



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

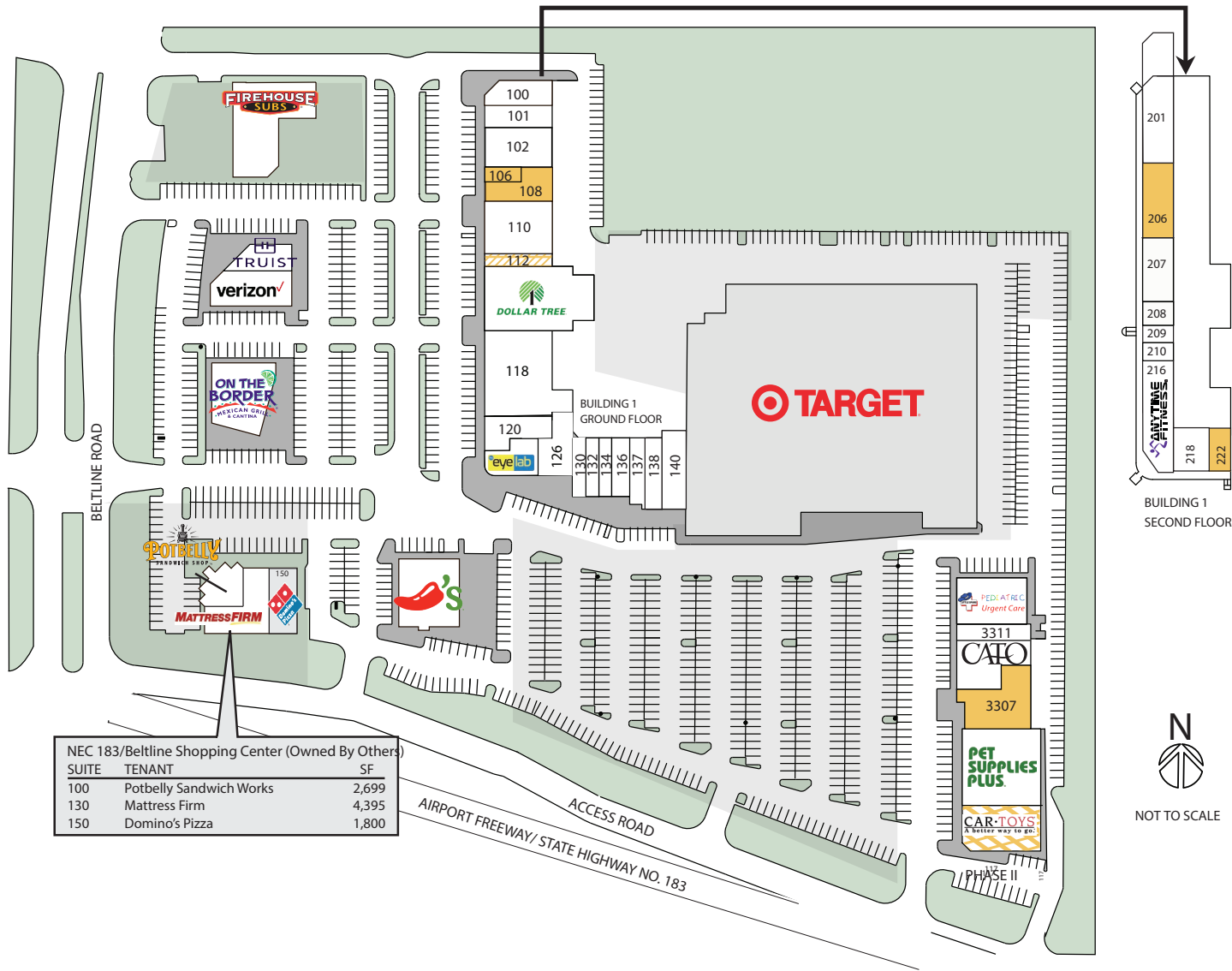
A COMMUNITY-FOCUSED TENANT MIX

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 |
| | | Phase II | |
| | | 3307 | 4,636 sf |
| | | 3301* | 6,000 sf |

| 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 |
| 120 | Paymore | 1,911 sf |
| 122 | My EyeLab | 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.



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 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.

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Buyer/Tenant/Seller/Landlord Initials

Date

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