

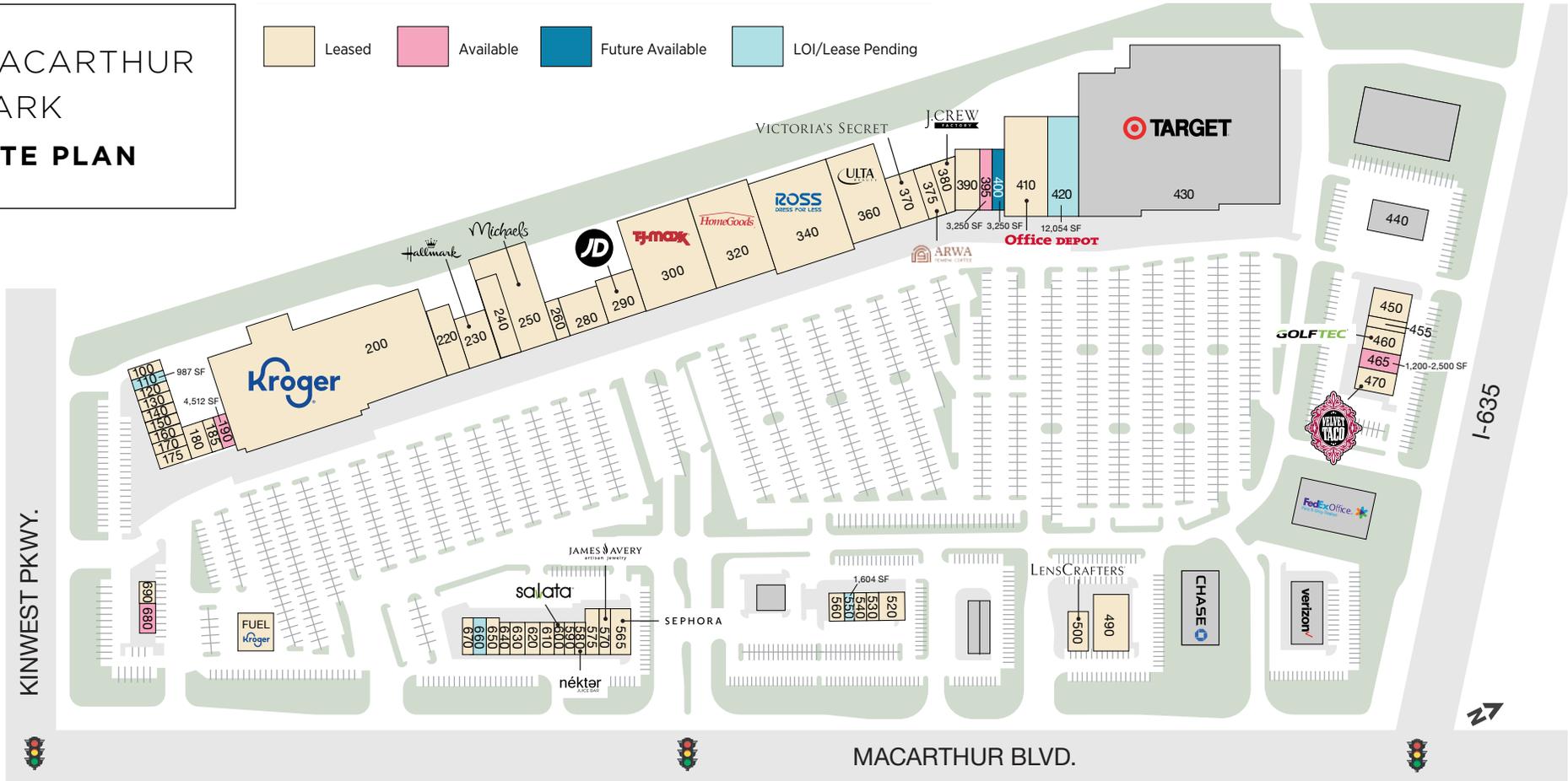


MacArthur Park

7505 North MacArthur Boulevard, Irving, TX

MACARTHUR PARK SITE PLAN

Leased
 Available
 Future Available
 LOI/Lease Pending



NO.	RETAILERS	SF	NO.	RETAILERS	SF	NO.	RETAILERS	SF	NO.	RETAILERS	SF
100	Hackberry Cleaners	1,627	250	Michaels	26,115	455	Milwaukee Joe'e	1,456	600	Salata Restaurant	2,326
110	LOI/Lease Pending	987	260	Hawaiian Nail Bar	1,400	460	Golftec	2,500	610	Pro Image Hair Salon	1,400
120	City Nails	1,050	280	Bath & Body Works	4,846	465	Available	1,200 - 2,500	620	FireHouse Subs	2,109
130	Great Clips	1,400	290	JD Sports	7,200	470	Velvet Taco	2,500	630	Blaze Pizza	2,100
140	Edohana Sushi	1,383	300	TJ Maxx	55,145	490	Pet Supplies Plues	9,028	640	Marble Slab Creamery	1,400
150	Kumar's	2,201	340	Ross	30,167	500	LensCrafters	4,000	650	Freebirds World Burrito	2,650
160	Best Thai Restaurant	2,225	360	ULTA	18,000	520	Jason's Deli	4,540	660	LOI/Lease Pending	2,616
170	Pho Que Huong Grill	2,258	370	Victoria's Secret	4,840	530	Nick the Greek	1,422	670	T-Mobile	2,818
175	Masala	2,254	375	Arwa Yemeni Coffee	2,910	540	SportClips	1,275	680	Corner Bakery	3,000
180	Grennan Chiropractic	2,271	380	J.Crew Factory	6,090	550	LOI/Lease Pending	1,604	690	Yogurt Zone	1,426
185	Sam S Koo DDS	1,742	390	Versona	6,500	560	Crumbl Cookies	1,273			
190	Available	4,512	395	Available	3,250	565	Sephora	4,460			
200	Kroger	102,097	400	Future Available	3,250	570	James Avery	2,500			
220	Daiso	9,600	410	Office Depot	20,000	575	Restore Hyper Wellness	3,040			
230	Amy's Hallmark	6,500	420	LOI/Lease Pending	12,054	580	Nektar Juice Bar	1,200			
240	Half Price Books	8,873	450	Men's Wearhouse	6,660	590	GameStop	1,052			

MACARTHUR PARK

CENTER LOCATION



CENTER HIGHLIGHTS

- Anchored by Target, Kroger, Office Depot, TJ Maxx, Michaels, Ross, Ulta and The Gap
- Las Colinas is home to more than 2,000 companies and headquarters to 8 Fortune 500 companies
- Serves the affluent areas of Coppell and Las Colinas
- \$27.7B in Buying Power within 15-minutes
- Easy access to I-635, I-35 and SH-161



MACARTHUR PARK TRADE AREA



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	14,137	94,449	228,388
Households	5,906	40,314	92,040
Daytime Pop.	24,017	153,054	356,810
Avg. HH Income	\$150,898	\$145,133	\$132,784
Education Attn.	76%	74%	59%

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:
 - 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.

AMREIT REALTY INVESTMENT CORPORATION

464117

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Designated Broker of Firm

License No.

Email

Phone

_____/_____/_____
Buyer/Tenant/Seller/Landlord Initials

Date