

CENTURY 21

Judge Fite Company



901 WATERFALL WAY

RICHARDSON, TX 75080



\$1,749,000



11,472 sqft

DESCRIPTION

Location, visibility, and flexibility- this property has it all. Perfectly positioned conveniently located in between 3 major highways! Dallas North Tollway, Interstate 635 and 75 Central Expressway.offers exceptional exposure and accessibility in one of Richardson's most desirable commercial corridors. This two-story freestanding office building is thoughtfully designed with a mix of executive offices, conference rooms, and open workspaces ideal for a corporate headquarters, medical practice, or professional firm seeking a refined and professional presence suitable for business -office , educational building, or medical. Each level is equipped with restrooms and kitchen facilities, making the building move-in ready for a single user or easily adaptable for multi-tenant use. Zoned Corridor Commercial (CC), the property allows for office, service, and limited manufacturing uses, giving owners flexibility and multiple long-term options. Large parking lot, the property provides convenience that stands out in the current market. Class A office rents in average in the low-to-mid \$40s per square foot, reflecting the strength, growth, and stability of this submarket. 901 Waterfall Way means more than acquiring a building—it's securing a foothold in one of Texas's most established and resilient commercial markets. Whether you choose to occupy, lease, or hold as an investment, this property represents an exceptional opportunity for growth, visibility, and long-term value in the heart of Richardson. The current use of the building second floor, is for computer AI software development. A major face lifting has been done in the last few years to a new second floor plan, individual cubicles located on the second floor of the building, conference room, air conditioning, an updated ventilation computer room, windows, new copper metal roof. There are 2 eat in kitchen areas, one for each floor. The flexibility to modify the first floor may exceed the possibilities of benefits.

PROPERTY TYPE: Commercial - Business

MLS STATUS: Active

MLS: 21234656

YEAR BUILT: 1982

COUNTY: Dallas

TRACT OR SUBDIVIION: J B K

LIST DATE: 04/11/2026

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800.451.8055

AREA:

SQUARE FEET: 11,472

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 0.66

LOT SIZE (SQFT): 28,662

INTERIOR FEATURES

FLOOR COVERINGS:

- CeramicTile
- Laminate
- Stone
- Tile

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- AlleyAccess
- Concrete
- ParkingLot

LOT DESCRIPTION:

- BackYard
- InteriorLot
- IrregularLot
- Lawn
- Landscaped
- ManyTrees
- SprinklerSystem

ROOF TYPE:

- SpanishTile

SIDING:

- Brick

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Central
- Electric
- EnergyStarAccaRsiQualifiedInstallation
- EnergyStarQualifiedEquipment
- HeatPump
- Zoned

UTILITIES:

- CableAvailable
 - ElectricityAvailable
 - ElectricityConnected
 - PhoneAvailable
 - SewerAvailable
 - UndergroundUtilities
 - WaterAvailable
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ADDITIONAL PROPERTY DETAILS

SECURITY FEATURES:

- SecuritySystem
- Firewalls
- FireSprinklerSystem
- KeyCardEntry
- SmokeDetectors
- SecurityLights

COMMUNITY:

- CommunityMailbox
 - Curbs
 - StormDrains
 - Sidewalks
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LISTED BY: Vio Moldovan 

PHONE: 972.742.6445

BROKERED BY: Citiwide Alliance Realty