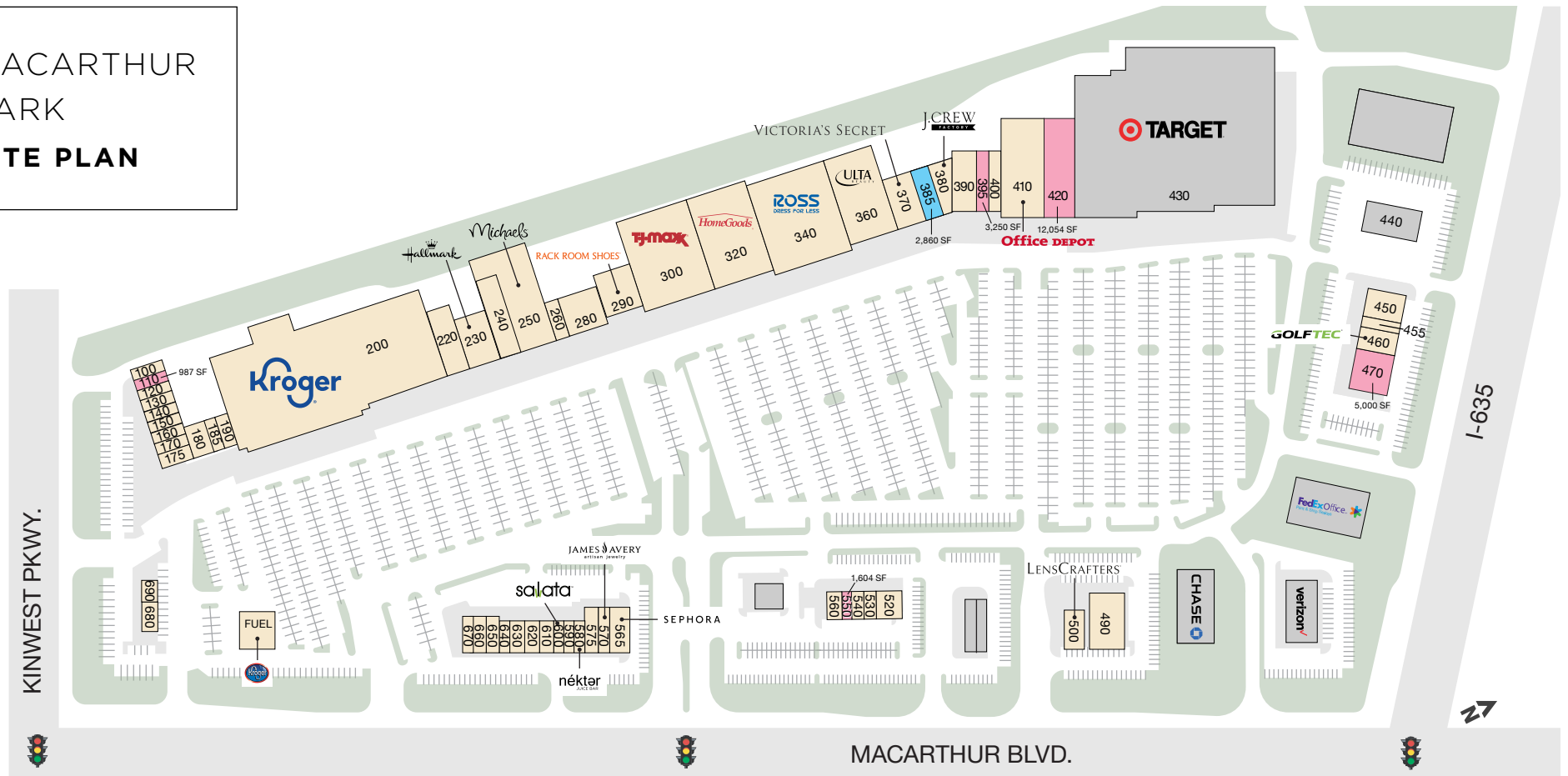




# MacArthur Park

7505 North MacArthur Boulevard, Irving, TX

# MACARTHUR PARK SITE PLAN



NO.	RETAILERS	SF
100	Hackberry Cleaners	1,627
110	Available	987
120	City Nails	1,050
130	Great Clips	1,400
140	Edohana Sushi	1,383
150	Kumar's	2,201
160	Best Thai Restaurant	2,225
170	Pho Que Huong Grill	2,258
175	Masala	2,254
180	Grennan Chiropractic	2,271
185	Sam S Koo DDS	1,742
190	Las Colinas Urgent Care	4,512
200	Kroger	102,097
220	Daiso	9,600
230	Amy's Hallmark	6,500

NO.	RETAILERS	SF
240	Half Price Books	8,873
250	Michaels	26,115
260	Hawaiian Nail Bar	1,400
280	Bath & Body Works	4,846
290	Rack Room Shoes	7,200
300	TJ Maxx	55,145
340	Ross	30,167
360	ULTA	18,000
370	Victoria's Secret	4,840
380	J.Crew Factory	6,090
385	Lease Pending	2,860
390	Versona	6,500
395	Available	3,250
400	Metro Uniform	3,250
410	Office Depot	20,000

NO.	RETAILERS	SF
420	Available	12,054
450	Men's Wearhouse	6,660
455	Milwaukee Joe'e	1,456
460	Golftec	2,500
470	Available	5,000
490	Pet Supplies Plues	9,028
500	LensCrafters	4,000
520	Jason's Deli	4,540
530	Nick the Greek	1,422
540	SportClips	1,275
550	Available	1,604
560	Crumbl Cookies	1,273
565	Sephora	4,460
570	James Avery	2,500
575	Restore Hyper Wellness	3,040

NO.	RETAILERS	SF
580	Nektar Juice Bar	1,200
590	GameStop	1,052
600	Salata Restaurant	2,326
610	Pro Image Hair Salon	1,400
620	FireHouse Subs	2,109
630	Blaze Pizza	2,100
640	Marble Slab Creamery	1,400
650	Freebirds World Burrito	2,650
660	Banh Shop	2,616
670	T-Mobile	2,818
680	Corner Bakery	3,000
690	Yogurt Zone	1,426



# MACARTHUR PARK

## CENTER LOCATION

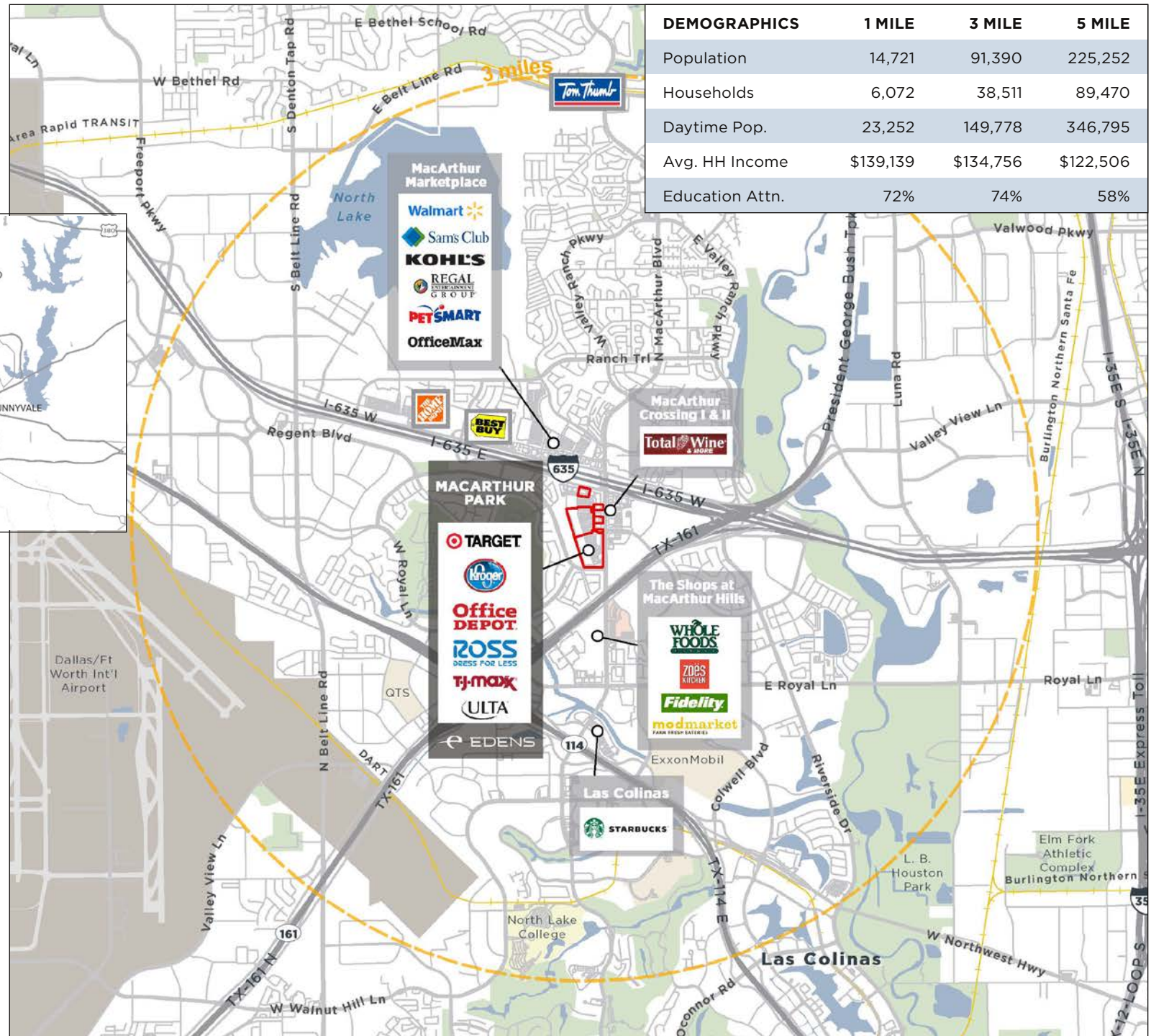
### CENTER HIGHLIGHTS

- 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



## 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

Licensed Broker /Broker Firm Name or  
Primary Assumed Business Name

464117

License No.

Email

713-850-1400

Phone

BRANDON SCHAWÉ

Designated Broker of Firm

584425

License No.

BSCHAWÉ@EDENS.COM

Email

713-850-1400

Phone

/ / /  
Buyer/Tenant/Seller/Landlord Initials

Date