATIONARY	Address:	1320 HOLLY DR	IVE

Interest Type	Source	Contact Role	Contact Name	Phone
COMPLIANCE ACTIVITY	NCDB			



Site Type: County: Country:

STATE MASTER

STATIONARY DALLAS UNITED STATES Address: Facility Detail Report: 110033843358

200 N COIT RD STE 368

400 N. COIT RESTAURANT

400 N. Coit Rd, Richardson, TX, 75080



Latest Update:

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	TX-TCEQ ACR			

TOWN & COUNTRY CLEANERS Ι

Latest Update:

Site Type: County: Country:	STATIONARY DALLAS UNITED STATES	Address: Facility Detail Report:	2860 PROMENADE CTR 110034846184

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	TX-TCEQ ACR			



Latest Update: 12-Aug-2010

Site Type: County: Country:	STATION DALLAS UNITED S		Address: Facility Detail Re	eport:	1050 N COIT RD 110034478697)
		•		-		

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	TX-TCEQ ACR			7178462200
STATE MASTER	TX-TCEQ ACR		GEORGE SOLIMAN	

MOBIL OIL CORPORATION

Latest Update: 10-Apr-2020

Country:	UNITED STATES	Contact Role	Contact Name	Phone
Site Type:	STATIONARY	Address:	1050 N COIT RD	
County:	DALLAS	Facility Detail Re	port: 110008162479	

Interest Type	Source	Contact Role	Contact Name	Phone
UNSPECIFIED UNIVERSE	RCRAINFO	environmental manager	ASHLEY FORBES	512-451-6334

BARTON & HOWELL CLEANERS Latest Update: 10-Apr-2020									
Site Type: County: Country:	STATIONARY DALLAS UNITED STATES	Address: Facility Detail Ro	429 SPANISH VI eport: 110005094673	LLAGE					
Interest Type	Source	Contact Role	Contact Name	Phone					
UNSPECIFIED UNIVERSE	RCRAINFO		STEVE TERRELL	214-235-0930					

400 N. COIT RESTAURANT



TEXACO SERVICE STATION

(M

Y								
Site Type: County: Country:		DALLAS JNITED	S STATES	;	Address: Facility Detail Re	eport:	15707 COIT RD 110070170424	
Interest Type	Sourc	e		Contact	Role	C	ontact Name	Phone
STATE MASTER	TX-TCEQ	ACR						
	SUPER	CEN	TER #8	930				Latest Update:
Site Type: County: Country:	Γ	STATIC DALLAS JNITEC		;	Address: Facility Detail Re	eport:	15757 COIT RD. 110067045414	
Interest Ty	pe	Sοι	irce	Con	tact Role	C	ontact Name	Phone
UNSPECIFIED UN	IIVERSE	RCRA	INFO					
9 15757 COI Site Type: County: Country:	Γ	DALLAS	S STATES	;	Address: Facility Detail Re	eport:	15757 COIT RD 110070185140	Latest Update:
Interest Type	Sourc	e		Contact	Role	C	ontact Name	Phone
STATE MASTER	TX-TCEQ	ACR						
SHELL OIL Site Type: County: Country:	S	STATIC DALLAS JNITEC		3	Address: Facility Detail Re	eport:	Latest Upo 1433 W BELT LIN 110034032053	date: 12-Aug-2010 NE RD
Interest Type	Sourc	e		Contact	Role	C	ontact Name	Phone
STATE MASTER	TX-TCEQ	ACR						

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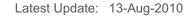


Latest Update:

7 ELEVEN STORE 34111

STAR ENTERPRISES INC

CRAFTSMAN CLEANERS



Latest Update: 09-Aug-2010

Latest Update: 09-Aug-2010

	Interest Type	Source		Contact Role	Contact Name	Phone
County: Country:		DALLAS UNITED STATES		Facility Detail Re	eport: 110033834607	
	Site Type:	STATIC		Address:	14801 COIT RD	

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	TX-TCEQ ACR			

Site Type: STATIONARY Address: 14801 COIT RD County: DALLAS Facility Detail Report: 110005119905 UNITED STATES Country: Interest Type **Contact Role Contact Name** Phone Source **UNSPECIFIED UNIVERSE RCRAINFO**

Site Type: County: Country:		STATIONARY DALLAS UNITED STATES	Address: Facility Detail Re	303 SPRING CREEK VILLAGE port: 110005104396		
	Interest Type	Source	Contact Role	Contact Name	Phone	
	UNSPECIFIED UNIVERSE	RCRAINFO				
	STATE MASTER	TX-TCEQ ACR				



Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	TX-TCEQ ACR			

400 N. COIT RESTAURANT



MACY #1097	7				Latest Update:		
TARRA	NT	Address:7979 BELT LINEFacility Detail Report:110070633589			RD		
pe So	urce	Contact Role	Contact Name		Phone		
	AINFO	dir env mgmt	NICC	DLE WILKINSON	401 770 7132		
	-	Latest Update:Address:7924 BELT LINE RDFacility Detail Report:110070165691					
Interest Type Source ATE MASTER TX-TCEQ ACR		Contact Role		ontact Name	Phone		
N REALITY				7920 BELTLINE	Latest Update:		
	STATIC TARRA UNITED De Sou IVERSE RCRA DALLAS UNITED SOURCE TX-TCEQ ACR	IVERSE RCRAINFO DALLAS UNITED STATES Source TX-TCEQ ACR	STATIONARY TARRANT UNITED STATES Address: Facility Detail R De Source Contact Role IVERSE RCRAINFO dir env mgmt DALLAS UNITED STATES Address: Facility Detail R Source Contact Role TX-TCEQ ACR Image: Contact Role	STATIONARY TARRANT UNITED STATES Address: Facility Detail Report De Source Contact Role C IVERSE RCRAINFO dir env mgmt NICO IVERSE RCRAINFO dir env mgmt NICO	STATIONARY TARRANT UNITED STATES Address: Type BELT LINE De Source Contact Role Contact Name IVERSE RCRAINFO dir env mgmt NICOLE WILKINSON DALLAS Address: Type BELT LINE DALLAS Kaddress: Type BELT LINE Source Contact Role Contact Name Source Contact Role Contact Name NREALITY Kaddress: Type BELT LINE		

Interest Type	Source	Contact Role	Contact Name	Phone
ENFORCEMENTCOMPLIANCE ACTIVITY	ICIS			

400 N. COIT RESTAURANT



Data Quality & Sources

The Environmental Risk Analysis is limited to the 25 environmental records closest to the subject property location. EPA, authorized or delegated states, tribal and local jurisdictions conduct compliance assurance and enforcement activities related to federal environmental laws. Each level of government works to ensure that information contained in national databases is accurate. The migration of data from many jurisdictions to multiple national program databases is a challenging task. Some state and local jurisdictions directly enter data to national databases, while others maintain their own databases and transfer data to EPA through batch processing. Under both approaches, steps are taken to ensure that the data are of the highest quality (e.g., each database maintains standards and procedures for ensuring data integrity on a day-to-day basis).

Data are continuously evaluated. Through periodic analysis, conference calls, and national meetings, database managers at all levels of government work to ensure quality information.

The facility locations displayed come from the FRS Spatial Coordinates tables. They are the best representative locations for the displayed facilities based on the accuracy of the collection method and quality assurance checks performed against each location. The North American Datum of 1983 is used to display all coordinates.

Disclaimer

This report is intended to provide general information on a particular subject or subjects and is not an exhaustive treatment of such subject(s). Accordingly, the information in this report is not intended to constitute any legal, consultative or other professional advice, service or contract in any way.

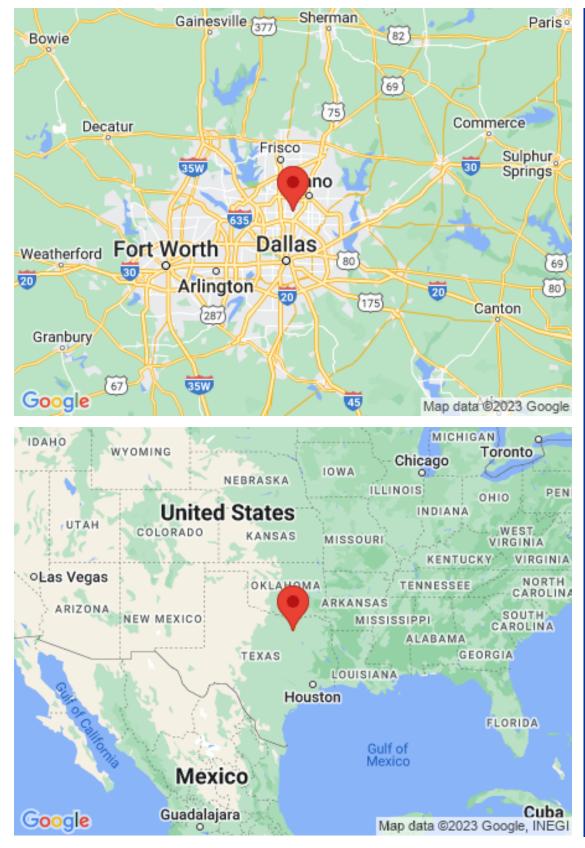
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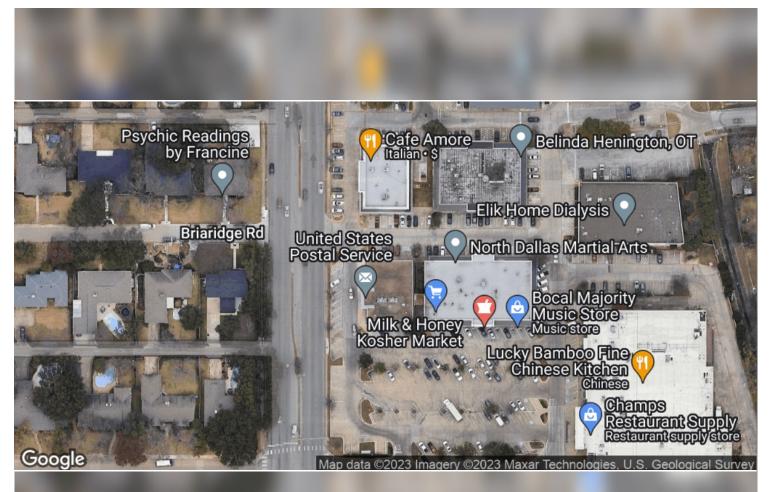
AREA LOCATION MAP



AURANT 400 N. COIT RD, RICHARDSON, TX, 75080 00 N.

AREA LOCATION MAP Page : 34

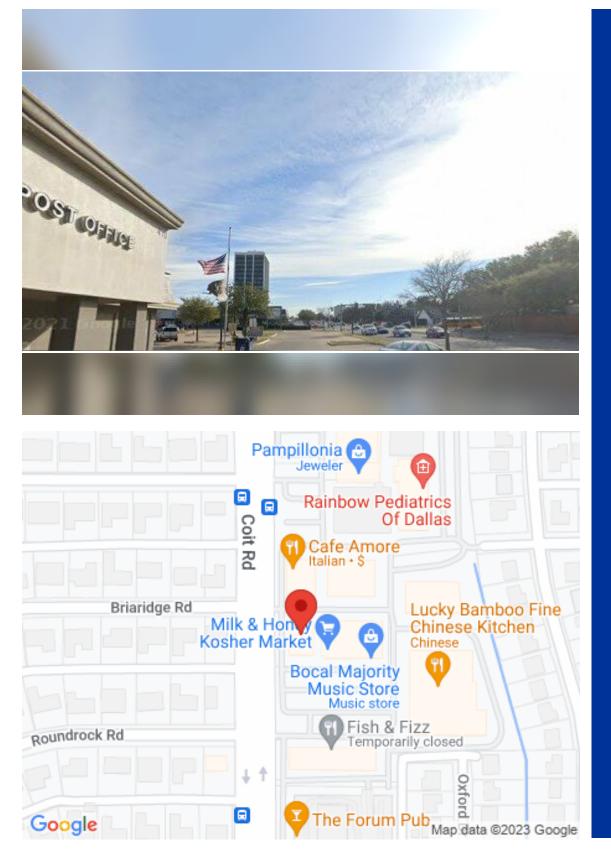
AERIAL ANNOTATION MAP



400 N. COIT RD, RICHARDSON, TX, 75080

AERIAL ANNOTATION MAP Page : 35

STREET VIEW MAP



STAURANT 400 N. COIT RD, RICHARDSON, TX, 75080 400 N. COIT

STREET VIEW MAP Page : 36

CONTACT



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Phone: 4699998746 Email: caroletam@gmail.com License: 0637889

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