

LEASING BROCHURE

ROYAL MACARTHUR CENTER

6440-6450 N MACARTHUR BLVD | IRVING, TX 75039



MATTHEWS™

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PROJECT SCOPE

- Availability:
 - 2,475 SF - Former Pie Five (2nd gen RR)
 - 2,232 SF - Former Five Guys (2nd gen RR) *at lease*
 - 2,650 SF - Former Urgent Vet *at lease*
 - 5,361 SF Former Pharmacy (Open to demising down to 1,600 & 3,761 SF)
- Located at the hard corner of Royal Ln ($\pm 14,844$ VPD) & MacArthur Blvd ($\pm 43,000$ VPD)
- Ample parking and signage visibility
- Daytime population of $\pm 33,076$ within 1 mile



NEARBY RETAILERS



Property Demographics

POPULATION	1-MILE	3-MILE	5-MILE
2025 Population	12,109	94,482	227,332
2025 Population	12,319	98,971	234,568
2030 Population Projection	12,682	102,512	242,201
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2025 Population	5,135	41,486	88,734
2025 Population	5,179	43,604	91,735
2030 Population Projection	5,327	45,246	94,577
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$134,119	\$132,492	\$117,937



W Royal Ln ± 14,844 VPD

Median Cut

N MacArthur ± 43,000 VPD



Building	Suite	Tenant	SF
		Bank 7	4,500
		La Madeleine	5,500
6410	100/110	Available - Former Pharmacy	1,600-5,361
6410	120	Dr. Annette Van Natta	1,500
6410	130	Ati Physical Therapy	3,959
6410	140	Little Katana	2,528
6440	100	At Lease	2,650
6440	110	At Lease	2,232
6440	120	American Shaman	1,037
6440	130	Available - Former Pie Five	2,475
6440	140	Bread Zeppelin	1,731
6440	150	Coming Soon - Zio Al's	1,700
6450	100	Andalous Mediterranean Grill	5,095
6450	1120	O'Desi Aroma	1,590
6450	120	Zaap Kitchen	1,443
6450	130	Nothing Bundt Cake	1,614




Hackberry Creek
900 Lots

 **TARGET** verizon

ULTA
ROSS
TJMAXX

HomeGoods
Bath&BodyWorks
Michael's

Kroger



MacArthur Park
275 Units


Calloway at Las Colinas
529 Units


The Arbors of Las Colinas
408 Units

VISTRA

Microsoft

WHOLE FOODS MARKET


**Medical City
Las Colinas**
99 Beds

Jordan Market

tropical CAFE

 **Subject Property**

FLUOR

citi


AMLi at Escena
438 Units

Gartner

114

$\pm 118,700$ VPD

STRETCH LAB

SANDMAN

STARBUCKS

HYATT


Jefferson Place
424 Units

STARBUCKS

Google Earth

N MacArthur + 43,000 VPD

161

$\pm 81,486$ VPD

INTERSTATE 635

$\pm 87,600$ VPD


Riverside Village
400 Lots


Alta Riverside
280 Units

W Royal Ln $\pm 14,844$ VPD



±106,000 VPD

amazon



Chadwell Supply
an Air Liquide company
NEFAB
SAVING RESOURCES
DARYL FLOOD
moving & storage
Airgas
PEGASUS
LOGISTICS GROUP
CINTAS
READY FOR THE WORKDAY™



HAVERTY'S
FURNITURE • EST. 1889



The District at Cypress Waters
±814 Units

Shaw

SAMSUNG



newrez

SPRINGHILL SUITES

SEKO

State Farm

DAYBAR
XPRESS

INTERSTATE 635

FOCUS ON CHAD

DUMP

HOME DEPOT

WALMART

WALMART

WALMART

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WALMART

BOEING GXO
PRIME SOURCE
GLOBAL REACH. HOME TOWN SERVICE.™
Graybar



Dallas Fort Worth International Airport

114

±118,700 VPD

TARGET
T.J. maxx
Kroger
HomeGoods
ROSS
DRESS FOR LESS
ULTA
Michael's
Bath & Body Works



Calloway at Las Colinas
±536 Units



The Arbors of Los Colinas
±408 Units

161

±81,486 VPD



Jefferson Place
±424 Units



The Club at Riverchase
±360 Units



St. Marin Apartments
±600 Units



Hills of Valley Ranch
5,367 Homes



Verandah at Valley Ranch
±318 Units

Walmart Supercenter
sam's club
PETSMART KOHL'S

SPROUTS FARMERS MARKET
Total Wine & MORE

LIFETIME FITNESS



Subject Property

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This Leasing Package contains select information pertaining to the business and affairs of 6440-6450 N MacArthur Blvd, Irving, TX 75039 ("Property"). It has been prepared by Matthews™. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence. Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered. In no event shall a prospective lessee have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property. This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.



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.

11-2-2015



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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date