



IRVING TOWNE CENTER

3301-3401 W AIRPORT FWY | IRVING, TX 75062

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

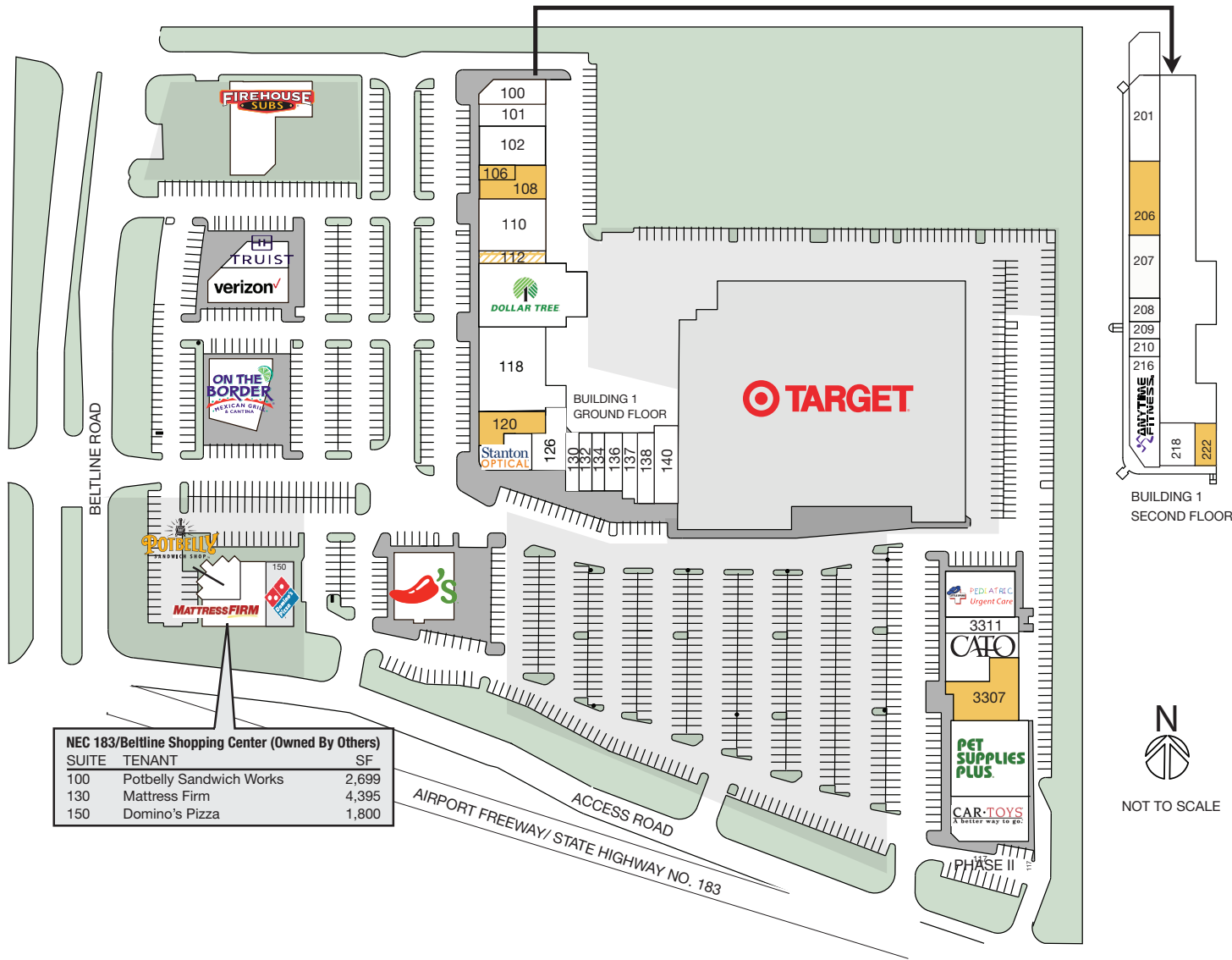
A COMMUNITY-FOCUSED TENANT MIX

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

- **Retailers** including Cato, Car Toys and more;
- **Restaurants & specialty food concepts** such as Chili's, On The Border, Zero Degrees, Argentina Bakery, Yogurt Zone and more;
- **Beauty, health & boutique fitness concepts** including Caesars Nail Lounge, Braiding Salon, My EyeLab, Realife Nutrition and Anytime Fitness;
- **Services** including State Farm Insurance and others.



SITE PLAN

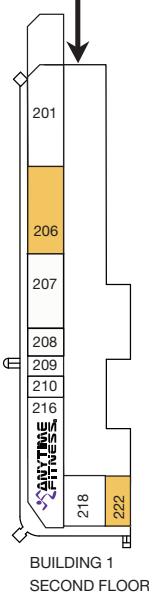


NEC 183/Beltline Shopping Center (Owned By Others)		
SUITE	TENANT	SF
100	Potbelly Sandwich Works	2,699
130	Mattress Firm	4,395
150	Domino's Pizza	1,800

Available Space			
106	765 sf	2nd Floor	
108	2,310 sf	206	3,871 sf
112*	1,875 sf	222	915 sf
120	1,911 sf	Phase II	
		3307	4,636 sf

*Occupied but Available

Current Tenants		
100	Arteco Design	2,000 sf
101	Atlas Medical	2,000 sf
102	Hadramout Restaurant	4,351 sf
110	Peak Restaurant	3,183 sf
112	Argentina Bakery	1,875 sf
114	Dollar Tree	9,438 sf
118	Gimme!	8,796 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
134	Mold & Art	1,103 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
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 Workforce Solutions	1,384 sf
2420	Verizon Wireless	3,571 sf
2420a	Truist Bank	2,329 sf
2400	On The Border	5,600 sf
3421	Chili's	6,117 sf
Phase II		
3301	Car Toys	6,000 sf
3305	Pet Supplies Plus	8,000 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

DEMOGRAPHICS

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 237,515 in 90,276 households with an average household income of \$74,141.

The daytime population within the trade area radius totals 242,965 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.



251,595

5 MILE TOTAL
POPULATION 2023



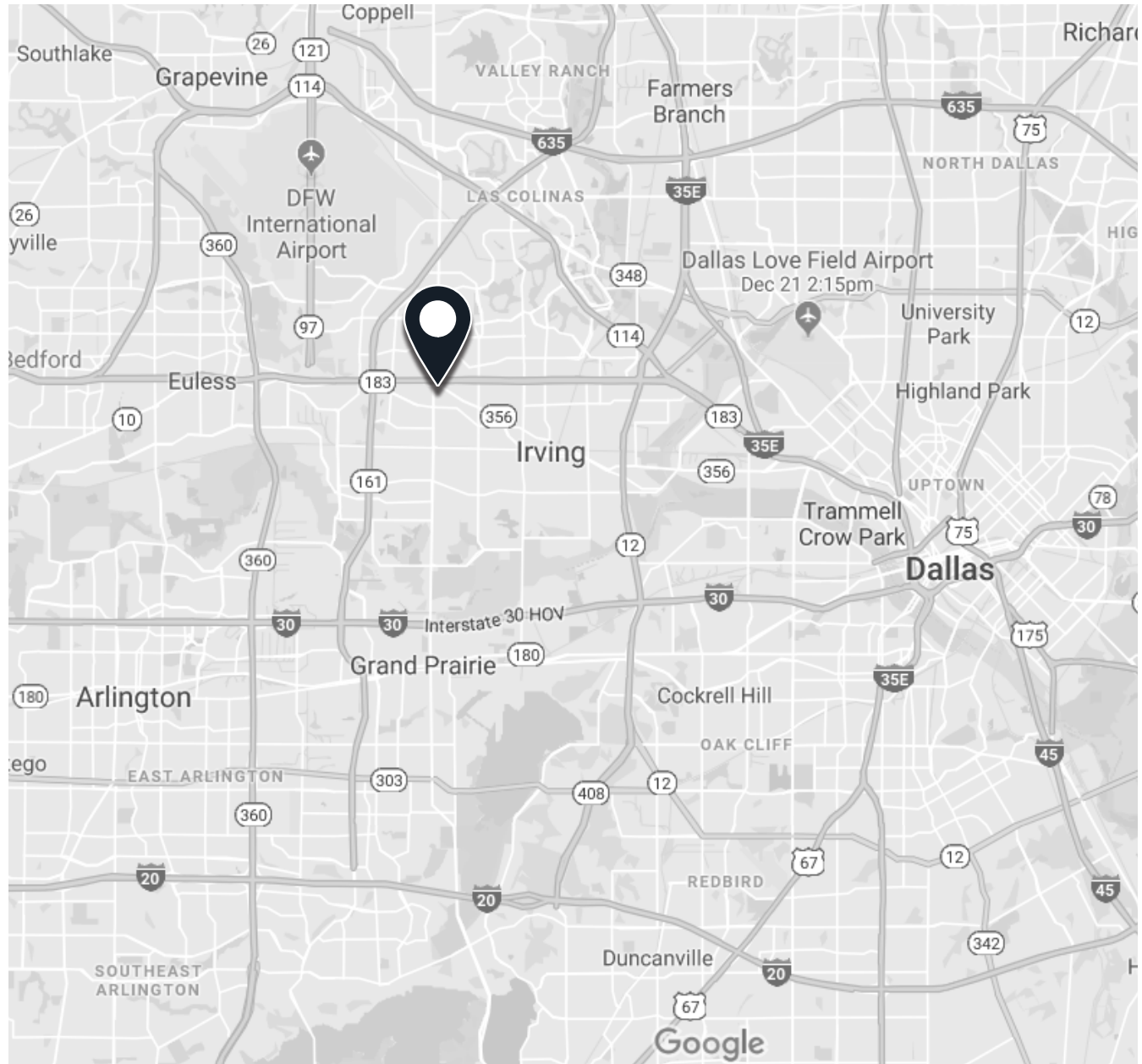
\$94,650

5 MILE AVERAGE
HOUSEHOLD INCOME



96,083

5 MILE TOTAL
HOUSEHOLDS 2023





weitzman®

FOR MORE INFORMATION, PLEASE CONTACT

Guillermo Lopez

214.720.6653

glopez@weitzmangroup.com

Lynn Van Amburgh

214.720.6645

lvanamburgh@weitzmangroup.com

The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the information to determine if it is suitable for your intended purpose.

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 on 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 listening 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 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

Licensed Supervisor of Sales Agent/ Associate

License No.

Email

Phone

Lynn Van Amburgh

Sales Agent/Associate's Name

276723

License No.

lvamburgh@weitzmangroup.com

Email

214-720-6645

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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 on 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 listening 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 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

Licensed Supervisor of Sales Agent/ Associate

License No.

Email

Phone

Guillermo Lopez

Sales Agent/Associate's Name

765983

License No.

glopez@weitzmangroup.com

Email

214-954-0600

Phone

Buyer/Tenant/Seller/Landlord Initials

Date