



HIGHLIGHTS

Four Shopping Centers
Located at High Traffic Intersection of Irving Blvd. & Story Rd.
Densely Populated Area

NOTABLE TENANTS:



DESCRIPTION

Size: 333,596 SF
North: 29,424 SF
South: 60,411 SF
East: 68,977 SF
West: 174,784 SF
Use: Retail/Restaurant/Medical/Office
Terms: Contact Broker

DEMOGRAPHICS 2023

	1 Mile	3 Miles	5 Miles
Population:	19,775	159,552	214,795
Median HH Income:	\$67,255	\$66,976	\$72,848

CONTACT: DOUG WILDER

RETAILREALTY | 214/682-0502 | DOUG@RETAILREALTY.NET



AREA RETAILERS



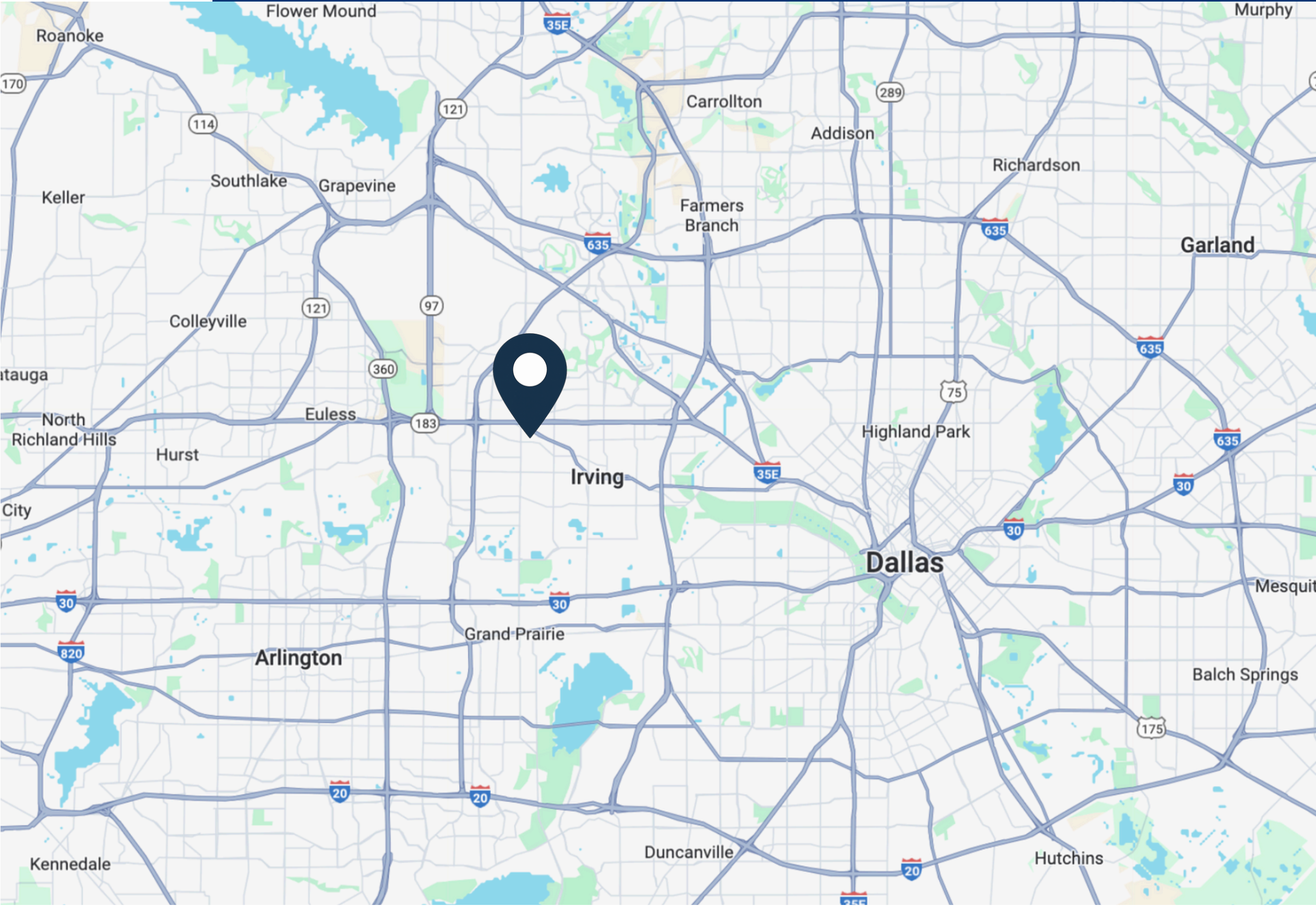
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RETAIL
REALTY

PLYMOUTH PARK SHOPPING CENTER

IRVING, TEXAS

FOR LEASE



AREA RETAILERS



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PLYMOUTH PARK NORTH

1510-2840 N. Story Road

1735-2558 Irving Blvd

AVAILABLE SPACE:

1735 Irving Blvd:

105 3,520 sf-former Payless Shoes

107 5,820 former dollar store

1625 N. Story Rd:

125 1,200 sf-former cell phone store

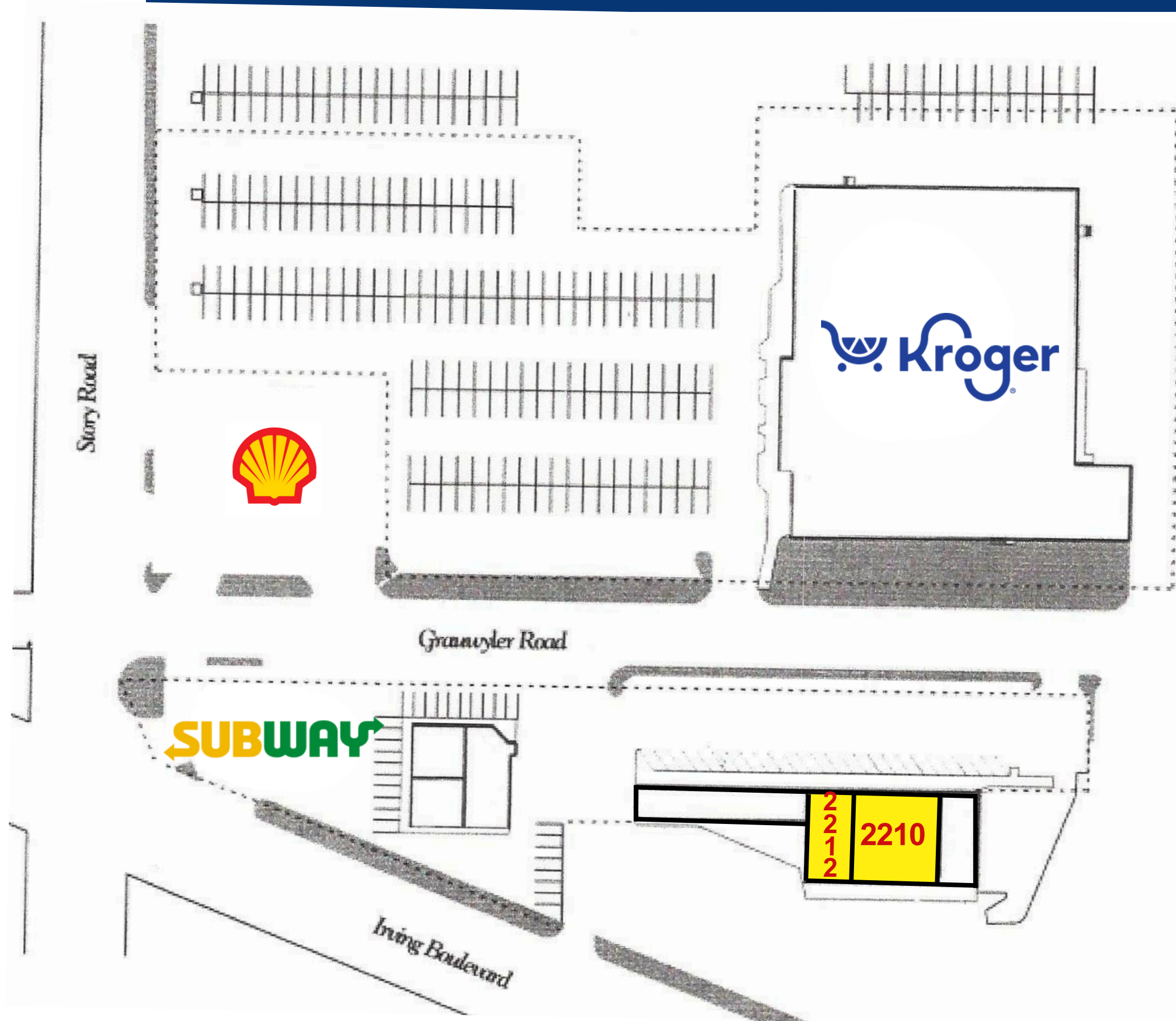
130 1,400 sf-former cell phone store

1505 5,025 sf-former bank



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PLYMOUTH PARK EAST

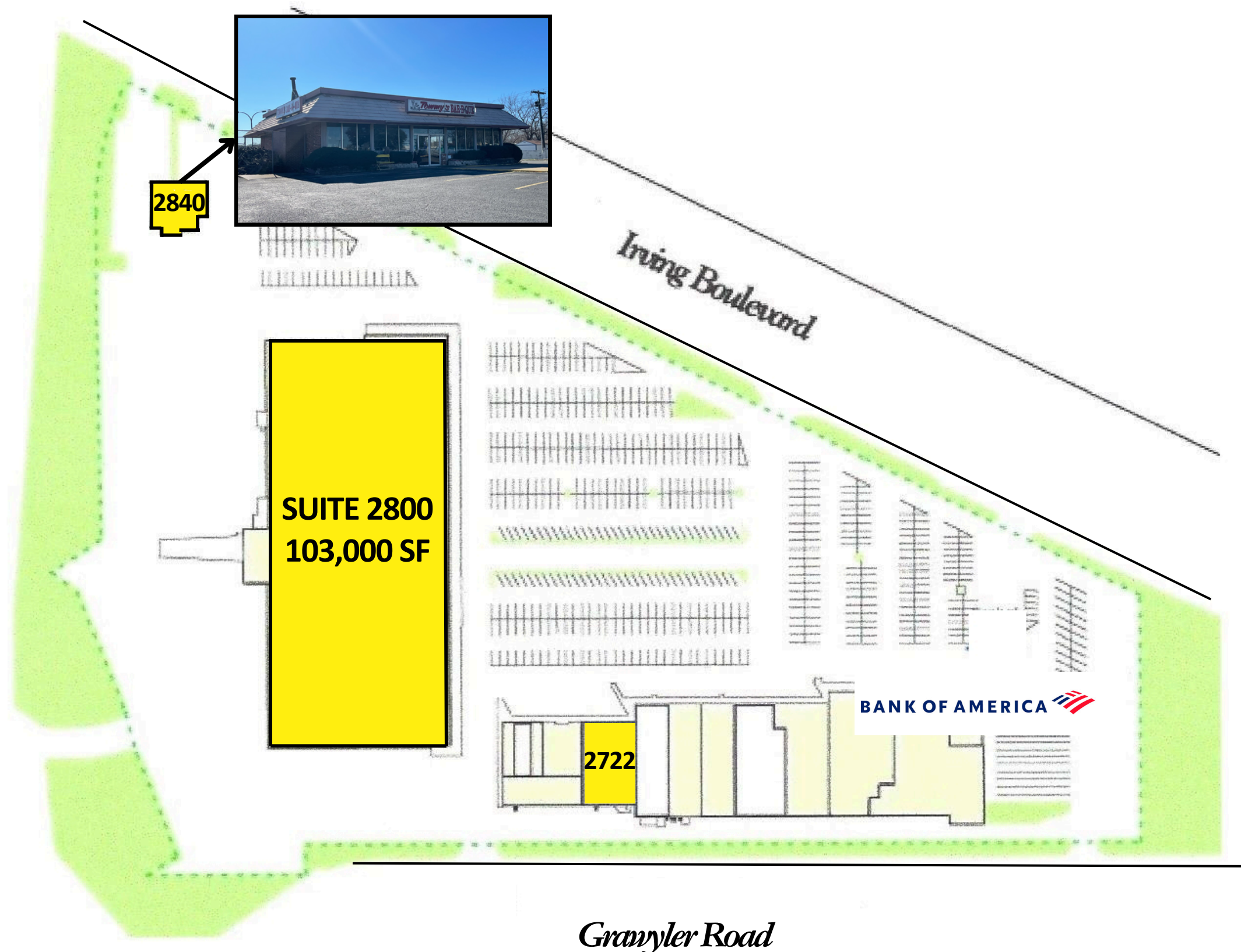
2140-2218 W. Grawlyer Road

AVAILABLE SPACE:

- | | |
|------|---------------------------|
| 2210 | 3,900 sf-restaurant space |
| 2212 | 1,220 sf-open floorplan |

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PLYMOUTH PARK WEST

2700-2840 W. Irving Blvd.

AVAILABLE SPACE:

- 2722 5,890 sf-banquet hall
- 2800 103,000 sf-currently Irving Bazaar
 - can be divided to fit tenants requirements
- 2840 2,250 sf-freestanding restaurant

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PLYMOUTH PARK SOUTH

2420-2440 W. Irving Blvd.

AVAILABLE SPACE:

- | | |
|-----|------------------------|
| 160 | 4,700 sf-former church |
| 170 | 4,700 sf-office space |
| 180 | 3,903 sf-former church |



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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.

2-10-2025



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.

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. **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:
 - 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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Ralph Douglas Wilder	356603	doug@retailrealty.net	214-682-0502
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	