

# CHARALES PLAZA

3501 N Belt Line Rd, Sunnyvale, TX, 75182

 INTERACTIVE  
MARKETING PACKAGE



**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES

**OLIVER WILLMAN**

DIR: (214) 227-6867 | MOB: (251) 377-6445  
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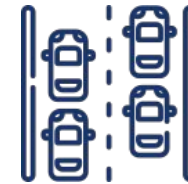
**GRAYSON DUYCK**

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**PROJECT SCOPE**

- New Construction shopping center located at the SEC of Town E. Blvd. and N. Belt Line Rd.
- Excellent access and visibility off Belt Line Rd. which is the main north-south thoroughfare between I-30 and Hwy. 80
- Located within a dense residential submarket with over 250,000 people in a 5-mile radius.
- End Cap with Drive-Thru and Patio Available – Ideal for restaurant concepts
- TI Packages Available
- Join Hotworx, Bahama Bucks, and many more neighborhood retailers!



**±25,500 VPD** (Belt Line Rd)  
**±205,900 VPD** (Hwy 635)  
**±14,400 VPD** (N Town East Blvd)



**SPACES AVAILABLE** (SHELL)

- Suite 116:** ±1,600 SF
- Suite 115:** ±1,600 SF
- Suite 114:** ±1,600 SF
- Suite 109:** ±2,700 SF
- Suite 108:** ±1,650 SF
- Suite 106:** ±1,650 SF
- Suite 104:** ±1,650 SF
- Suite 103:** ±1,650 SF
- Suite 101/102:** ±4,000 SF
  - with Drive Thru (Can be Demised)

**DEMOGRAPHICS**

POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	8,904	79,984	246,199
Current Year Estimate	8,478	78,767	244,071
Growth Current Year-Five-Year	5.03%	1.54%	0.87%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	2,909	27,713	81,907
Current Year Estimate	2,825	27,695	82,228
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$146,539	\$104,734	\$96,983



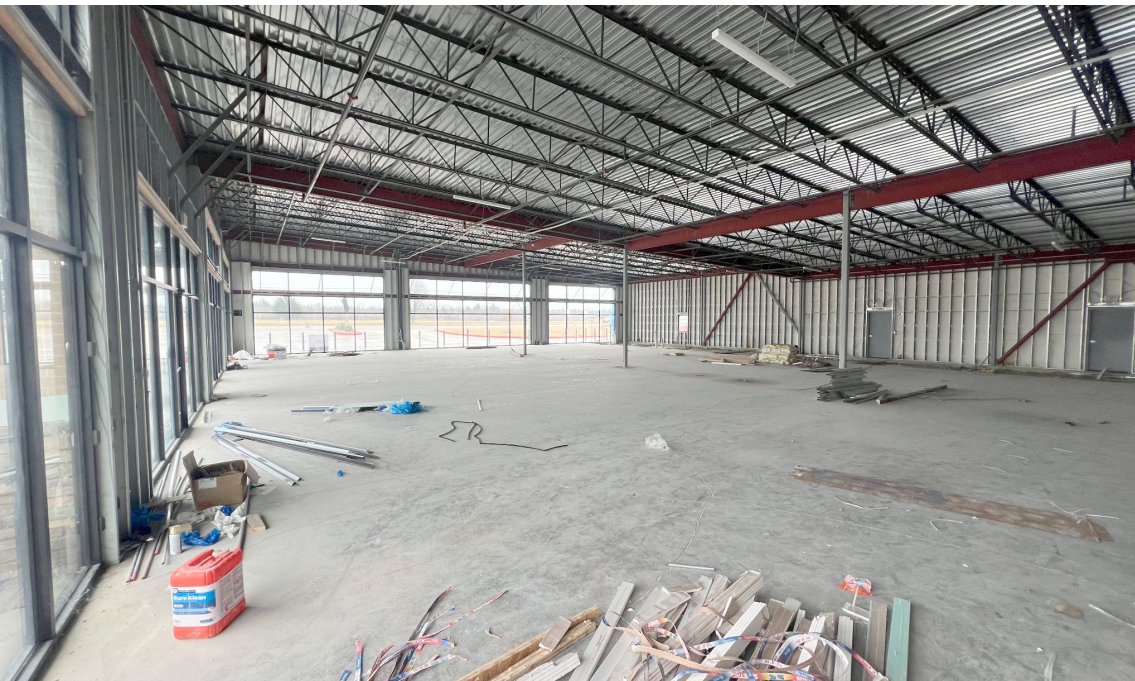
SUITE	SF	TENANT
101 & 102	4,000	AVAILABLE
103	1,650	AVAILABLE
104	1,650	AVAILABLE
105	1,600	WELLNESS CODE
106	1,650	AVAILABLE
108	1,650	AVAILABLE
109	2,700	AVAILABLE
110	3,300	CHARLES INSURANCE
111&112	4,245	LASH
113	1,700	BODY MASSAGE
114	1,600	AVAILABLE
115	1,600	AVAILABLE
116	1,600	AVAILABLE
117&118	3,199	NAIL SALON
119	1,695	HOTWORX
120	2,320	BAHAMA BUCKS

**BELT LINE RD ± 25,500 VPD**

Retail Spaces for Lease

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Sunnyvale, TX, 75182



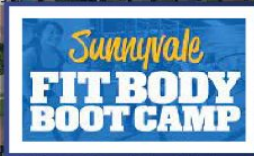
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**N TOWN EAST BLVD ± 14,400 VPD**

 **EDUCATIONAL CENTER LEARNING ACADEMY**  
185 STUDENTS

**N BELT LINE RD ± 25,500 VPD**



**SUBJECT PROPERTY**



635  
± 205,900 VPD

EASTPOINT APARTMENTS  
126 UNITS

BEASLEY ELEMENTARY  
394 STUDENTS

KIMBROUGH MIDDLE SCHOOL  
1,197 STUDENTS

Domino's  
MATHNASIUM  
The Math Learning Center  
MedPrem

KELLY-MOORE  
TITLEMAX

CANALES FURNITURE

Office DEPOT

SAM'S NAIL SUPPLY  
SALON'S BEST DEAL

target

Sunnyvale  
FIT BODY BOOT CAMP

KEARNEY'S  
Feed the Yard  
COUNTRY BACKYARD DINING

Academy  
SPORTS+OUTDOORS

EDUCATIONAL CENTER LEARNING ACADEMY  
185 STUDENTS

N TOWN EAST BLVD ± 14,400 VPD

SUBJECT PROPERTY

MATTRESS FIRM

TOWN EAST MALL

T Mobile  
Dillard's  
JCPenney EXPRESS  
FINISH LINE  
HOLLISTER Foot Locker

Auto Zone

SUNNYVALE  
FIRST BAPTIST CHURCH

NORTH MESQUITE HIGH SCHOOL  
2,164 STUDENTS

BOOT BARN

at home  
The Home Décor Superstore

D1

ACCURATE  
TAX & SERVICES

POTEET HIGH SCHOOL  
1,646 STUDENTS

Banfield PET HOSPITAL  
bhere

Shalem  
Home Health Care

BEST BUY  
DSW  
DESIGNER SHOE WAREHOUSE

Resource One  
Member owned. Not-for-profit.

THE HOME DEPOT

DR. J.C. CANNADAY ELEMENTARY  
579 STUDENTS

CLINICAL PATHOLOGY LABORATORIES  
A Sonic Healthcare Company

N BELT LINE RD ± 25,500 VPD

KOHL'S

7 ELEVEN

O'Reilly  
AUTO PARTS

HOBBY LOBBY

elite  
Salon Services



**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

Matthews Real Estate Investment Services	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kyle Matthews	678067	licensing@matthews.com	866-889-0050
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

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

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0

**CONFIDENTIALITY & DISCLAIMER STATEMENT**

This Leasing Package contains select information pertaining to the business and affairs of **3501 N Belt Line Rd, Sunnyvale, TX, 75182** ("Property"). It has been prepared by Matthews Real Estate Investment Services. 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 Real Estate Investment Services 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 Real Estate Investment Services 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.