



MacArthur Park

7505 North MacArthur Boulevard, Irving, TX

MACARTHUR PARK SITE PLAN



Leased
 Available

NO.	RETAILERS	SF	NO.	RETAILERS	SF	NO.	RETAILERS	SF
100	Hackberry Cleaners	1,627	260	Hawaiian Nail Bar	1,400	520	Jason's Deli	4,540
110	Jane's Tailors	987	280	Bath & Body Works	4,846	530	Kirbo	1,422
120	City Nails	1,050	300	TJ Maxx	55,145	540	SportClips	1,275
130	Great Clips	1,400	340	Ross	30,167	550	Available	1,604
140	Edohana Sushi	1,383	360	ULTA	18,000	560	Which Wich	1,273
150	Little Hunan Chinese Cuisine	2,201	370	Lane Bryant	4,840	570	The Gap	10,000
160	Best Thai Restaurant	2,225	380	Available	9,000	580	Nektar Juice Bar	1,052
170	Pho Que Huong Noodle & Grill	2,258	390	Versona	6,500	590	GameStop	1,200
175	Masala, A Casual Indian Diner	2,254	395	See's Candies	3,250	600	Salata Restaurant	2,326
180	Grennan Chiropractic	2,271	400	Metro Uniform	3,250	610	Pro Image Hair Salon	1,400
185	Sam S Koo DDS	1,742	410	Office Depot	20,000	620	FireHouse Subs	2,109
190	Las Colinas Urgent Care	4,512	420	Tuesday Morning	12,054	630	Lease Pending	2,100
200	Kroger	102,097	450	Men's Wearhouse	6,660	640	Marble Slab Creamery	1,400
220	Daiso	9,600	455	Milwaukee Joe's	1,456	650	Freebirds World Burrito	2,650
230	Amy's Hallmark	6,500	465	Play Street Museum	2,500	660	Texadelphia	2,616
240	Half Price Books	8,873	470	Mattress Firm	5,000	670	T-Mobile	2,818
290	Rack Room Shoes	7,200	490	Available	2.5K-9K	680	Corner Bakery	3,000
250	Michaels	26,115	500	Visionworks	4,000	690	Yogurt Zone	1,426

MACARTHUR PARK

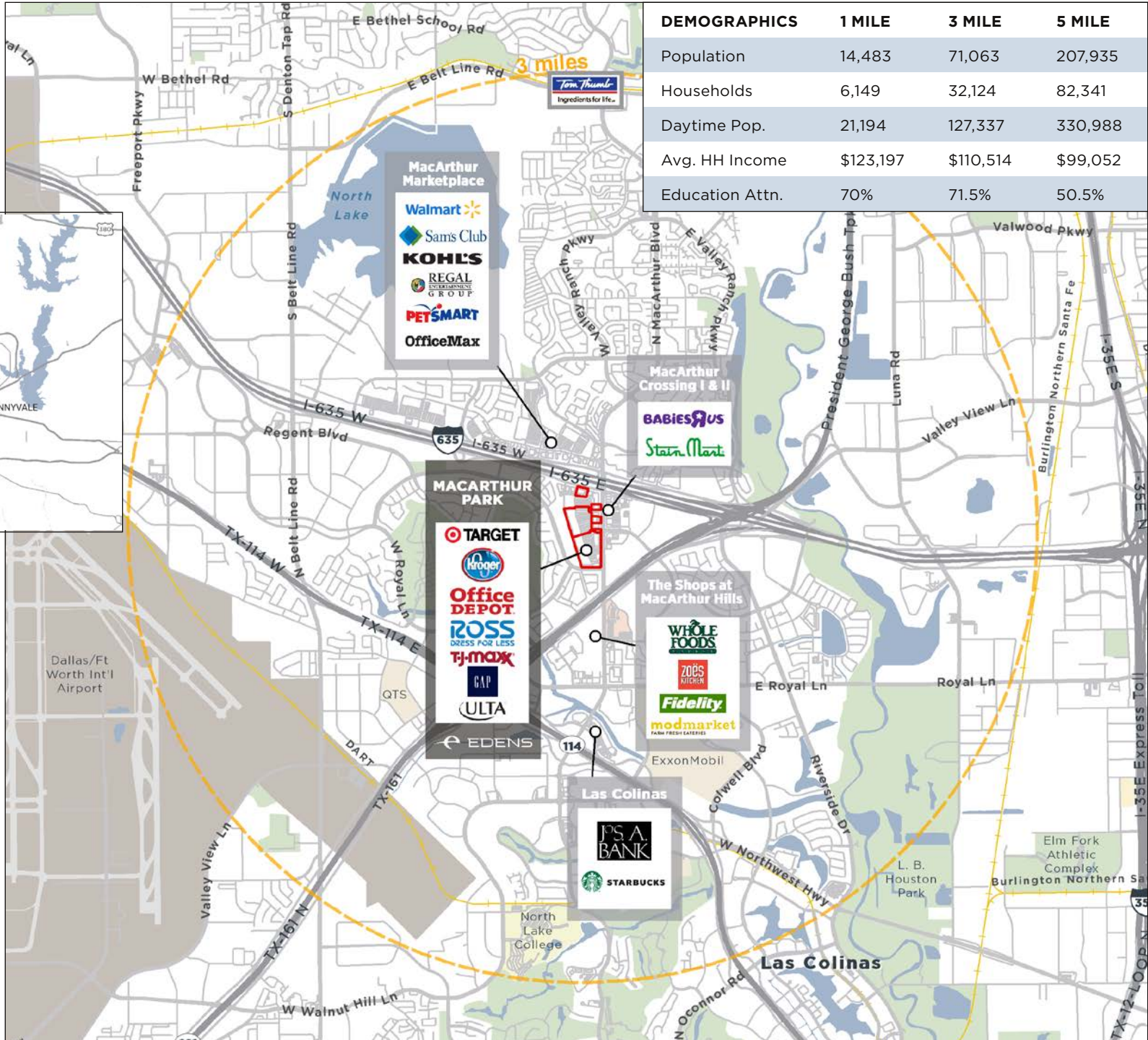
CENTER LOCATION

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 three Fortune 500 companies
- Serves the affluent areas of Coppell and Las Colinas
- Easy access to I-635, I-35 and SH-161



MACARTHUR PARK TRADE AREA



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	14,483	71,063	207,935
Households	6,149	32,124	82,341
Daytime Pop.	21,194	127,337	330,988
Avg. HH Income	\$123,197	\$110,514	\$99,052
Education Attn.	70%	71.5%	50.5%

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	713-850-1400
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No. Email	Phone

BRANDON SCHAWÉ	584425	BSCHAWÉ@EDENS.COM	713-850-1400
Designated Broker of Firm	License No. Email	Phone	

/ / /		
Buyer/Tenant/Seller/Landlord Initials	Date	