



**GRANDE CENTER** | 2522 - 2678 N BELT LINE RD, IRVING, TX 75062

**Features**

Grande Center is strategically located on Belt Line Road just north of SH-183 across the street from Irving Mall. This center offers great visibility along Belt Line Road. Additional tenants include Hooters, GameStop, Metro PCS, Movie Trading Company and Baskin Robbins. [grandeirving.com](http://grandeirving.com)

**FOR LEASE**

**TOTAL SF:** 78,194  
**AVAILABLE SF:** 4,531  
**MIN CONTIGUOUS SF:** 1,501  
**MAX CONTIGUOUS SF:** 1,608  
**CONTACT FOR MORE INFORMATION**  
**NNN:** \$9.63 PER SF/YR EST.

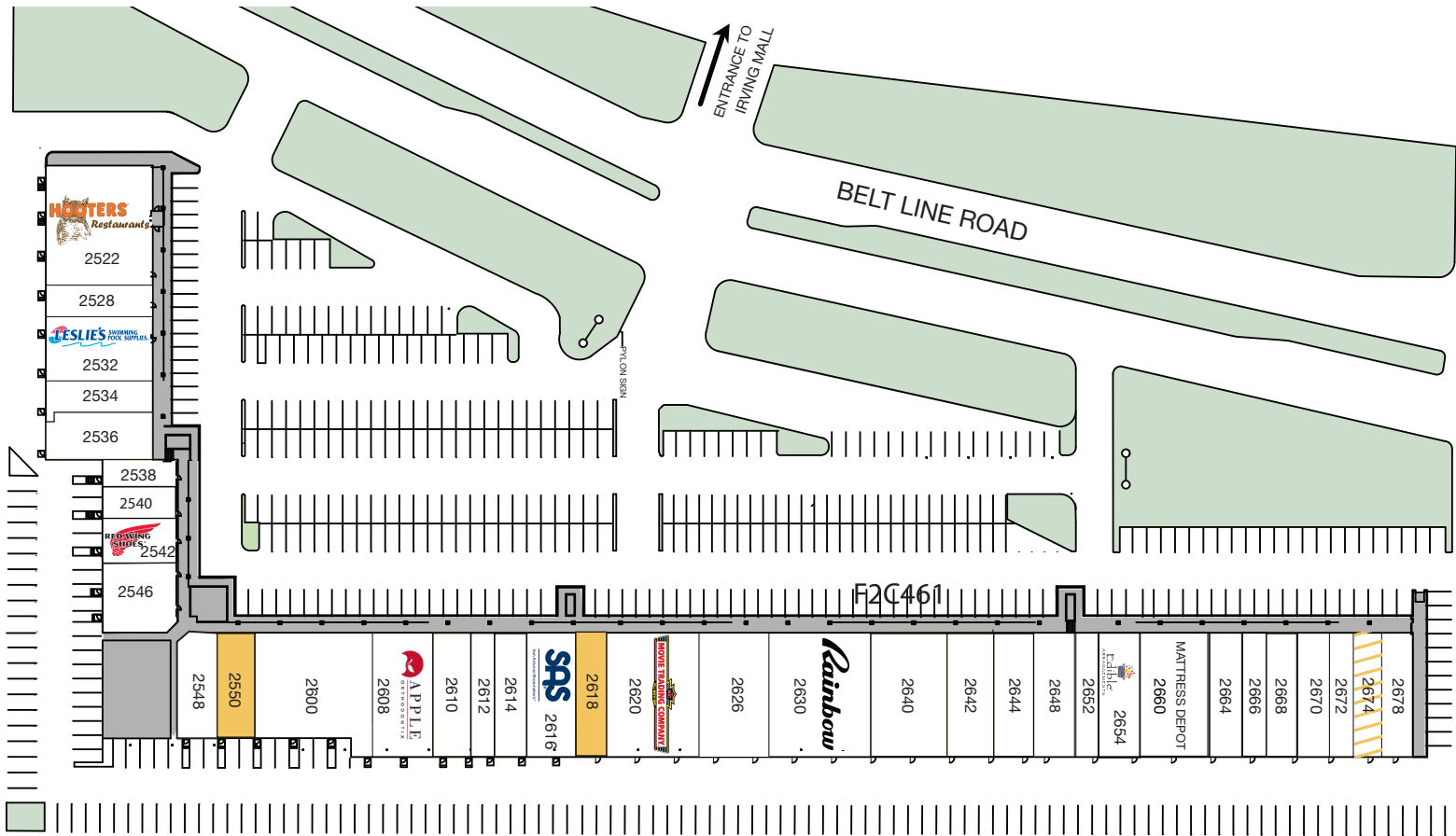
Traffic Counts		Demographics	YEAR: 2024	1 MILE	3 MILE	5 MILE
SH-183	198,444 VPD	Total Population		20,554	130,839	251,528
N Belt Line Road	81,156 VPD	Total Households		6,668	47,406	96,384
		Average Household Income		\$81,629	\$91,749	\$102,957
		Total Daytime Population		23,772	129,203	321,084

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**Area Retailers & Businesses**





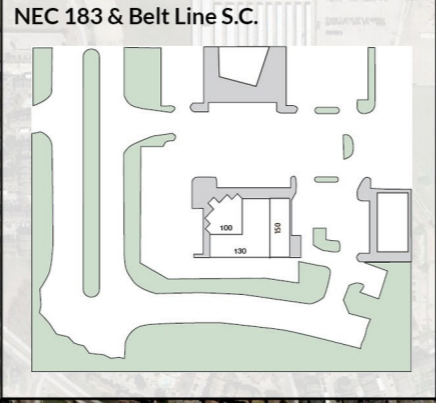
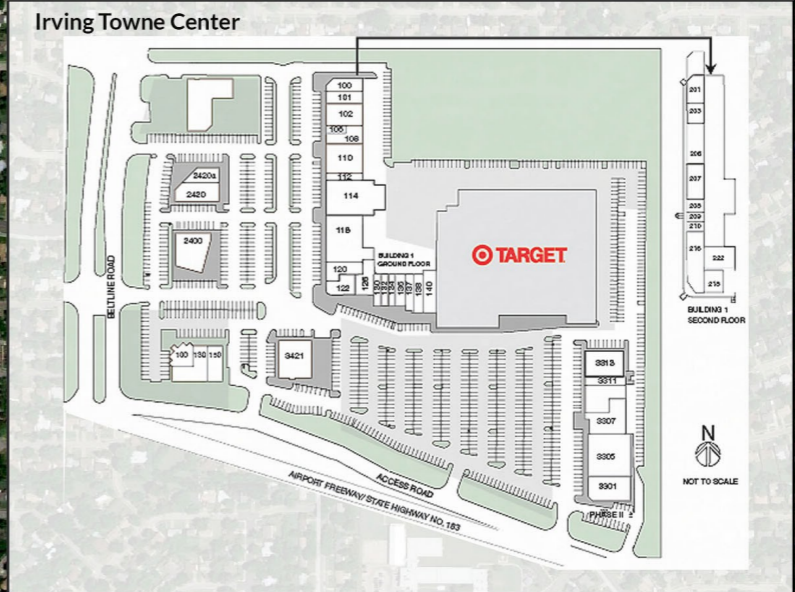
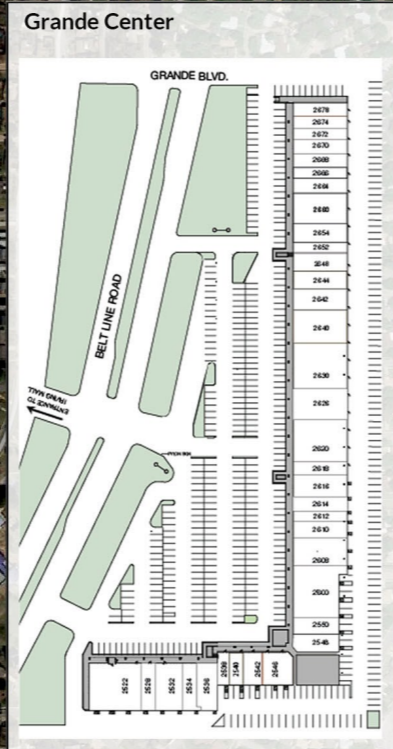
Available Space	
2550	1,608 sf
2618	1,501 sf
*2674	1,422 sf
*Occupied but Available	



## Current Tenants

2522	Hooters	5,043 sf	2608	Apple Orthodontix	3,258 sf	2648	La Campina Salvadorena	3,160 sf
2528	Fancy Nails	1,360 sf	2610	La Hechizera	1,896 sf	2652	Fito's Tacos de Trompo	1,185 sf
2532	Leslie's Poolmart	4,120 sf	2612	Feng Cha	1,185 sf	2654	Edible Arrangements	1,857 sf
2534	Vision Hair Care	1,100 sf	2614	Empire Finance	1,422 sf	2660	Mattress Depot	3,552 sf
2536	Barato Insurance	960 sf	2616	SAS Factory Shoes	2,370 sf	2664	Gamestop.com	1,827 sf
2538	Glamour Braids	816 sf	2620	Movie Trading Company	4,642 sf	2666	Baskin Robbins	1,200 sf
2540	Any Lab Test Now	943 sf	2626	America's Best	3,555 sf	2668	WnB Factory	1,580 sf
2542	Red Wing Shoes	1,383 sf	2630	Rainbow Clothing	5,105 sf	2670	Supercuts	1,580 sf
2546	Cellular Port	1,981 sf	2640	Spectrum	3,640 sf	2672	Star Massage	1,200 sf
2548	OnTrack Staffing	1,675 sf	2642	Physical Therapy Now	1,753 sf	2674	Metro PCS	1,422 sf
2600	Pasand Restaurant	4,891 sf	2644	24 Hour Dental Care	1,600 sf	2678	Pizza Patron	1,580 sf

The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.



161 TEXAS  
PGBT TOLL

183 TEXAS

183 TEXAS

161 TEXAS  
PGBT TOLL

0 0.15 0.3 miles

# 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 on 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 listening 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.

\_\_\_\_\_  
Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

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402795

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\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

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