



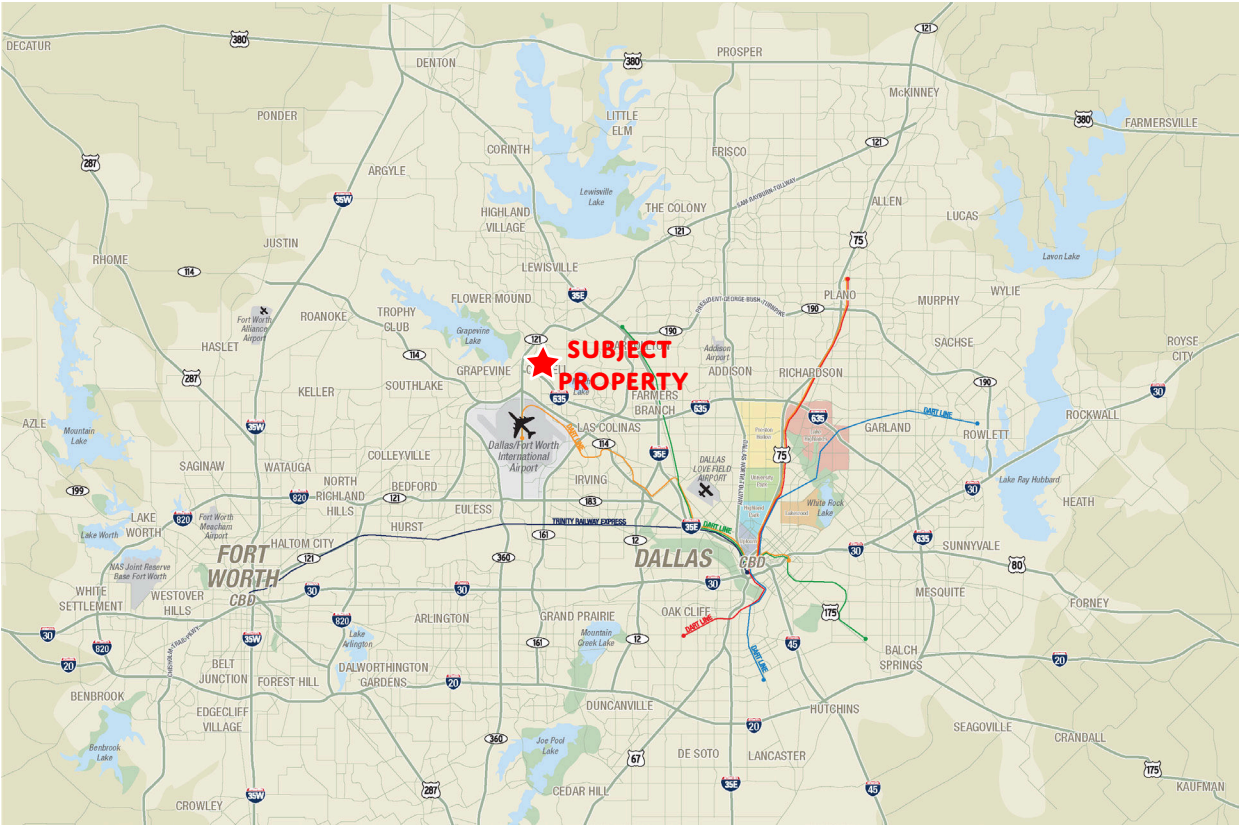
VICTORY REAL ESTATE GROUP

MIKE SMITH
(630) 207-6569
MSMITH@VG-RE.COM

IAN PETERMAN
(617) 899-5932
IPETERMAN@VG-RE.COM

VALLEY RANCH CENTRE | FOR LEASE
COPPELL, TX

PROPERTY DESCRIPTION



LOCATION:
820 S. MACARTHUR BLVD
COPPELL, TX
SEC OF MACARTHUR & BELT LINE

SIZE:
BUILDING 1
1,050 SF - 55,750 SF

PRICE:
PLEASE CALL FOR PRICING

AVAILABLE SPACES:
SEE SITE PLAN (PG. 4)

TRAFFIC COUNTS:
MACARTHUR BLVD
28,800+ VPD
E. BELTLINE ROAD
21,899+ VPD

PROPERTY HIGHLIGHTS

+ MAJOR RETAIL OPPURTUNITY AVAILABLE IN-LINE
AS WELL AS OUT PARCEL BUILDING

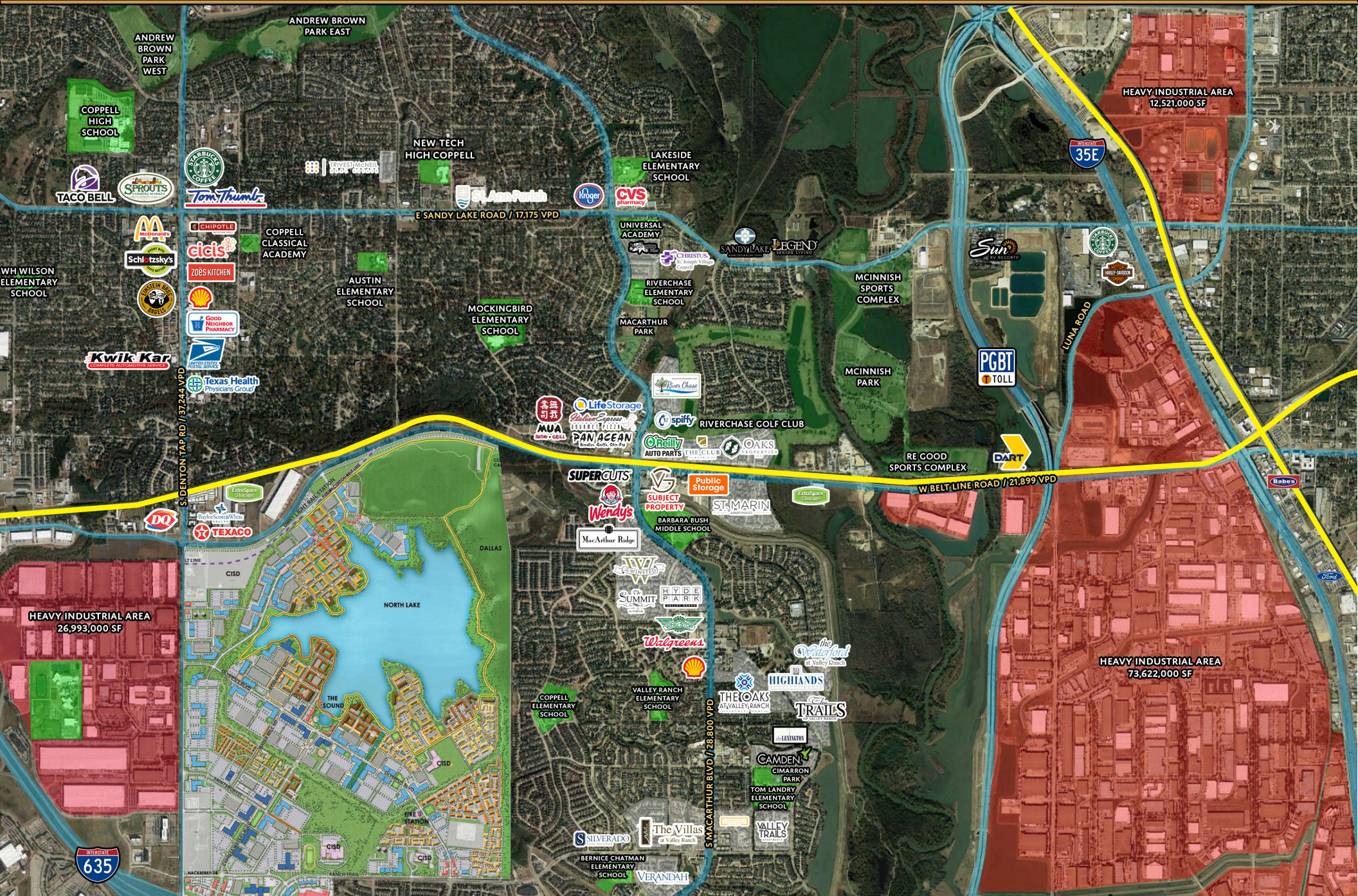
AREA BUSINESSES

- KROGER - TOM THUMB - SPROUTS
- CVS PHARMACY - WALGREEN - O'REILLY AUTO PARTS
- STARBUCKS - WING STOP - CHIPOTLE

DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION:	11,134	71,630	218,282
AVG HH INCOME:	\$123,984	\$146,970	\$113,136

AERIAL PHOTO



SITE PLAN



UNIT	TENANT	SF
100	PANDIYA'S INDIAN RESTAURANT	4,000
101	AVAILABLE	1,686
102	PIZZA HUT	1,684
103	VISION KARATE	1,395
104	PALM BEACH TAN	2,500
105	UPS STORE	1,050
107	AVAILABLE	2,040
108A	AVAILABLE	1,265
108	SIAM THAI CUISINE	1,200
109	GREAT CLIPS	1,050
110	CC CLEANERS	1,260
111	SOHO SALON	1,050
112	BEIJING BROTHERS CHINESE	2,000
113	NEW DAY MASSAGE	1,200
114	AVAILABLE	980
117	AVAILABLE	2,901
118	AVAILABLE	2,015
119	AVAILABLE	1,960
120	H&R BLOCK	1,480
124	AVAILABLE	1,328
125	AVAILABLE	2,157
130	CLUB 4 FITNESS	35,000
131	AVAILABLE	14,750
135	AVAILABLE	1,600
137	AVAILABLE	1,592
139	AVAILABLE	2,240
140	AVAILABLE	2,307
143	CORNERSTONE DENTAL	2,700
145	AVAILABLE	1,850
147	CIGAR WORLD	1,314
149	SMC CLOTHING	1,050
151	LOVELY NAILS	1,050
152	FINE PLATS	1,120
155	THE DIAMOND JEWELRY CO.	2,205
160	AVAILABLE	4,000
161	AVAILABLE	1,000
162	AVAILABLE	882

TOTAL 116,861 SF

DEMOGRAPHICS

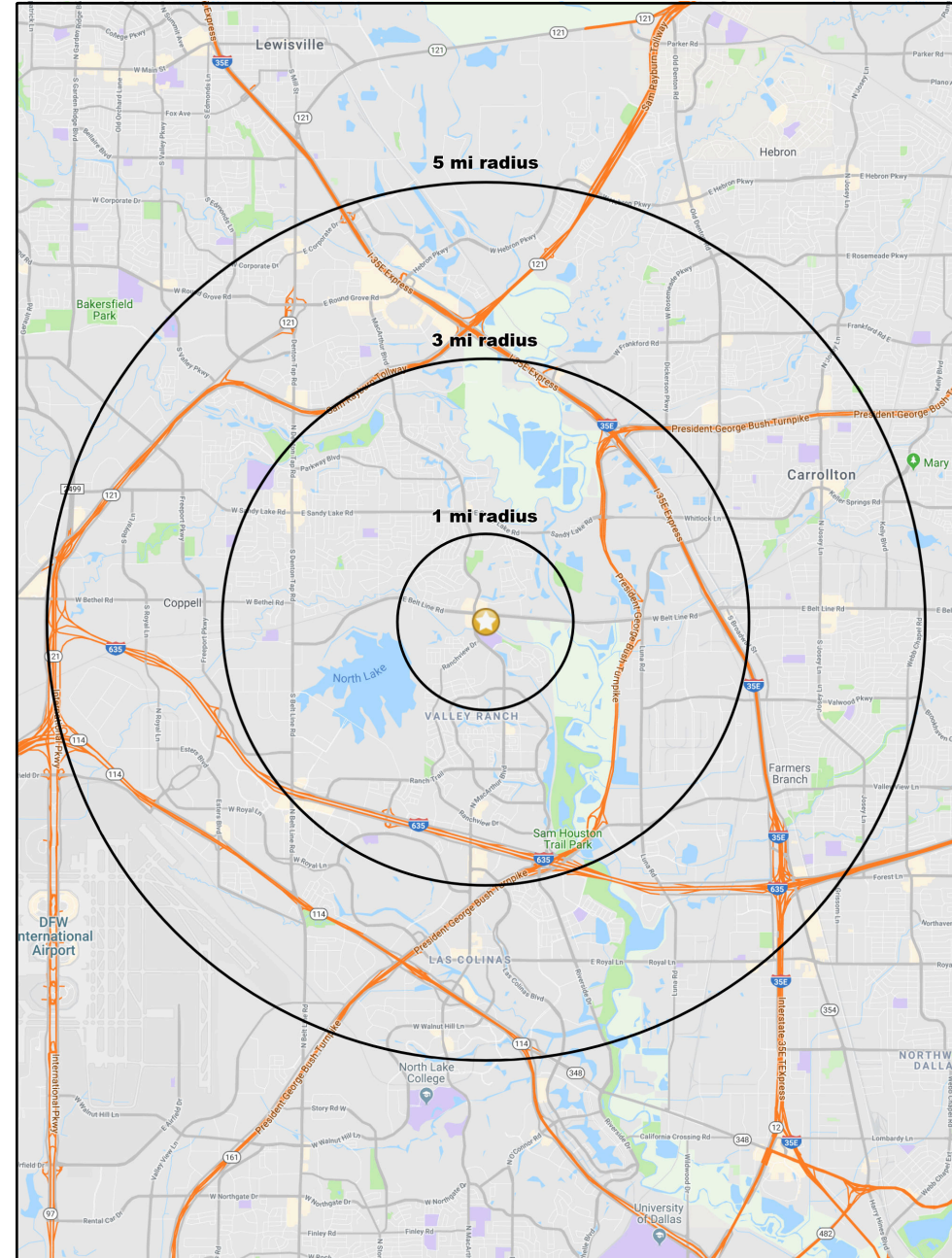


820 S MACARTHUR BLVD

IRVING, TX 75063

1 MI RADIUS 3 MI RADIUS 5 MI RADIUS

POPULATION	2018 ESTIMATED POPULATION	16,134	71,630	218,282
	2023 PROJECTED POPULATION	17,311	76,059	237,255
	2010 CENSUS POPULATION	14,990	62,697	182,787
	2000 CENSUS POPULATION	10,778	52,591	154,237
	PROJECTED ANNUAL GROWTH 2018 TO 2023	1.5%	1.2%	1.7%
	HISTORICAL ANNUAL GROWTH 2000 TO 2018	2.8%	2.0%	2.3%
HOUSEHOLDS	2018 MEDIAN AGE	33.4	34.7	33.9
	2018 ESTIMATED HOUSEHOLDS	7,375	29,219	86,642
	2023 PROJECTED HOUSEHOLDS	7,755	30,821	93,122
	2010 CENSUS HOUSEHOLDS	6,624	25,130	71,208
	2000 CENSUS HOUSEHOLDS	5,209	21,321	59,247
	PROJECTED ANNUAL GROWTH 2018 TO 2023	1.0%	1.1%	1.5%
RACE AND ETHNICITY	HISTORICAL ANNUAL GROWTH 2000 TO 2018	2.3%	2.1%	2.6%
	2018 ESTIMATED WHITE	47.8%	55.0%	54.5%
	2018 ESTIMATED BLACK OR AFRICAN AMERICAN	14.3%	11.4%	11.7%
	2018 ESTIMATED ASIAN OR PACIFIC ISLANDER	30.9%	26.2%	20.6%
	2018 ESTIMATED AMERICAN INDIAN OR NATIVE ALASKAN	0.5%	0.5%	0.5%
	2018 ESTIMATED OTHER RACES	6.6%	6.9%	12.7%
INCOME	2018 ESTIMATED HISPANIC	14.0%	16.4%	28.8%
	2018 ESTIMATED AVERAGE HOUSEHOLD INCOME	\$123,984	\$146,970	\$113,136
	2018 ESTIMATED MEDIAN HOUSEHOLD INCOME	\$95,478	\$112,299	\$88,428
EDUCATION (AGE 25+)	2018 ESTIMATED PER CAPITA INCOME	\$56,674	\$59,951	\$44,915
	2018 ESTIMATED ELEMENTARY (GRADE LEVEL 0 TO 8)	0.9%	1.7%	6.2%
	2018 ESTIMATED SOME HIGH SCHOOL (GRADE LEVEL 9 TO 11)	1.4%	1.6%	4.8%
	2018 ESTIMATED HIGH SCHOOL GRADUATE	9.3%	10.1%	16.7%
	2018 ESTIMATED SOME COLLEGE	16.1%	15.5%	17.1%
	2018 ESTIMATED ASSOCIATES DEGREE ONLY	7.1%	6.4%	6.5%
BUSINESS	2018 ESTIMATED BACHELORS DEGREE ONLY	35.4%	36.9%	30.0%
	2018 ESTIMATED GRADUATE DEGREE	29.8%	27.9%	18.7%
	2018 ESTIMATED TOTAL BUSINESSES	315	3,685	11,222
	2018 ESTIMATED TOTAL EMPLOYEES	2,315	52,681	181,479
	2018 ESTIMATED EMPLOYEE POPULATION PER BUSINESS	7.3	14.3	16.2
	2018 ESTIMATED RESIDENTIAL POPULATION PER BUSINESS	51.2	19.4	19.5



INFORMATION ABOUT BROKERAGE SERVICES



Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material infor-

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interest of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the

each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

