

IRVING MARKET CENTER

3905 - 4014 WEST AIRPORT FREEWAY IRVING, TX 75062



IRVING MARKET CENTER - IRVING, TEXAS

PROPERTY OVERVIEW

- » 1,317 - 1,503 SF Available for Lease
- » Build to Suit up to 20,000 SF
- » NWQ of Highway 183 and North Belt Line Road

RETAILER ANALYSIS

ROSS
DRESS FOR LESS

Ranked 5/51 in
DFW for foot
traffic

five BELOW

Ranked 4/28 in
DFW for foot
traffic

PETSMART

Ranked 3/44 in
DFW for foot
traffic



DAILY TRAFFIC

Highway 183	156,000 VPD
State Highway 161	102,000 VPD
North Belt Line Road	46,000 VPD

DEMOGRAPHIC INFORMATION

Irving MSA	238,289
5 Mile Avg Household Income	\$70,046
5 Mile Radius Population	249,014
5 Mile Estimated Total Households	98,810



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W AIRPORT FWY (HWY 183) - 156,000 VPD



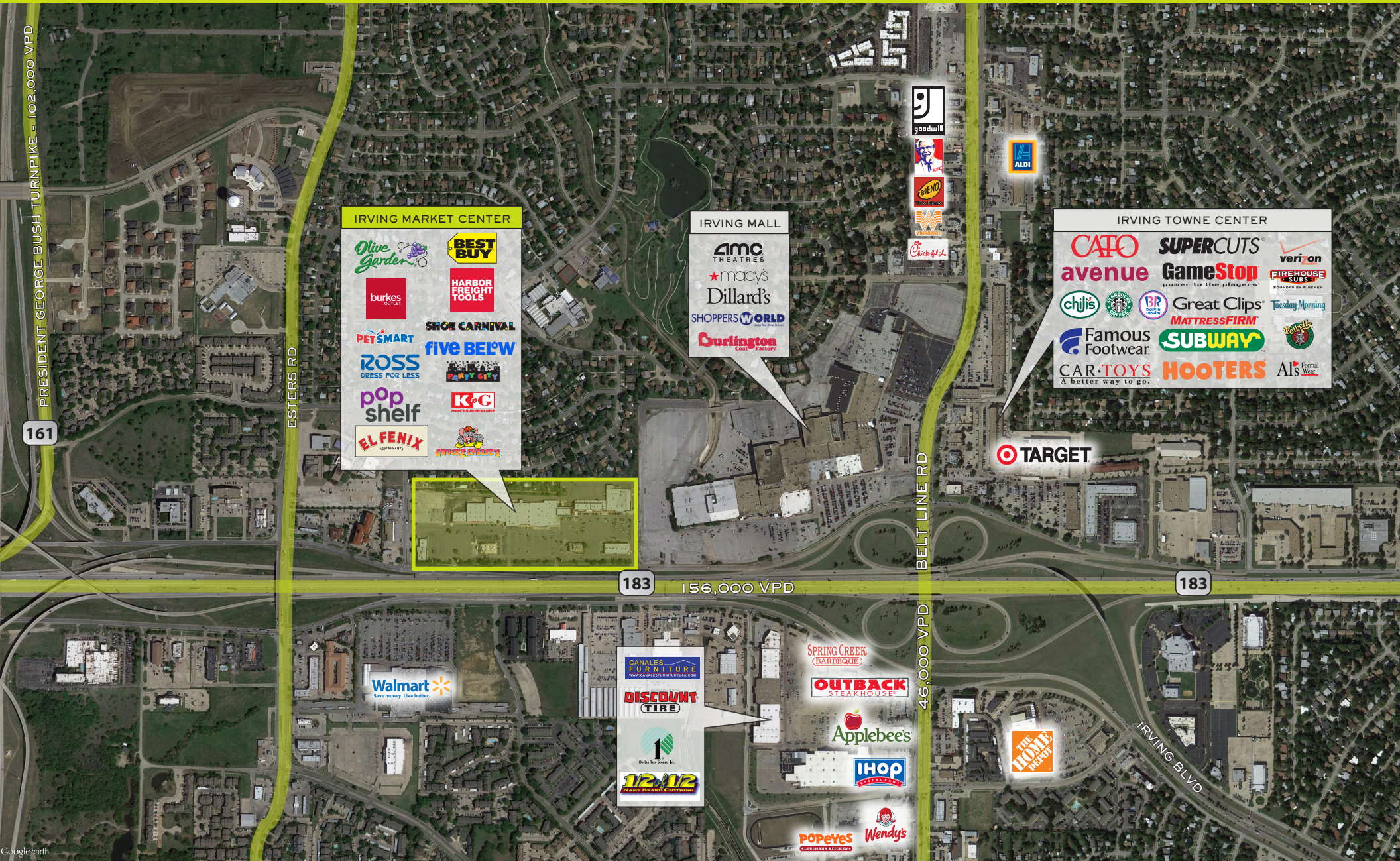
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IRVING MARKET CENTER

- Olive Garden
- BEST BUY
- burkes OUTLET
- HARBOR FREIGHT TOOLS
- SHOE CARNIVAL
- PET SMART
- five BELOW
- ROSS DRESS FOR LESS
- PARTY CITY
- pop shelf
- K&C
- EL FENIX RESTAURANT
- CHURCH & DWIGHT

IRVING MALL

- AMC THEATRES
- macy's
- Dillard's
- SHOPPERS WORLD
- Durlington Coat Factory

IRVING TOWNE CENTER

- CATO
- SUPERCUTS
- verizon
- avenue
- GameStop
- FIREHOUSE SUBS
- chili's
- Starbucks
- BR
- Great Clips
- Tuesday Morning
- Famous Footwear
- MATTRESSFIRM
- Subway
- POPEYES
- CAR-TOYS
- HOOTERS
- Al's

TARGET

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DISCOUNT TIRE

12.12
Name Brand Clothing

SPRING CREEK BARBECUE

OUTBACK STEAKHOUSE

Applebee's

IHOP

POPEYES

Wendy's

THE HOME DEPOT



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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.

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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Stephen Coslik	237614	scoslik@woodmont.com	(817) 732-4000
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	