

COMMERCIAL PROPERTY FOR SALE OR LEASE

CALL BROKER FOR PRICING



2090 MARKET PLACE BOULEVARD | IRVING, TEXAS 75063



MANJU MENON
Principal Broker

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PROPERTY INFORMATION:

- 15,295 square feet
- 1.37 acre lot
- Built in 2013

HIGHLIGHTS:

- 1-mile radius: average HHI \$170,000
- Just off the busy I-635 corridor
- 10 minutes from DFW Int'l Airport
- Zoned SP2 Commercial (buyer to verify) includes office and retail; medical, clinical, rehabilitation, and therapy centers; private schools and enrichment academies; and religious organizations
- Will sub-divide to accommodate

TRAFFIC COUNTS:

- 143,150 President George Bush Turnpike & I-635
- 139,162 Beltline Road & I-635



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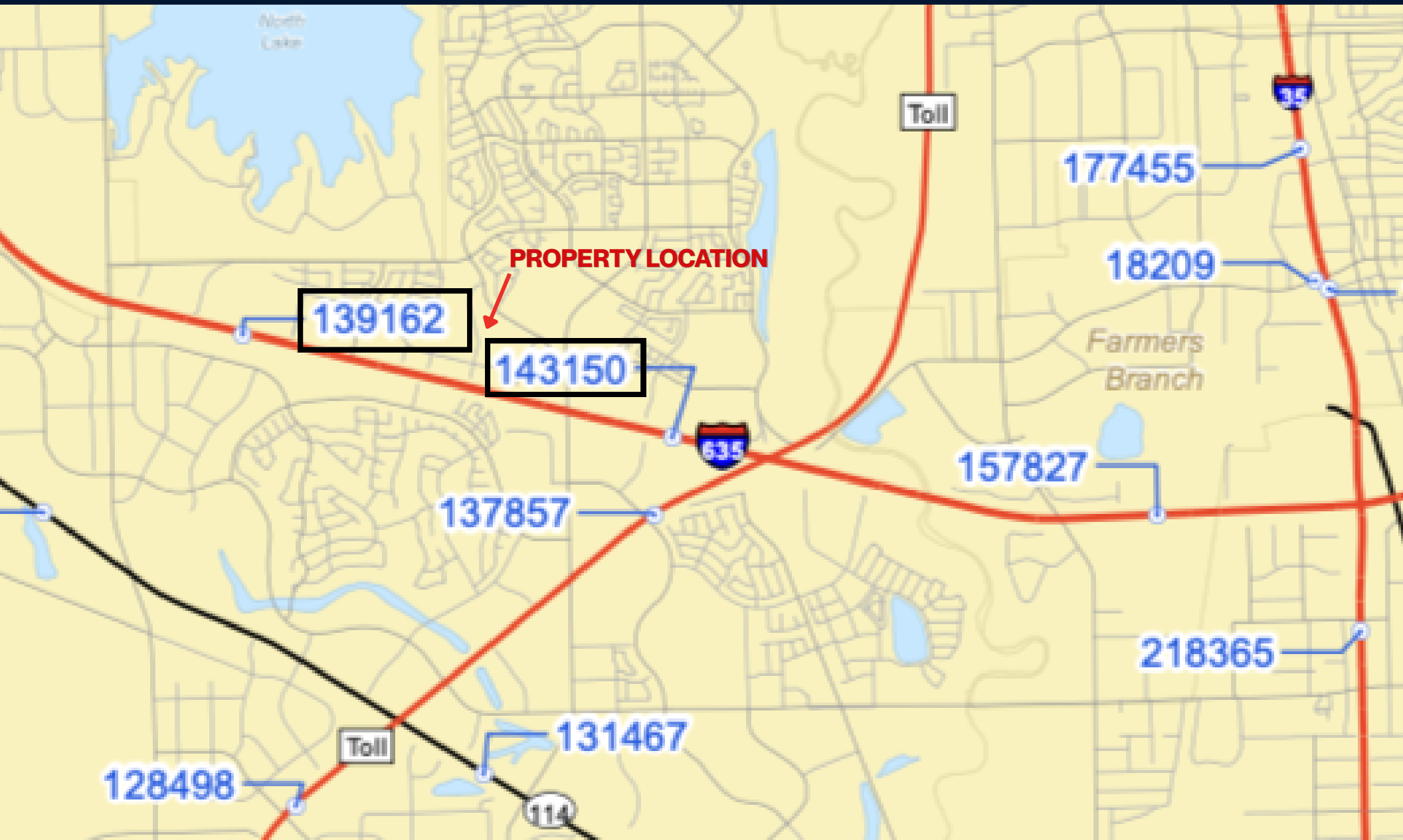
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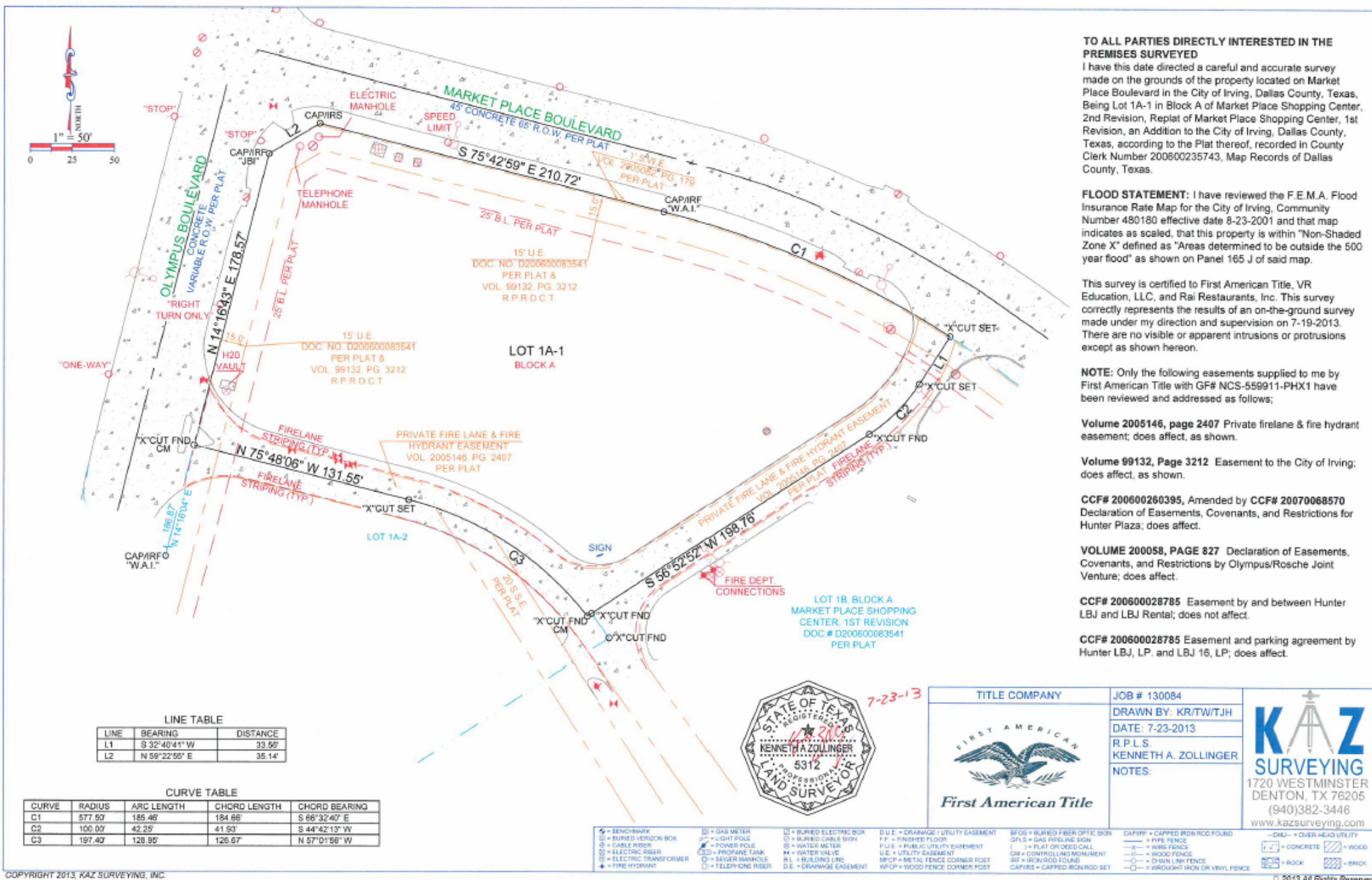
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TRAFFIC COUNTS



ERS

SURVEY



TO ALL PARTIES DIRECTLY INTERESTED IN THE PREMISES SURVEYED

I have this date directed a careful and accurate survey made on the grounds of the property located on Market Place Boulevard in the City of Irving, Dallas County, Texas, Being Lot 1A-1 in Block A of Market Place Shopping Center, 2nd Revision, Replat of Market Place Shopping Center, 1st Revision, an Addition to the City of Irving, Dallas County, Texas, according to the Plat thereof, recorded in County Clerk Number 200600235743, Map Records of Dallas County, Texas.

FLOOD STATEMENT: I have reviewed the F.E.M.A. Flood Insurance Rate Map for the City of Irving, Community Number 480180 effective date 8-23-2001 and that map indicates as scaled, that this property is within "Non-Shaded Zone X" defined as "Areas determined to be outside the 500 year flood" as shown on Panel 165 J of said map.

This survey is certified to First American Title, VR Education, LLC, and Rai Restaurants, Inc. This survey correctly represents the results of an on-the-ground survey made under my direction and supervision on 7-19-2013. There are no visible or apparent intrusions or protrusions except as shown hereon.

NOTE: Only the following easements supplied to me by First American Title with GF# NCS-559911-PHX1 have been reviewed and addressed as follows:

Volume 2005146, page 2407 Private firelane & fire hydrant easement; does affect, as shown.

Volume 99132, Page 3212 Easement to the City of Irving; does affect, as shown.

CCF# 200600260395, Amended by CCF# 20070068570 Declaration of Easements, Covenants, and Restrictions for Hunter Plaza; does affect.

VOLUME 200058, PAGE 827 Declaration of Easements, Covenants, and Restrictions by Olympus/Rosche Joint Venture; does affect.

CCF# 200600028785 Easement by and between Hunter LBJ and LBJ Rental; does not affect.

CCF# 200600028785 Easement and parking agreement by Hunter LBJ, LP, and LBJ 16, LP; does affect.

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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Eutopya Realty Services	9015148	eutopyarealtyservices@gmail.com	214-882-2727
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Manju Menon	0549874	manju@eutopyarealty.com	214-882-2727
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2

The information contained herein was obtained from sources believed reliable; however, Eutopya Corporation, LLC makes no guarantees, warranties, or representation as to the completeness or accuracy thereof. The presentation of this property is submitted to errors, change of price or conditions, prior sale or lease, or withdrawal without notice.

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