

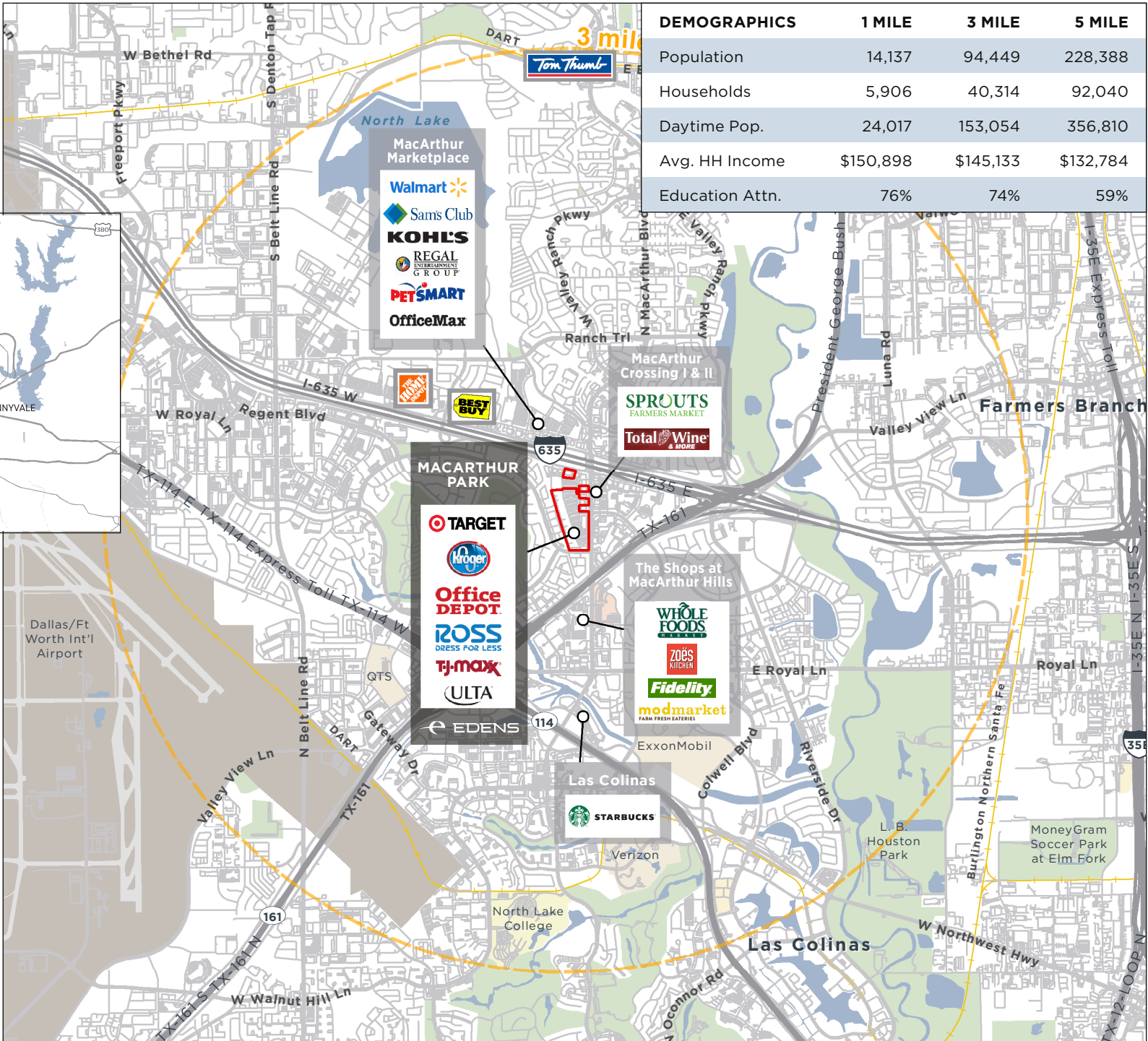


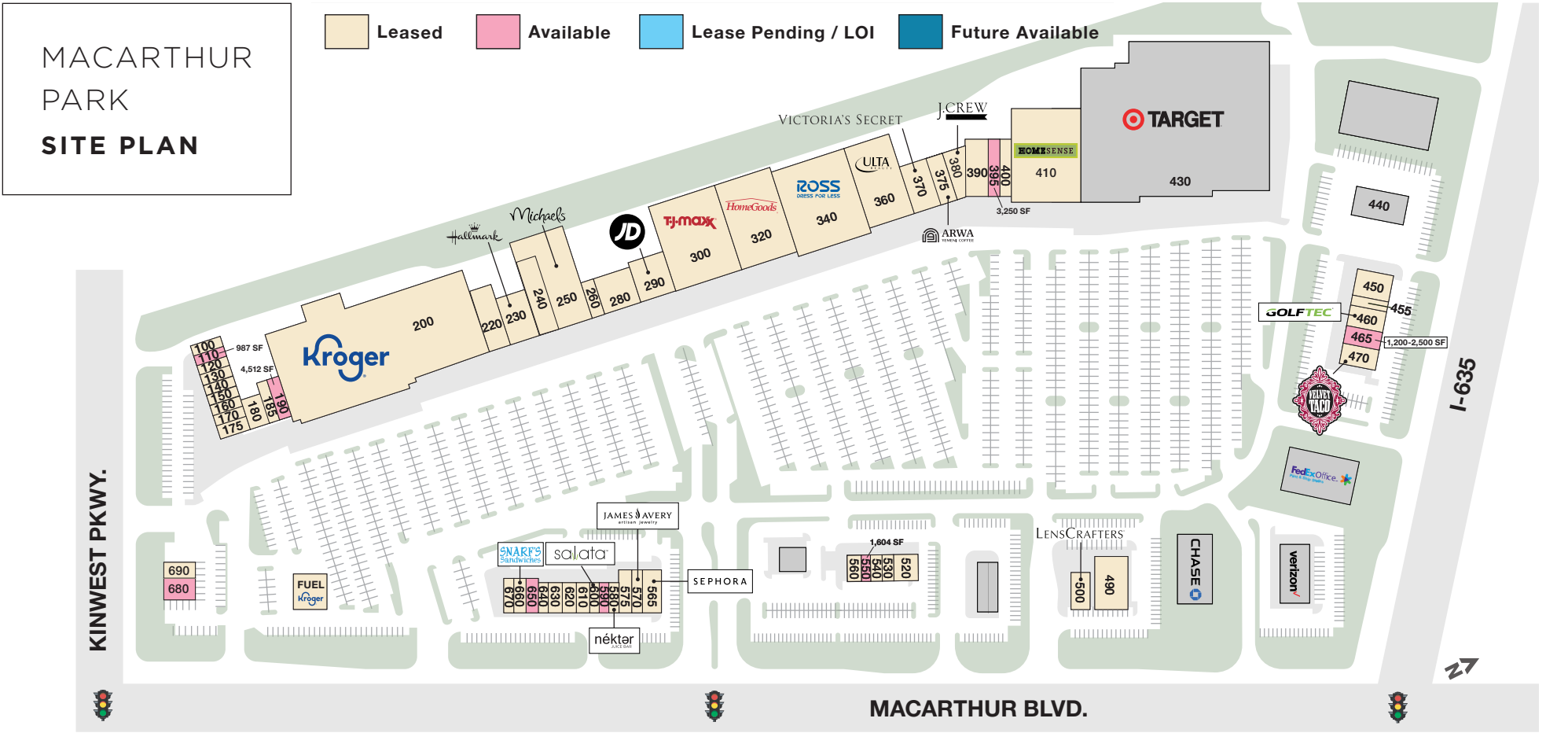
7505 North MacArthur Boulevard, Irving, TX

MacArthur Park

261002

MACARTHUR PARK TRADE AREA





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	Available	4,512				
200	Kroger	102,097				
220	Daiso	9,600				
230	Amy's Hallmark	6,500				
240	Half Price Books	8,873				
250	Michaels	26,115				
260	Hawaiian Nail Bar	1,400				
280	Bath & Body Works	4,846				
290	JD Sports	7,200				
300	TJ Maxx	55,145				
340	Ross	30,167				
360	Ulta	18,000				
370	Victoria's Secret	4,840				
375	Arwa Yemeni Coffee	2,910				
380	J.Crew Factory	6,090				
390	Versona	6,500				
395	Available	3,250				
400	Available	3,250				
420	Home Sense	32,054				
450	Men's Wearhouse	6,660				
455	Milwaukee Joe'e	1,456				
460	Golftec	2,500				
465	Available	1,200 - 2,500				
470	Velvet Taco	2,500				
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	LOI/Lease Pending	1,604				
560	Crumbl Cookies	1,273				
565	Sephora	4,460				
570	James Avery	2,500				
575	Restore Hyper Wellness	3,040				
580	Nektar Juice Bar	1,200				
590	Available	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	Available	2,650				
660	Snarfs	2,616				
670	T-Mobile	2,818				
680	Available	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



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

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Primary Assumed Business Name

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/ / /
Buyer/Tenant/Seller/Landlord Initials

Date