

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:

SUPERMERCADO 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
2023 Total Population	31,042	110,721	253,260
2023 Total Households	11,524	41,305	97,283
2023 Daytime Population	18,908	139,370	340,519
2023 Average HH Income	\$77,265	\$86,617	\$99,418
2023 Median HH Income	\$57,456	\$60,624	\$69,308

TRAFFIC COUNTS:

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

THE **retail** CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

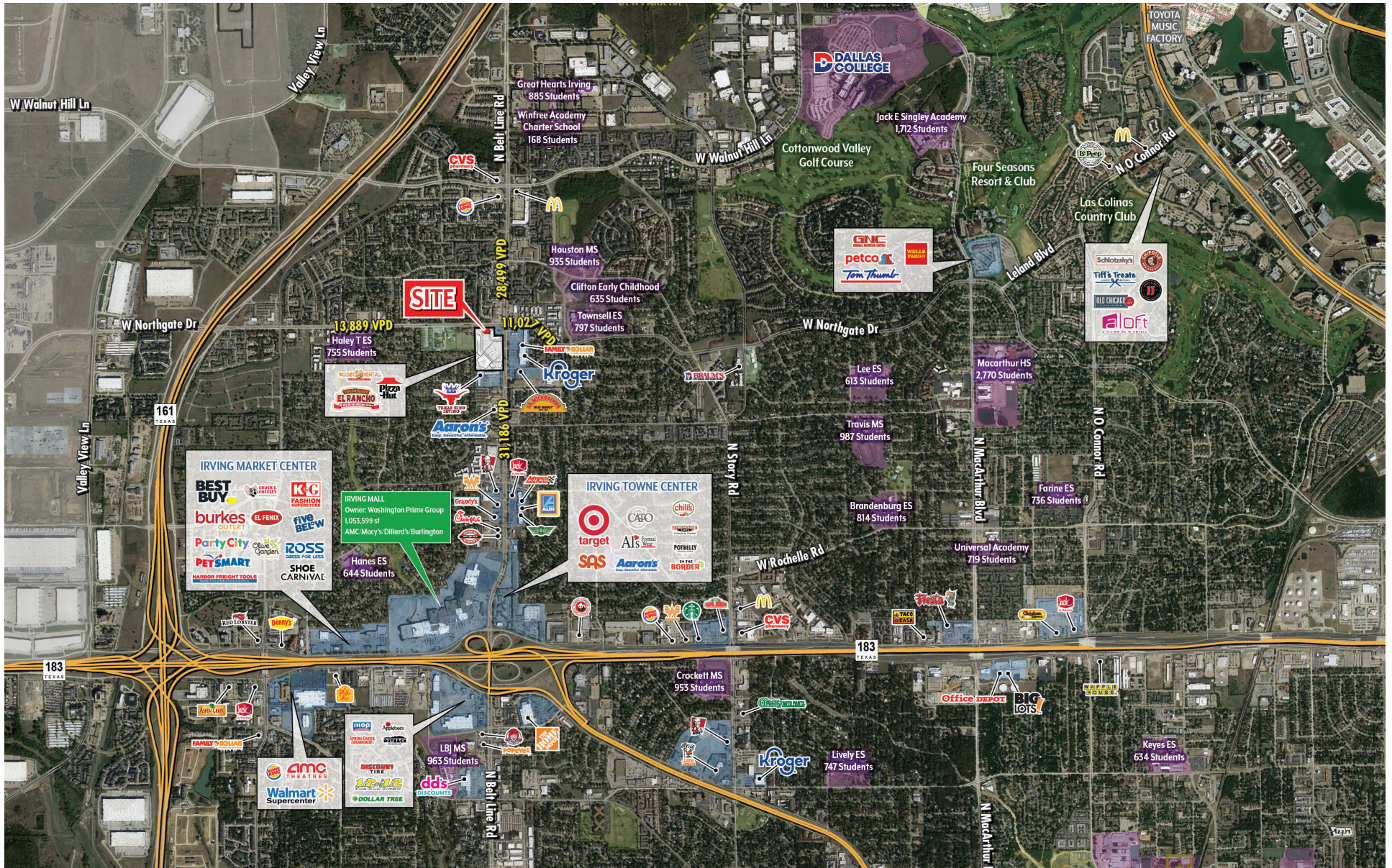
CHRISTOPHER M. GIBBONS

214.572.8408

cgibbons@theretailconnection.net

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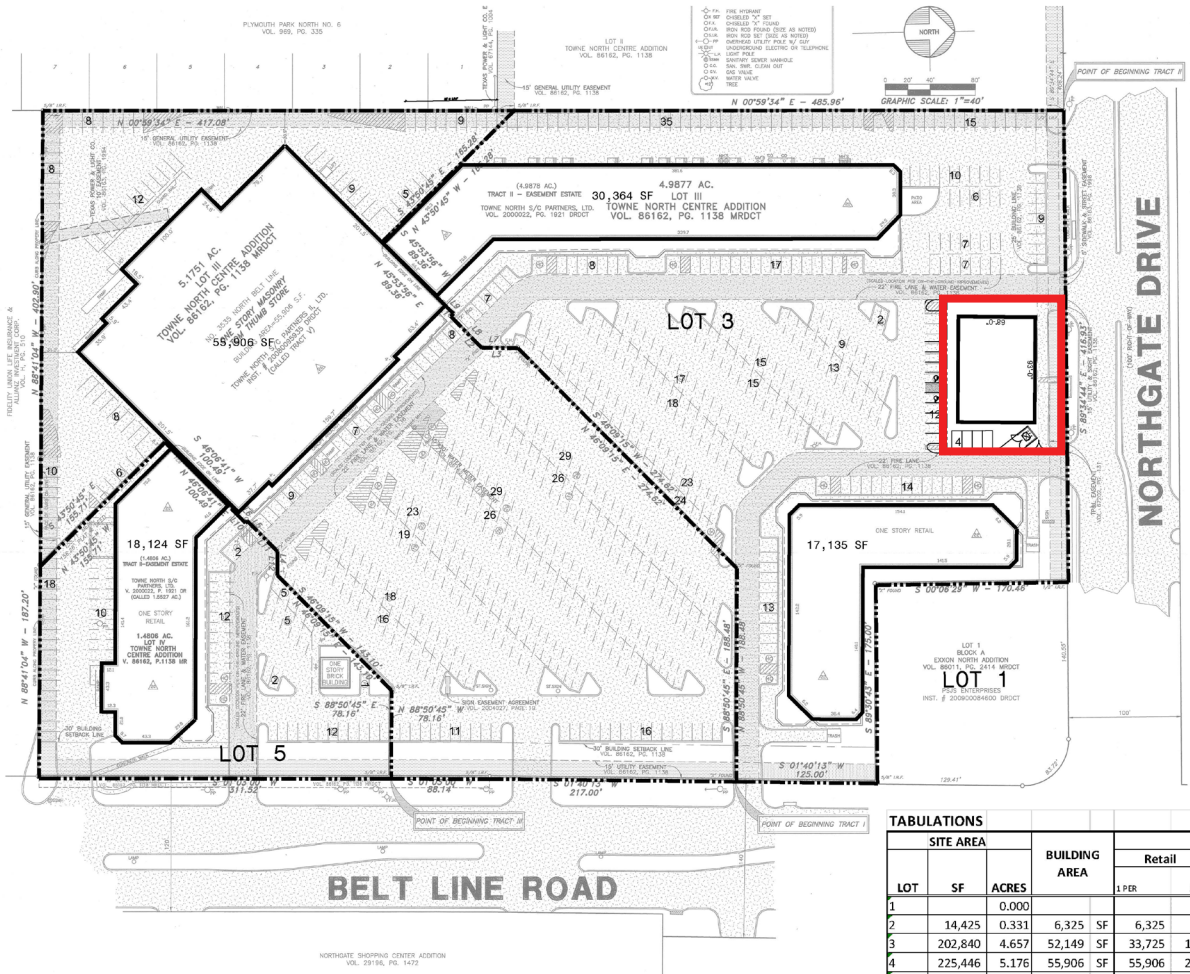
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01 SITE PLAN
1" = 100'-0"

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	10% variance							
1	0,000					336	302	286	300				
2	14,425	6,325 SF	6,325	32		32	29	27	4	0.632/1000 SF			
3	202,840	52,149 SF	33,725	169	7,874	105	5,900	30	304	5.676/1000 SF			
4	225,446	55,906 SF	55,906	280		280	252	238	304	5.438/1000 SF			
5	64,478	18,090 SF	16,450	83	1,640	22			105	3.704/1000 SF			
TOTAL	507,189	132,470	95,956	564	7,874	127	5,900	30	721	649	613	671	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

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 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
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date