MacArthur and I-635

Irving, Texas

VISTA PROPERTY CO.

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MacArthur & I-635

Irving, TX 75063

PROPERTY INFORMATION

Available:

- Up to 6,246 SF of existing shop space
- Pad Site that is ready to be developed
  - -build-to suit, ground lease or sale will be considered
  - -building footprint can be up to 4,714 SF

Location:

- Southwest quadrant of I-635 & MacArthur.
- Shopping center & pad are located adjacent to a Super Target anchored center with frontage on I-635.
- Has superior visibility to I-635 and surrounding retail.
- Cross access with Target

Area:

- Interstate 635 & MacArthur Blvd is one of Irving's major retail corridors.
- Wal-Mart, Kohl's, Target, & Ross are just a few of the major retailers located at the intersection.
- This site has one of the last remaining pads and some of the last remaining shop space in the area.

TRAFFIC COUNTS

I-635: 121,608 VPD

MacArthur: 50,539 VPD

Demographics			
Radius	Population	Daytime Population	Avg. H.H Income
1 Mile	13,144	44,069	$52,992
3 Miles	44,069	88,305	$59,810
5 Miles	166,606	267,704	$64,490

*Source: Claritas 2009

AREA RETAILERS

Office DEPOT, CVS pharmacy, TARGET, Applebee's, TJ-maxx, GAP, BARNES&NOBLE, Kroger, McDonald's, Pier 1, MATTRESS FIRM, Chick-fil-A, Starbucks Coffee, PEI WEI, Wendy's, Mi Cocina, TJ-maxx, Popeyes, TARGET, chili's, Sam's Club, ROSS DRESS FOR LESS, T.G.I. FRIDAYS, WAL★MART SUPERCENTER, TOYS R US, BABIES R US

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VISTA
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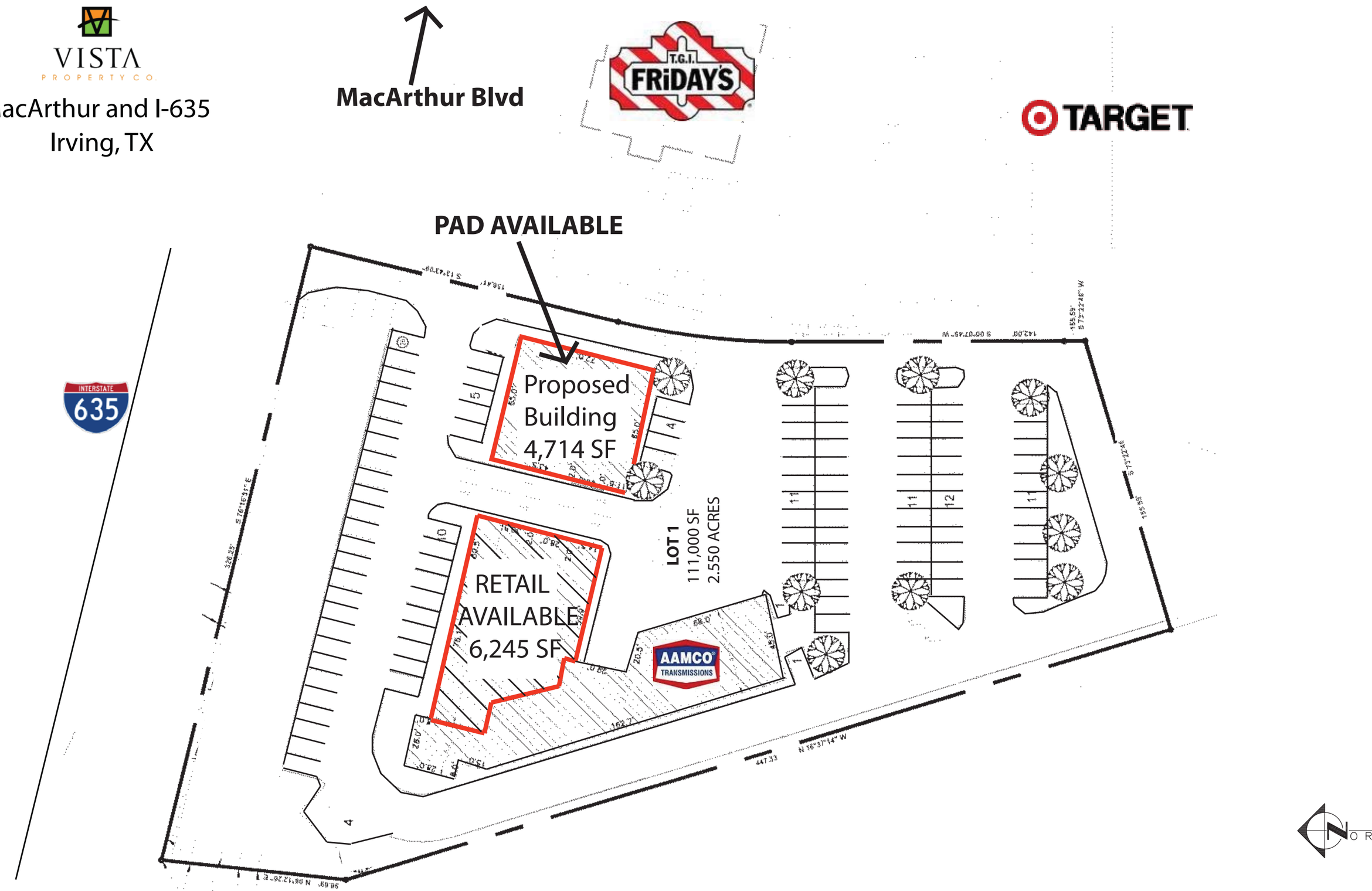
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