



# IRVING TOWNE CENTER | 3301-3401 W AIRPORT FRWY, IRVING, TX 75062

## Features

Irving Towne Center is strategically located at Irving's intersection at the NE corner of SH-183 and Belt Line Road next to Irving Mall. This premier shopping center offers strong local and regional tenants. [irvingtownecenter.com](http://irvingtownecenter.com)

- Anchored by Target
- Excellent tenant mix
- Great freeway visibility

## FOR LEASE

**TOTAL SF:** 118,487  
**AVAILABLE SF:** 17,756  
**MIN CONTIGUOUS SF:** 1,875  
**MAX CONTIGUOUS SF:** 6,000  
**CONTACT FOR MORE INFORMATION**  
**NNN:** \$8.41 PER SF/YR EST.

Traffic Counts		Demographics	YEAR: 2024	1 MILE	3 MILE	5 MILE
SH-183	199,495 VPD	Total Population		20,666	131,431	252,544
N Belt Line Road	81,156 VPD	Total Households		6,835	47,428	96,806
		Average Household Income		\$78,227	\$91,749	\$102,834
		Total Daytime Population		24,466	130,137	319,847

**Lynn Van Amburgh**  
 Senior Vice President  
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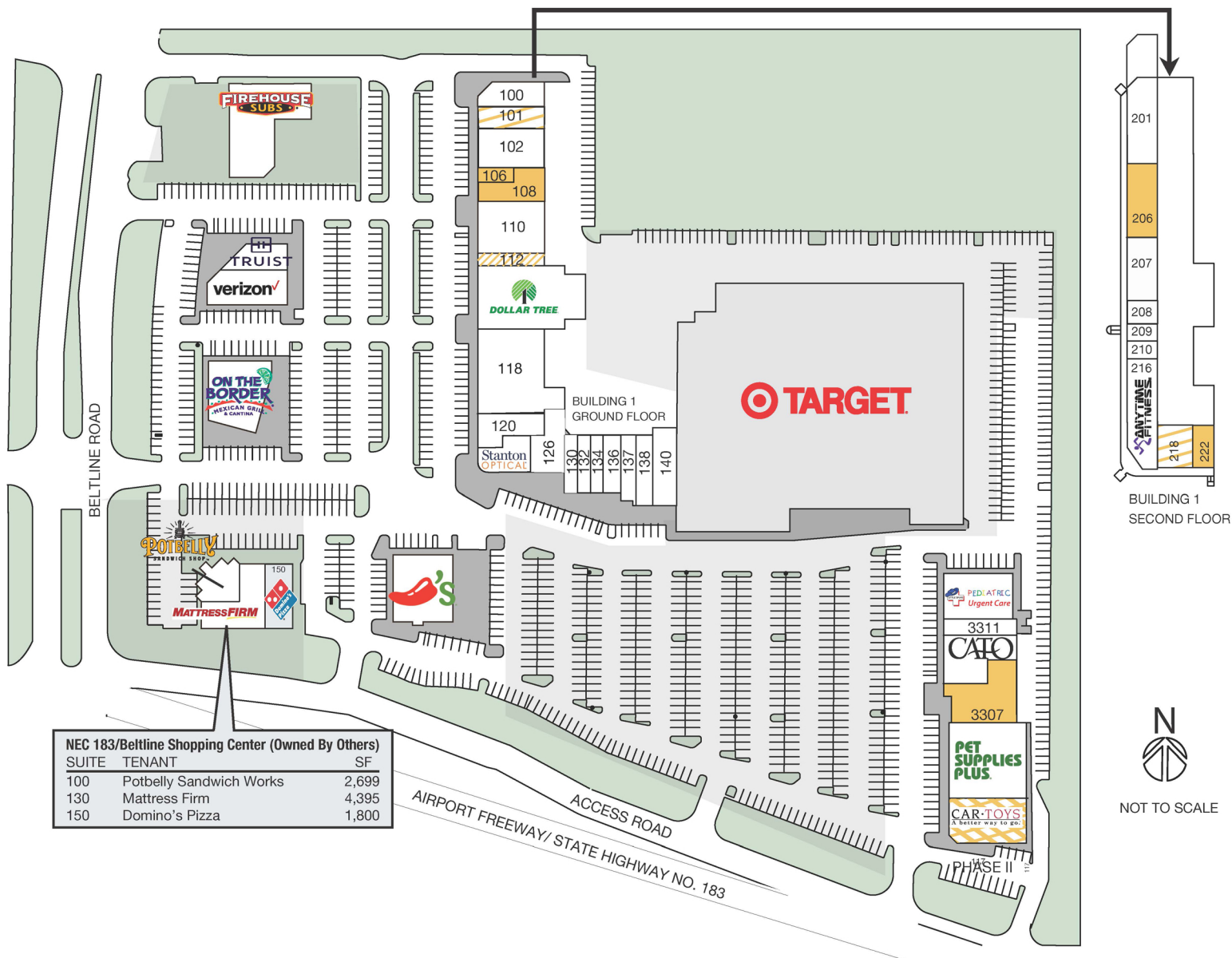
**Guillermo Lopez**  
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## Area Retailers & Businesses





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## 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

101*	2,000 sf	<b>2nd Floor</b>	
106	765 sf	206	3,871 sf
108	2,310 sf	218*	1,384 sf
112*	1,875 sf	222	915 sf

## Phase II

3307	4,636 sf
3301*	6,000 sf

\*Occupied but Available

## Current Tenants

100	Arteco Design	2,000 sf
101*	Atlas Medical Center	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	Stanton Optical	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







# 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

\_\_\_\_\_  
Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

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\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

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