



METROPLEX PLAZA | 2401-2431 W AIRPORT FWY & 2201-2215 N STORY RD, IRVING, TX 75062

Features

Shopping center on the northwest corner of W Airport Freeway and N Story Road. Second generation space available.

FOR LEASE

TOTAL SF: 104,577

AVAILABLE SF: 4,886

MIN CONTIGUOUS SF: 4,886

MAX CONTIGUOUS SF: 4,886

CONTACT FOR MORE INFORMATION

NNN: \$6.24 PER SF/YR EST.

Traffic Counts		Demographics	YEAR: 2024	1 MILE	3 MILE	5 MILE
W Airport Freeway	175,239 VPD	Total Population		20,408	154,904	234,394
N Story Road	24,747 VPD	Total Households		6,400	55,683	88,087
		Average Household Income		\$100,097	\$91,983	\$104,310
		5 Year Population Growth		0.45%	0.23%	0.01%

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Executive Vice President

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Area Retailers & Businesses



The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

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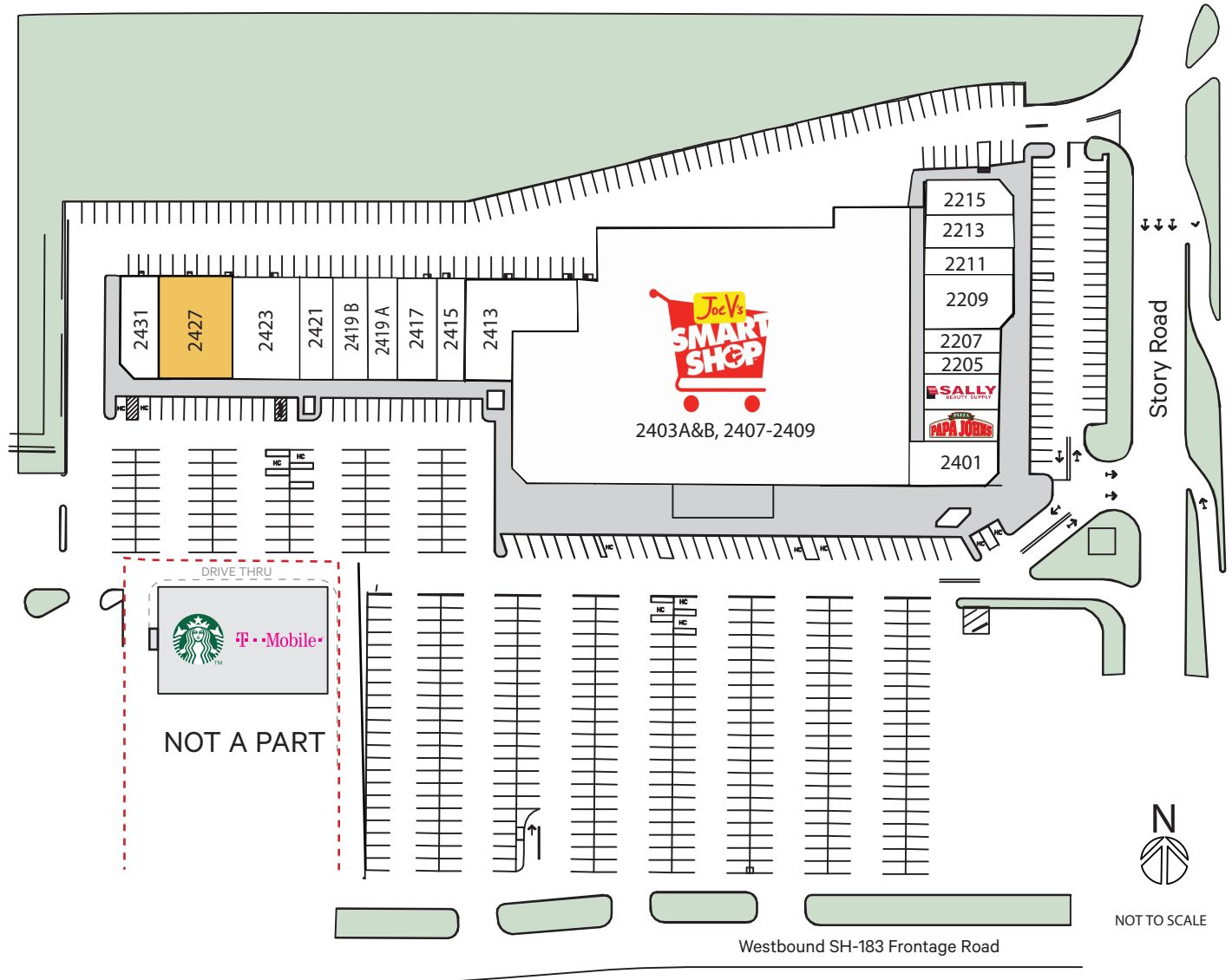
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Current Tenants

2215	Irving Beer and Wine	1,857 sf
2213	Armstrong McCall	2,124 sf
2211	Genghis Donuts	1,300 sf
2205	Vapor Maven	1,200 sf
2209	Metro PCS	2,450 sf
2207	SuperCuts	1,200 sf
2203	Sally Beauty Supply	1,500 sf
2201	Papa Johns	1,300 sf
2401	Irving Health & Medical Center	2,876 sf
2413	Barber Stylist Academy	5,206 sf
2403A&B, Joe V's Smart Shop		
2407-2409		62,003 sf
2415	Budget Rent A Car	1,840 sf
2417	Shalimar Market	1,600 sf
2419A	Shalimar Market	1,600 sf
2419B	G.A. Income Tax & Bookkeeping Services	2,100 sf
2421	Irving Family Dentistry	2,375 sf
2423	Arlington Orthopedic Assoc.	4,000 sf
2431	Dubai Store	3,140 sf

Available Space

2427 4,886 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.

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Buyer/Tenant/Seller/Landlord Initials

Date