

TOWNE NORTH S.C. PAD SITE

IRVING, TX | BELT LINE ROAD AND NORTHGATE DRIVE



AVAILABILITY:
+/- 0.35 AC PAD SITE

GROUND LEASE TERMS:
PLEASE CALL FOR INFO

AREA RETAILERS:

**SUPERMERCADOS
EL RANCHO**

**RODEO DENTAL
& ORTHODONTICS**

Cash America

**O'Reilly
AUTO PARTS**

Kroger

FAMILY DOLLAR
my family, my family dollar.

**LA MICHOCANA
MEAT MARKET**
SINCE 1988

AutoZone

DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2024 Total Population	31,057	111,041	252,284
2024 Total Households	11,548	41,473	97,294
2024 Daytime Population	19,225	137,524	341,605
2024 Average HH Income	\$85,318	\$93,344	\$107,403
2024 Median HH Income	\$62,289	\$65,683	\$76,664

TRAFFIC COUNTS:

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

THE **retail** CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

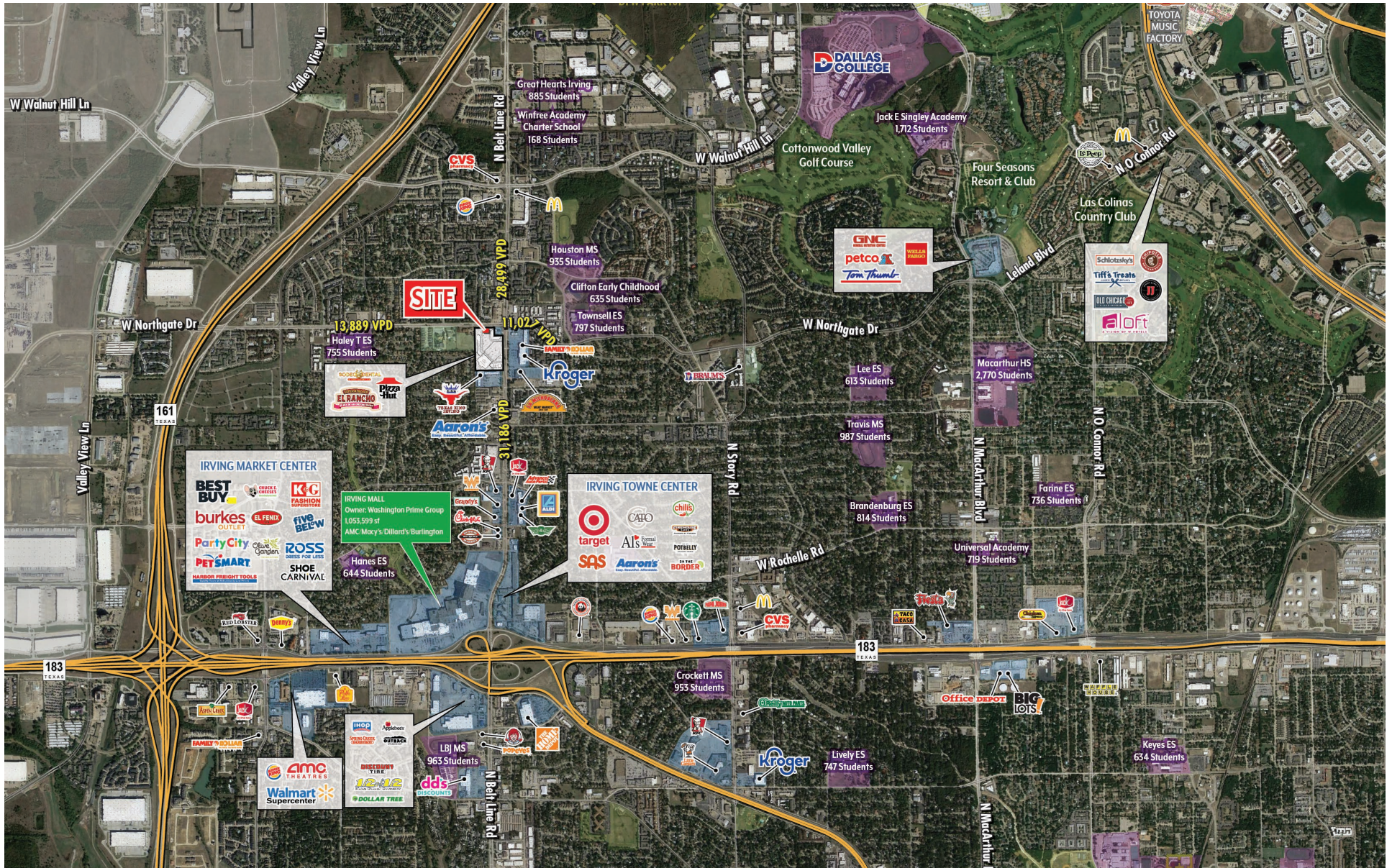
CHRISTOPHER M. GIBBONS

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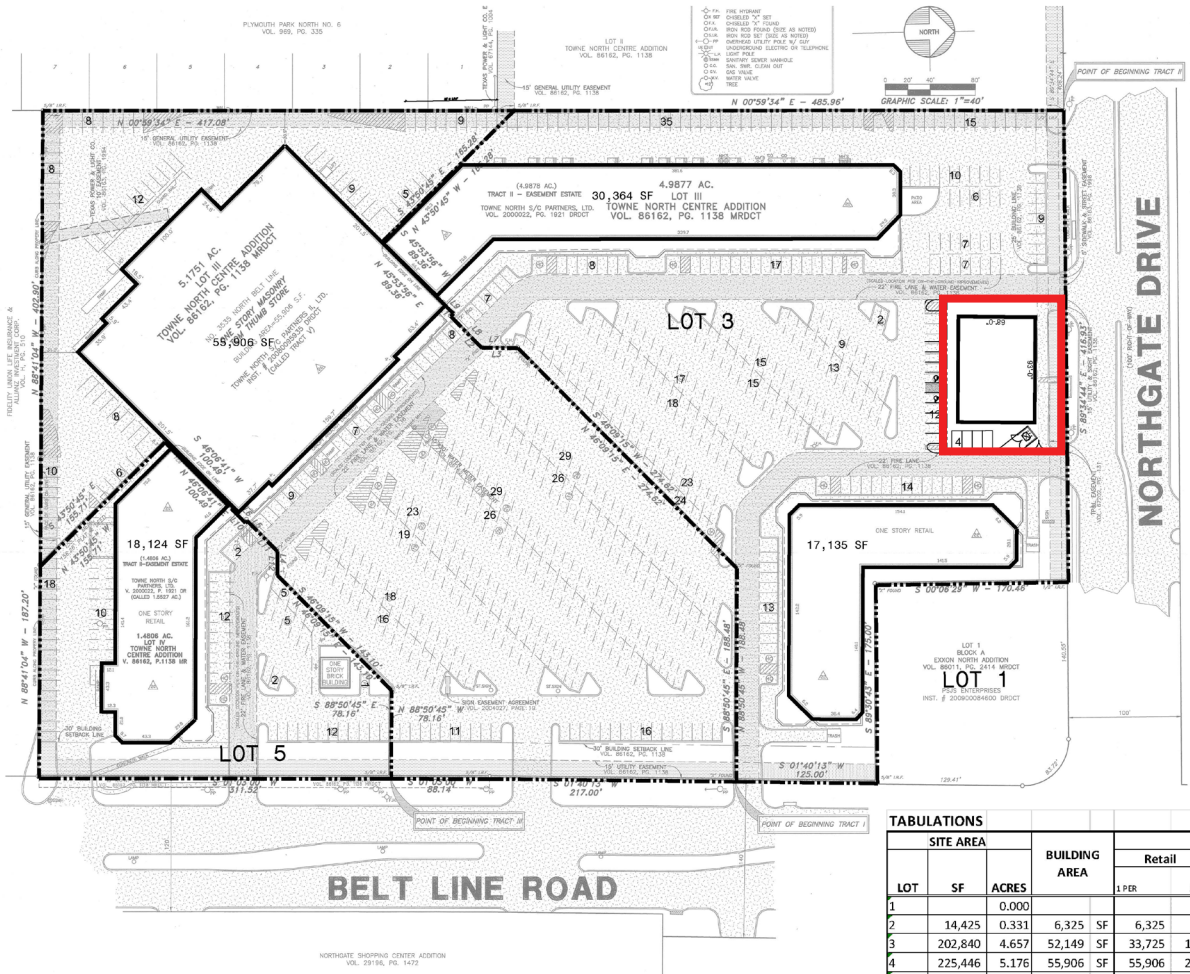
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01 SITE PLAN
1" = 100'-0"

to meet 10% variance with only lots 2 & 3, then building to be 6000 sf retail

SITE AREA		BUILDING AREA	PARKING REQUIRED				TOTAL REQ'D	TOTAL REQ'D w 10% variance	TOTAL REQ'D w 15% variance	TOTAL PROV.	PARKING RATIO
LOT	SF		Retail	Restaurant	Med/Dental	TOTAL					
			1 PER	1/2 SEATS (USE 200 1/75) OR DT 1/2	125						
1	0.000					336	302	286	300		
2	14,425	0.331	6,325	SF	6,325	32	29	27	4	0.632/1000 SF	
3	202,840	4.657	52,149	SF	33,725	169	7,874	105	5,900	30	5.676/1000 SF
4	225,446	5.176	55,906	SF	55,906	280	280	252	238	304	5.438/1000 SF
5	64,478	1.480	18,090	SF	16,450	83	1,640	22		67	3.704/1000 SF
TOTAL	507,189	11.64	132,470		95,956	564	7,874	127	5,900	30	5.0653/1000 SF



TOWNE NORTH IRVING
IRVING, TEXAS
LONGPOINT

PRELIMINARY PLAN
NOT FOR CONSTRUCTION
SP07
JOB NO: 21-051
ISSUE DATE: 11/29/2022
SCALE: AS NOTED

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