



IRVING TOWNE CENTER

3301-3401 W AIRPORT FWY | IRVING, TX 75062

weitzman®

PROPERTY OVERVIEW

OVERVIEW

Irving Towne Center is a region-draw retail landmark serving the dense Irving market.

The center features the powerful draw of the trade area's only Target store, as well as popular restaurants, retailers, fitness users, medical and beauty users, services and more. As a result of this regional-draw line-up, as well as a location at two of the area's most heavily trafficked thoroughfares, Irving Towne Center is ideally suited to the surrounding community.

The combination of the location and the tenant mix means that many of the concepts, such as Target, have been located at Irving Towne Center since it first opened in the 1980s.

A RETAIL MAGNET FOR A VIBRANT TRADE AREA

IRVING TOWNE CENTER RENOVATION COMPLETE

Irving Towne Center underwent a major renovation that added:

- A new, brightened façade and key visibility elements
- LED and other lighting upgrades to increase visibility, security, and sense of place
- New directional signage and tenant signage
- Life-style elements including landscaping, seating areas, arbors, and green space



TENANT MIX

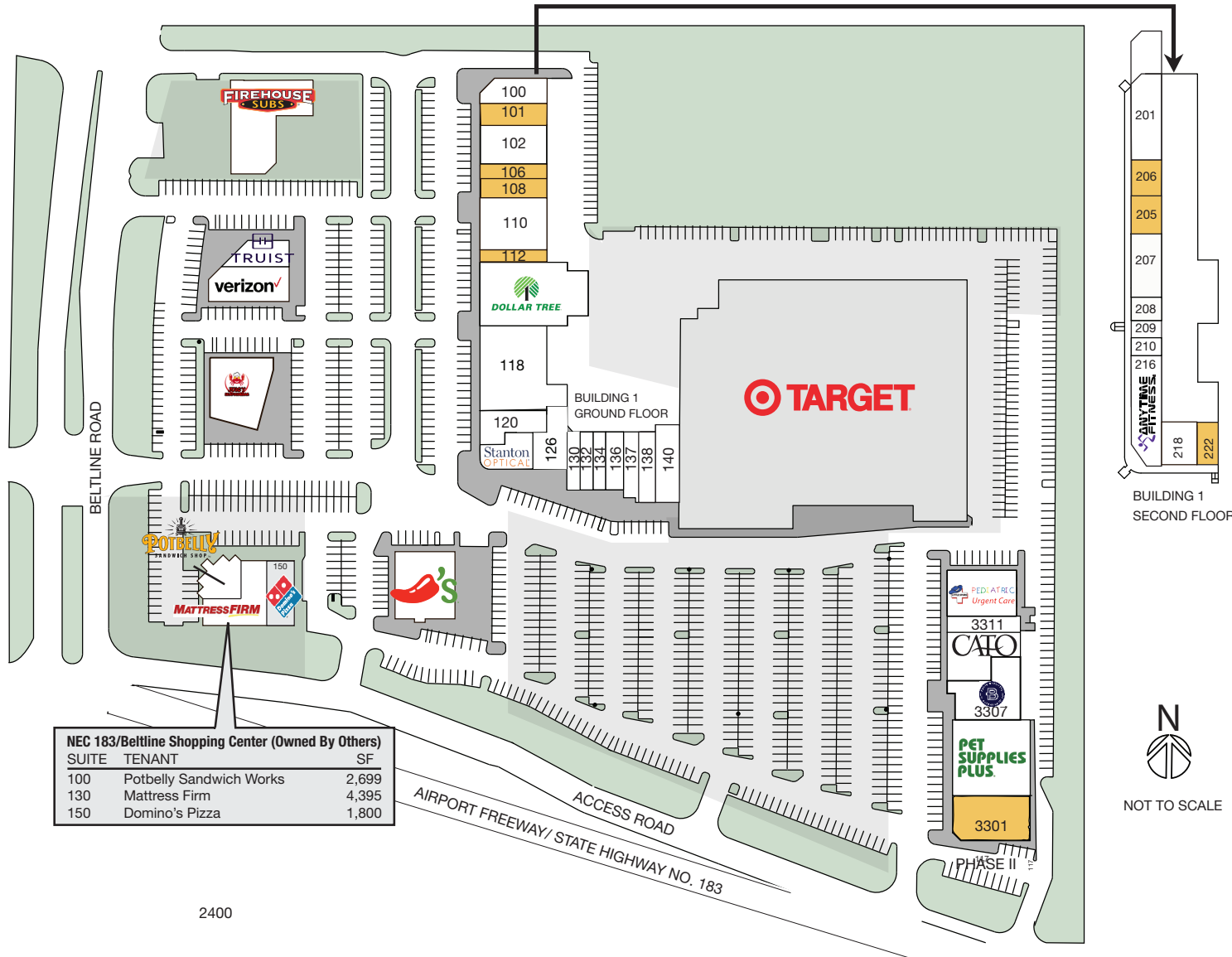
A COMMUNITY-FOCUSED TENANT MIX

In addition to Target, traffic draws at the center include:

- **Retailers** including Pet Supplies Plus, Dollar Tree and more;
- **Restaurants & specialty food concepts** such as Chili's, Lenny's Subs & Grill, Taco Rey and Paris Baguette;
- **Beauty, health & boutique fitness concepts** including Caesars Nail Lounge, Boss Lashes & Supplies, Anytime Fitness, Stanton Optical and GIMME Beauty;
- **Services** including Verizon Wireless, Truist Bank, Little Spurs Pediatrics, Arrow Staffing and Hertz.



SITE PLAN



NEC 183/Beltline Shopping Center (Owned By Others)		
SUITE	TENANT	SF
100	Potbelly Sandwich Works	2,699
130	Mattress Firm	4,395
150	Domino's Pizza	1,800

Available Space

101	2,000 sf	2nd Floor	
106	1,125 sf	205	1,881 sf
108	1,960 sf	206	1,990 sf
112	1,875 sf	222	915 sf
134*	1,103 sf	Phase II	
		3301	6,000 sf

*Occupied but Available

Current Tenants

100	Arteco Design	2,000 sf
102	Hadramout Restaurant	4,351 sf
110	Peak Restaurant	3,183 sf
114	Dollar Tree	9,438 sf
118	Gimme!	8,796 sf
120	Paymore	1,911 sf
122	Stanton Optical	1,912 sf
126	Yogurt Zone	2,527 sf
130	Boss Lashes & Supplies	1,170 sf
132	Taco Rey	973 sf
136	Eye Candy	1,304 sf
137	Hertz	1,322 sf
138	Lenny's Grill & Subs	1,603 sf
140	Caesars Nail Lounge	2,803 sf
2400	Juicy Seafood & Bar	5,600 sf

2nd Floor

201	Best of Stacy Studio	3,829 sf
207	ISE Academy	2,019 sf
208	Alexandra Lozano Law	1,600 sf
209	Enhanced Styles	750 sf
210	APV Studios	750 sf
216	Anytime Fitness	4,760 sf
218	Arrow Staffing	1,384 sf
2420	Verizon Wireless	3,571 sf
2420a	Truist Bank	2,329 sf
3421	Chili's	6,117 sf

Phase II

3305	Pet Supplies Plus	8,000 sf
3307	Paris Baguette	4,636 sf
3308	Cato	4,671 sf
3311	Thai Restaurant	1,600 sf
3313	Little Spurs Pediatrics	4,739 sf
GL	Metrocell/Cell Tower	570 sf

LOCATION



AREA OVERVIEW

Irving is a community of choice for residents of both the Dallas and the Fort Worth areas due to its proximity to major employment centers including Dallas-Fort Worth International Airport, Las Colinas, Downtown and Uptown Dallas and others.

ACCESS AND VISIBILITY

Further, Irving Towne Center offers incredible access and visibility due to its position at the junction of two of the region's main thoroughfares: SH-183 (Airport Freeway) and North Belt Line Road. The outstanding traffic counts including 199,495 vehicles per day for SH-183 and 81,156 VPD for North Belt Line Road.

DEMOGRAPHICS

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The trade area for Irving Towne Center offers a dense market with affluent households and extremely strong daytime population totals.

Within a five-mile radius of the center, the population totals 251,863 in 98,563 households with an average household income of \$108,747.

The daytime population within the trade area radius totals 324,375 due to the center's key location in the midst of the area's residential and commercial districts. Daytime population is important to retail concepts because it helps drive traffic throughout the day.



251,863

5 MILE TOTAL
POPULATION 2026



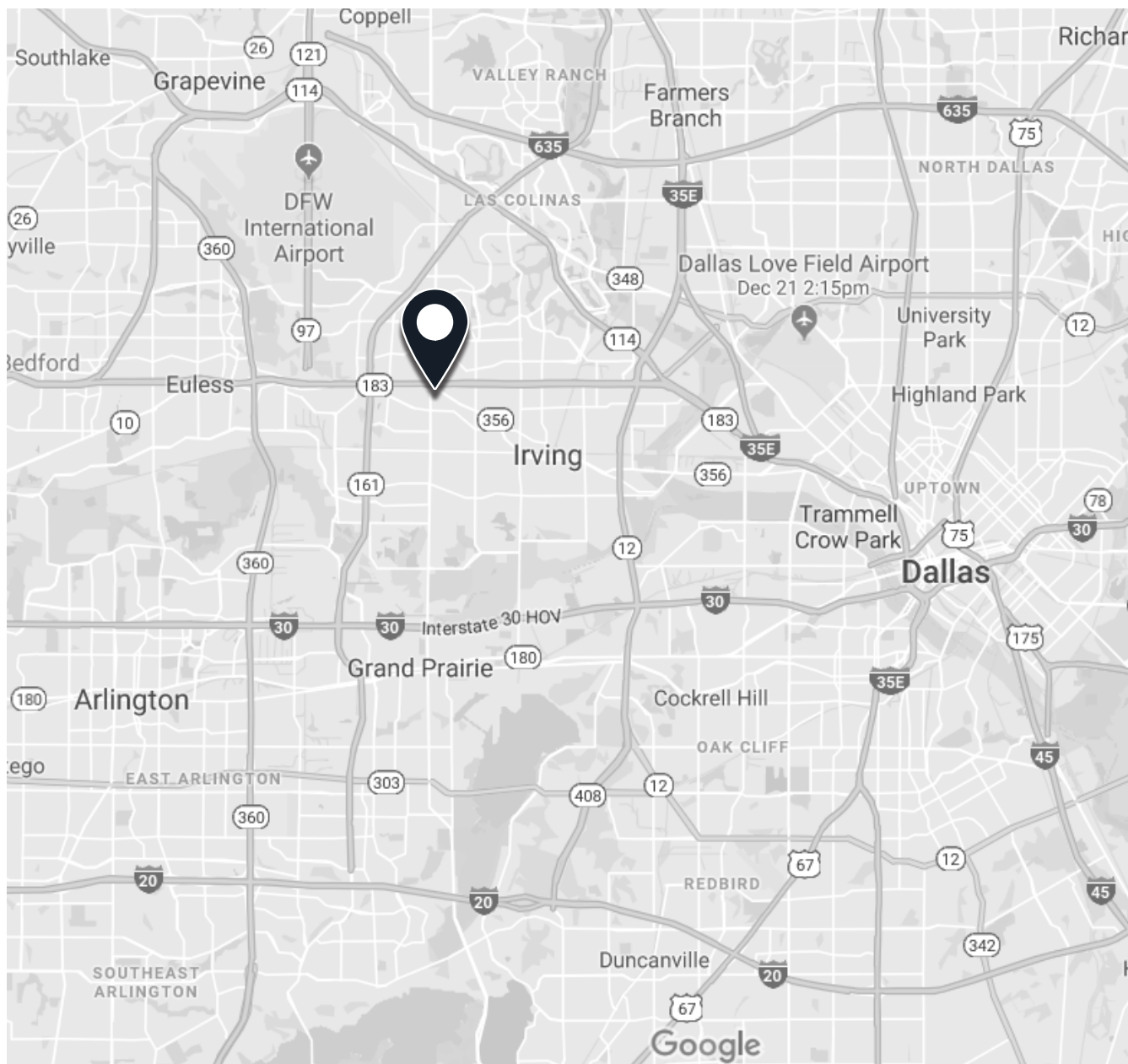
\$108,747

5 MILE AVERAGE
HOUSEHOLD INCOME



98,563

5 MILE TOTAL
HOUSEHOLDS 2026





weitzman®

FOR MORE INFORMATION, PLEASE CONTACT

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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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:

A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see

section 1101.563 of the Texas Occupations Code.

Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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

Robert E. Young, Jr.

Designated Broker of Firm

Robert E. Young, Jr

Licensed Supervisor of Sales Agent/ Associate

Lynn Van Amburgh

Sales Agent/Associate's Name

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Buyer/Tenant/Seller/Landlord Initials

Date

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Date