

FULLY LEASED



183 | BELT LINE SHOPPING CENTER | 2350 N BELT LINE RD, IRVING, TX 75062

Features

- 2nd- generation restaurant with patio
- Excellent access & visibility at the trade area's busiest intersection
- Hard-corner location and pylon signage availability create strong identification
- Fronts a recently renovated Target-anchored center in a dynamic retail district
- Dense residential area with more than 127,000 residents within a 3-mile radius

FOR LEASE

TOTAL SF: 8,979
AVAILABLE SF: 0
NNN: \$16.09 PER SF/YR EST.

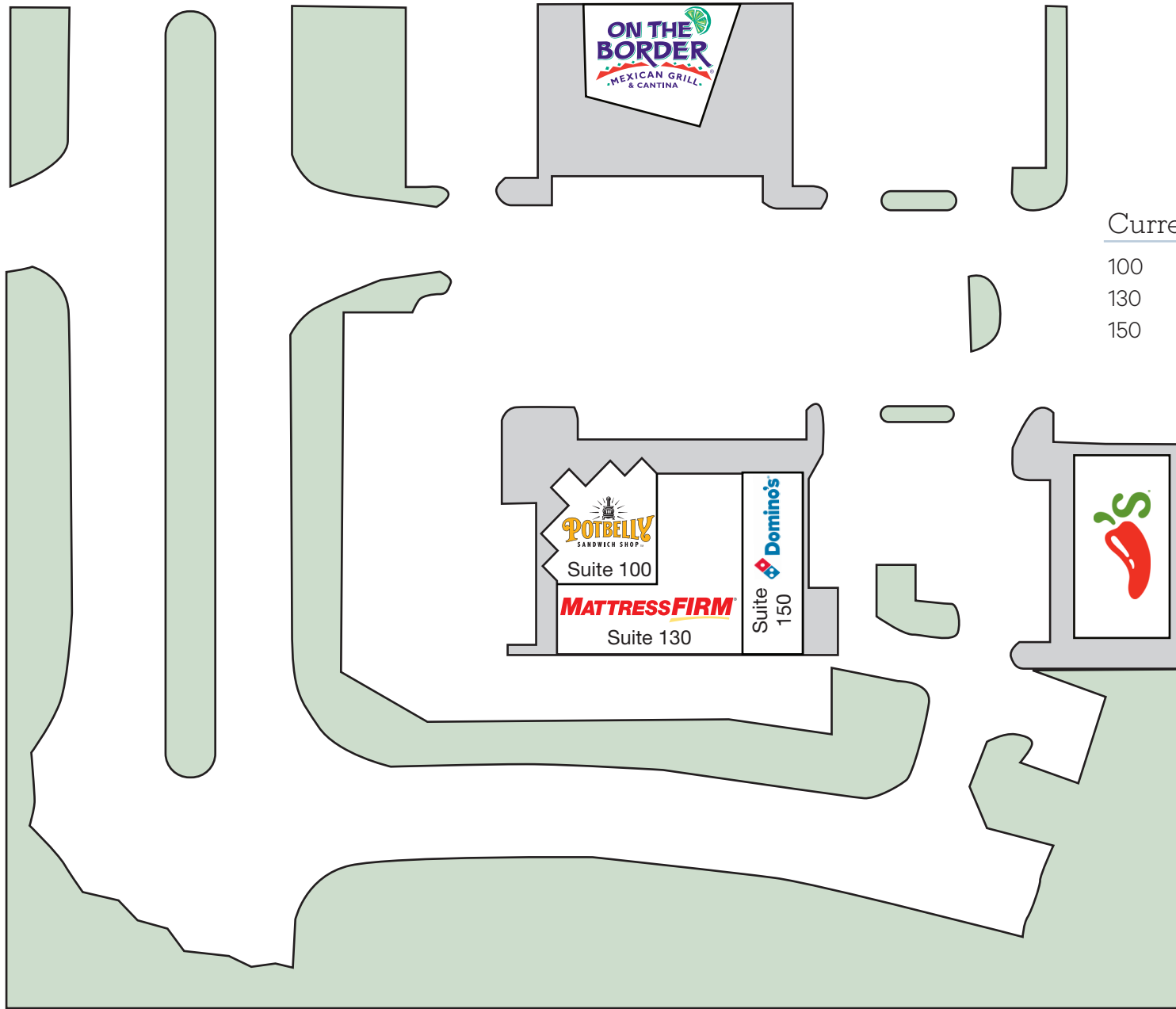
Traffic Counts		Demographics	YEAR: 2024	1 MILE	3 MILE	5 MILE
SH-183	198,444 VPD	Total Population		18,166	128,590	254,041
Belt Line Road	81,156 VPD	Total Households		5,923	46,316	97,696
		Average Household Income		\$80,329	\$90,716	\$102,266
		Total Daytime Population		21,623	127,339	319,447

Lynn Van Amburgh
 Senior Vice President
 214.720.6645
 lvanamburgh@weitzmangroup.com

Guillermo Lopez
 Associate
 214.720.6653
 glopez@weitzmangroup.com

Area Retailers & Businesses





Current Tenants

100	Potbelly Sandwich Works	2,699 sf
130	Mattress Firm	4,395 sf
150	Domino's Pizza	1,885 sf



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. **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.

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.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

402795

License No.

twgre@weitzmangroup.com

Email

214-954-0600

Phone

Robert E. Young, Jr.

Designated Broker of Firm

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Robert E. Young, Jr

Licensed Supervisor of Sales Agent/ Associate

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Lynn Van Amburgh

Sales Agent/Associate's Name

276723

License No.

lvanamburgh@weitzmangroup.com

Email

(214) 720-6645

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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214-954-0600

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byoung@weitzmangroup.com

Email

214-720-6688

Phone

Robert E. Young, Jr

Licensed Supervisor of Sales Agent/ Associate

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Guillermo Lopez

Sales Agent/Associate's Name

765983

License No.

glopez@weitzmangroup.com

Email

(214) 720-6653

Phone

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