TOWNE NORTH SHOPPING CENTER

IRVING, TX | BELT LINE ROAD AND NORTHGATE DRIVE







PAD SITE AVAILABLE:
+/-0.35 ACRES

SHOPPING CENTER:
3,687 SF
[POTENTIALLY AVAILABLE]

CAM $5.76 PSF
INS $0.60 PSF
TAX $5.40 PSF
TOTAL $11.76 PSF

AREA RETAILERS:

SUPERMERCADO EL RANCHO – EL REY DE LOS PRECIOS BAJOS
Cash America
FAMILY DOLLAR – my family, my family dollar.
Kroger
Armed Forces Career Center
RODEO DENTAL & ORTHODONTICS
BANK OF AMERICA
AutoZone

DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
2025 Population	30,824	111,648	252,228
2025 Total Households	11,520	42,011	98,209
2025 Daytime Population	20,205	140,115	342,983
2025 Average HH Income	$90,538	$96,569	$107,930
2025 Median HH Income	$69,632	$71,841	$80,423

TRAFFIC COUNTS:
Belt Line Road: 35,701 VPD
Northgate Drive: 15,331 VPD

THE retail CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

CHRISTOPHER M. GIBBONS
214.572.8408
cgibbons@theretailconnection.net

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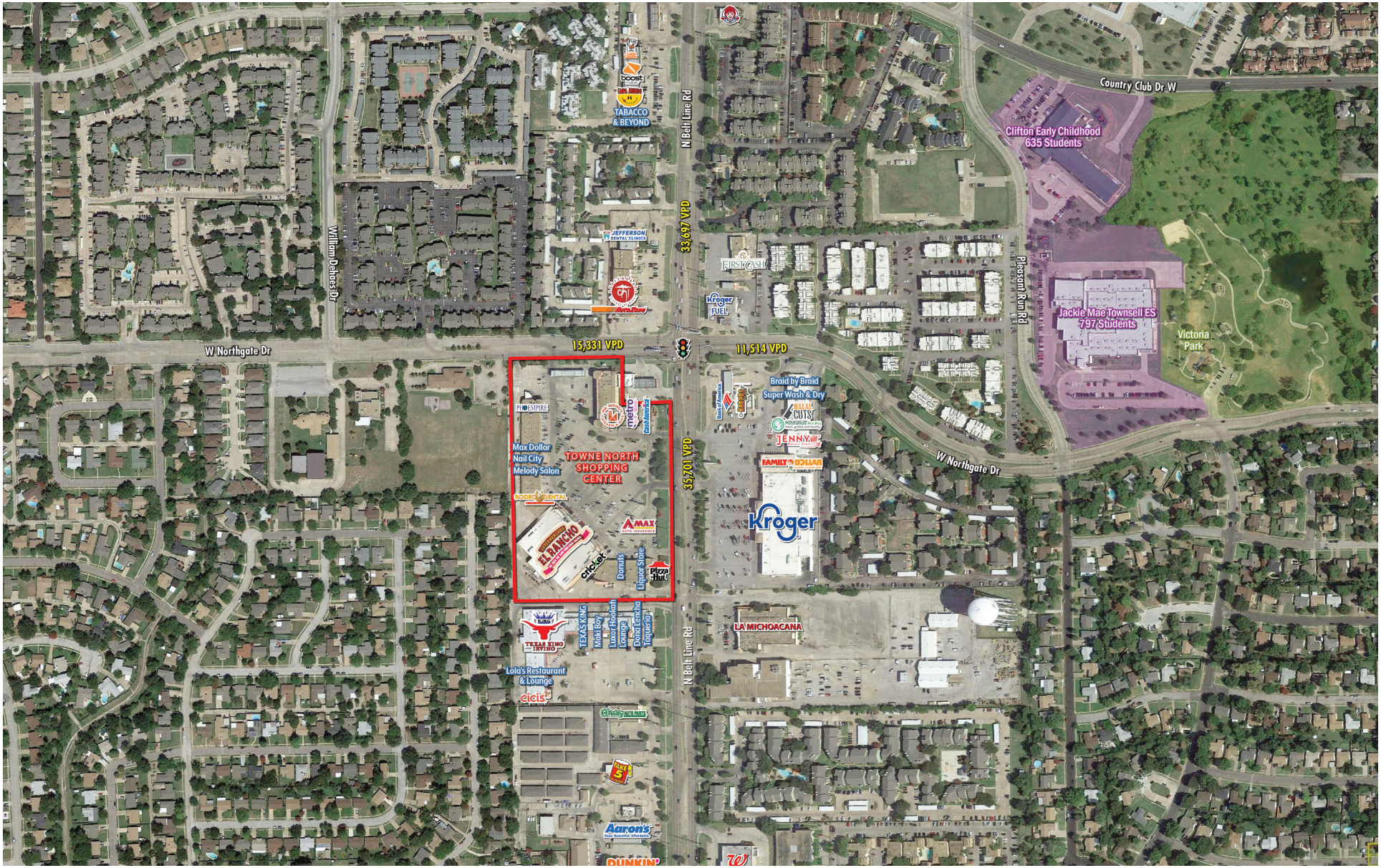
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Suite	Tenant	SF
3501	Pizza Hut	1,640
3503	Liquor Store	3,614
3509	Thrifty Insurance Agency	1,380
3511	Donut Shop	1,418
3513	Potentially Available	3,687
3517	Supreme Appliance	3,577
3521	Foot Spa	1,682
3523	Cricket Wireless	1,092
3535	El Rancho	55,359
3551	Total by Verizon	1,620
3555	Fatimas	1,318
3557	Rodeo Dental	2,568
3559	Rodeo Dental	3,332
3561	Melody Salon	923
3563	Nail City	975
3567	Max Dollar	3,884
3571	Armed Forces	4,527
3577	Mail, Ship & More	968
3581	King Tobacco	1,275
3583	Clinica La Virgen de Guadalupe	2,275
3585	Texas Insurance	910
3587	Paramount Staffing	1,365
3591	Pho Empire	4,694
3601	Cash America	5,922
3603	A-Max Insurance	719
3611	Metro PCS	1,365
3613	Chicken & Rice	1,235
3615	Mirna Fuentes	2,069
3617	Patrick Jones	2,352
3621	Solidas Ice Cream	1,145
3627	Rapido Laundry	3,454
3631	Himalayan Aroma	1,945
Pad	Available	+/-0.35 AC
Total		124,289

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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.

EQUAL HOUSING OPPORTUNITY

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:

  1. that the owner will accept a price less than the written asking price;
  2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  3. 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.

Retail Connection, L.P.	9006485	reception@theretailconnection.net	214-572-0777
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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 _____