



Cottonwood Crossing

Walnut Hill & N. Belt Line, Irving, TX

Available



Co-Tenancy

- Fast Signs
- H & R Block
- McDonald's (shadow anchor)
- State Farm
- Po' Melvins Restaurant
- Subway

Location Highlights

- In close proximity to Los Colinas and DFW Airport
- High traffic counts exceeding 57,000 v.p.d.
- Superior visibility and frontage along N.Belt Line Road
- Located between HWY.161 and HWY.183.

Demographic Profile:	3 Miles	5 Miles
Population:	96,089	209,969
Average Household Income:	\$62,655	\$68,918
Total Employees:	81,679	201,263
Traffic Count:		
Walnut Hill Ln: 24,100 V.P.D.		
N Beltline Rd: 41,000 V.P.D.		



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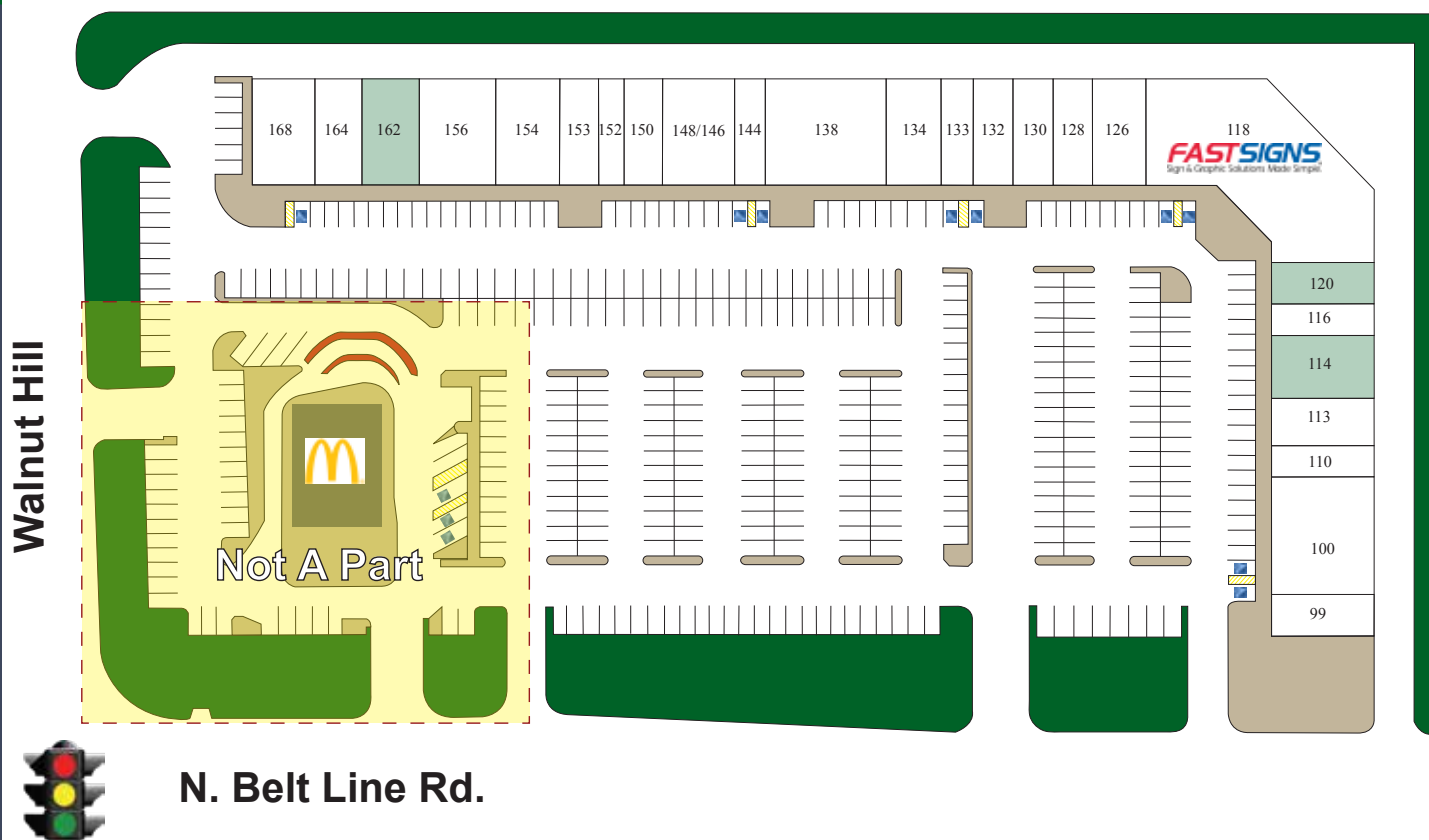


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Tenant	Ste.	S.F.
American Eyecare:	168	2,480
Agha Juice & Café	156	2,881
Basil Leaf (Thai):	150	1,550
Beverly Hills Nails:	144	1,200
Braids N Weaves	152	930
Care Live Now:	99	1,218
Express Personnel:	126	2,107
Fast Signs:	118	8,503
Wings88	133	1,209
Temptations:	138	4,650
H&R Block:	132	1,550
Cold Shack:	113	1,309
Lola's African Market:	128	1,550
Miller Chiropractic:	164	2,830
Perfume To Go:	148-146	2,830
Pó Melvins:	100	4,649
Regional Finance Corporation of Texas:	153	1,550
Meridian Dental:	134	1,550
State Farm:	116	1,200
Subway:	130	1,550
Wal Belt Cleaners:	154	2,480
Noors Salon	110	1,176
Vacant	114	2,720
Vacant	120	1,870
Vacant	162	2,375



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