

DAVIDSON & BOGEL

FOR LEASE



698 EAST AIRPORT FREEWAY | IRVING, TX.

DAVID GUINN, KEATON DUHON & GRANT LAKE

db2re

16,950 SF OF BUILDING ON +/- 2.65 AC OF LAND



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.01 PROPERTY DETAILS

16,950 SF OF BUILDING ON +/- 2.65 AC OF LAND



PROPERTY DETAILS

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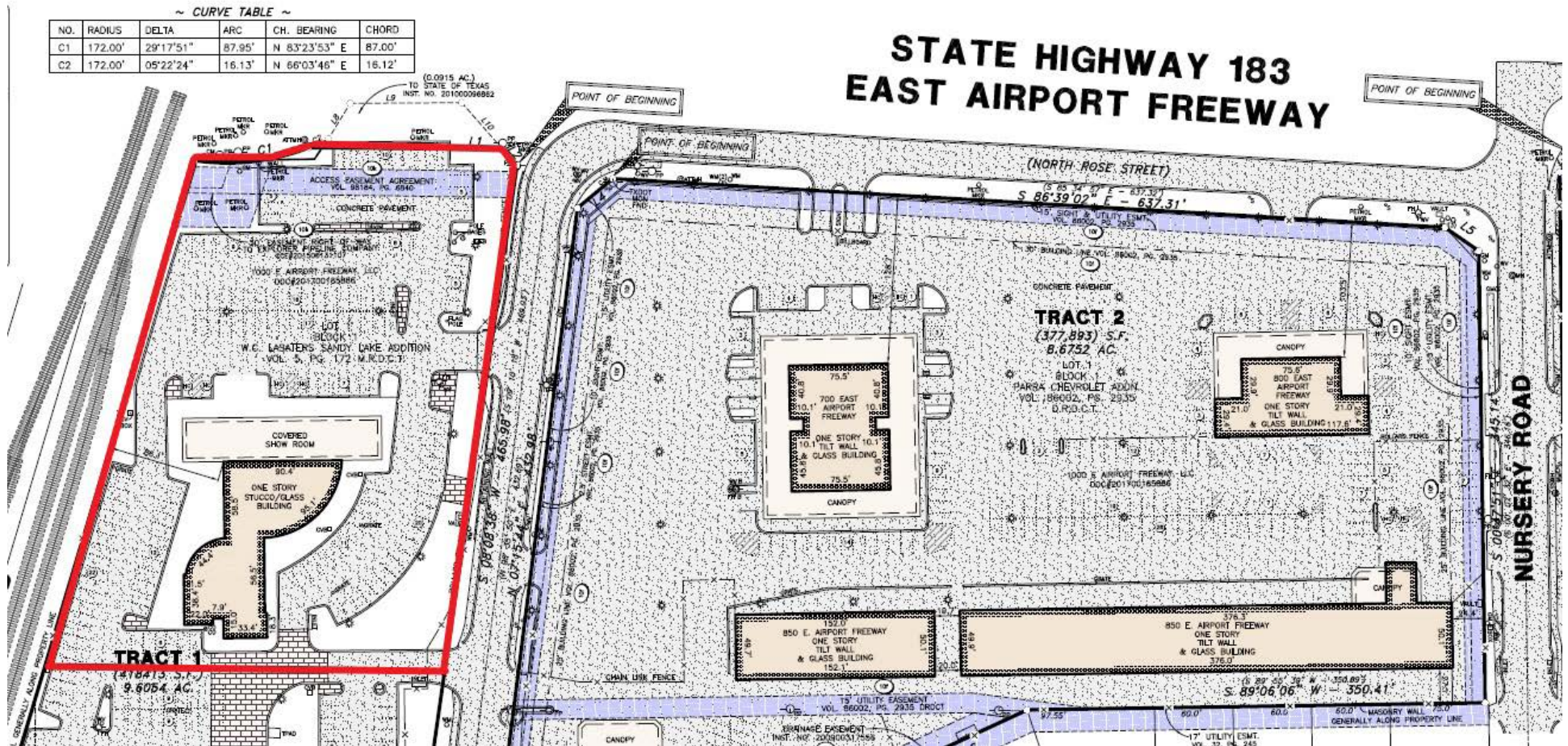


PROPERTY OVERVIEW:

- 16,950 SF, Class A Single Tenant Office Building
- +/- 2.65 acres of land
- Professional office/showroom space with custom finishes throughout
- 250' of Airport Freeway/Highway 183 frontage
- +/- 160 parking spots
- Zoning: C-OU-2, SH 183 Overlay District - Subdistrict J

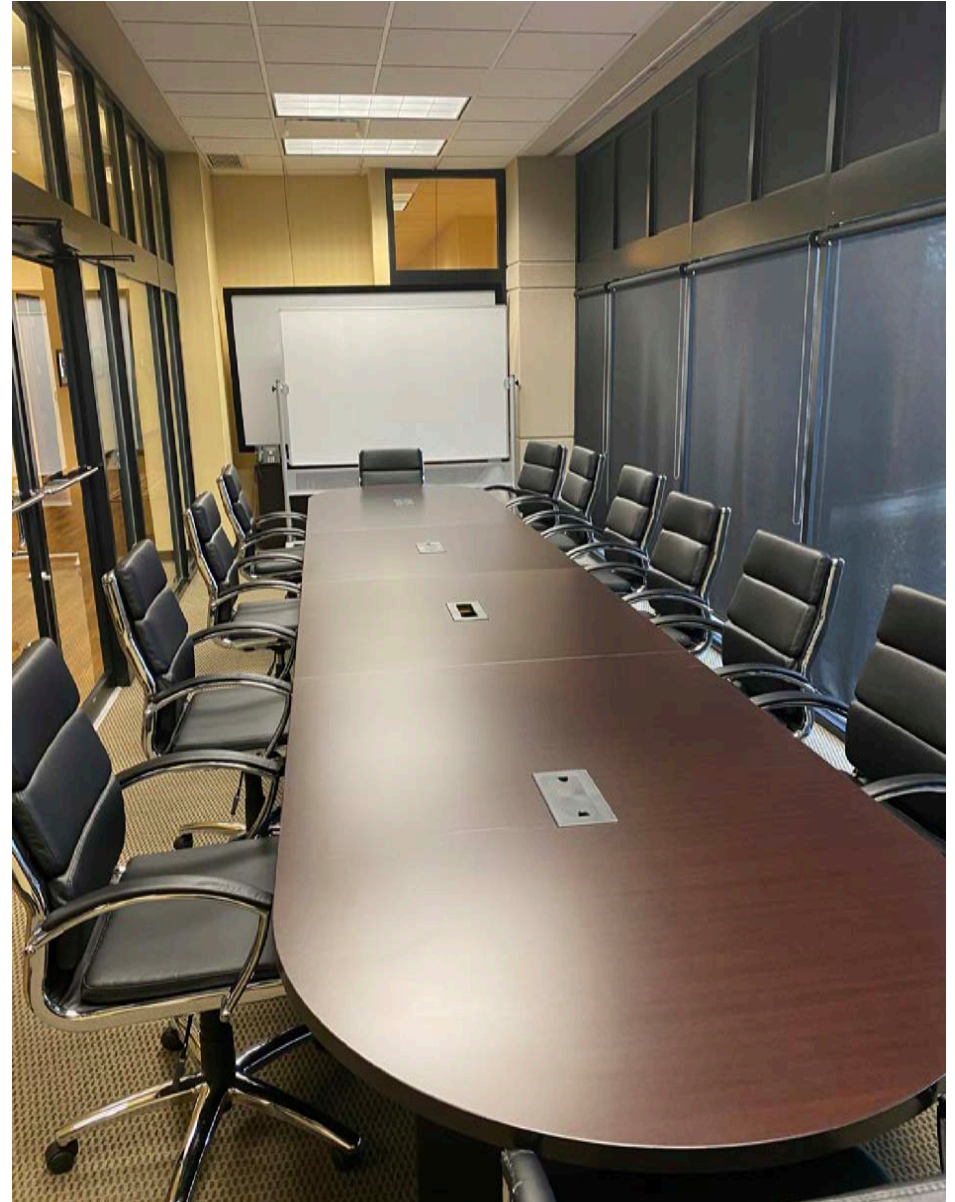
PROPERTY DETAILS

OUTLINE OF SITE



.02 INTERIOR PHOTOS

698 EAST AIRPORT FREEWAY | INTERIOR PHOTOS



INTERIOR PHOTOS

698 EAST AIRPORT FREEWAY | INTERIOR PHOTOS



.03 LOCATION OVERVIEW

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The subject property is located within close proximity to several large-scale shopping and business centers located along the Texas Highway 183 corridor, which features over 183,000 vehicles per day offering prime visibility for a new development. The high-demand immediate submarket features a vacancy rate of only 2.7% with a strong mix of national, regional, and local credit tenants that have the ability to service the metroplex. The subject property features convenient access to major thoroughfares including TX-183 and North Story Road, and is located approximately 8.6 miles from Dallas-Fort Worth International Airport.



PROXIMITY & NEARBY AMENITIES

698 EAST AIRPORT FREEWAY | IRVING, TX.

LOVE FIELD AIRPORT

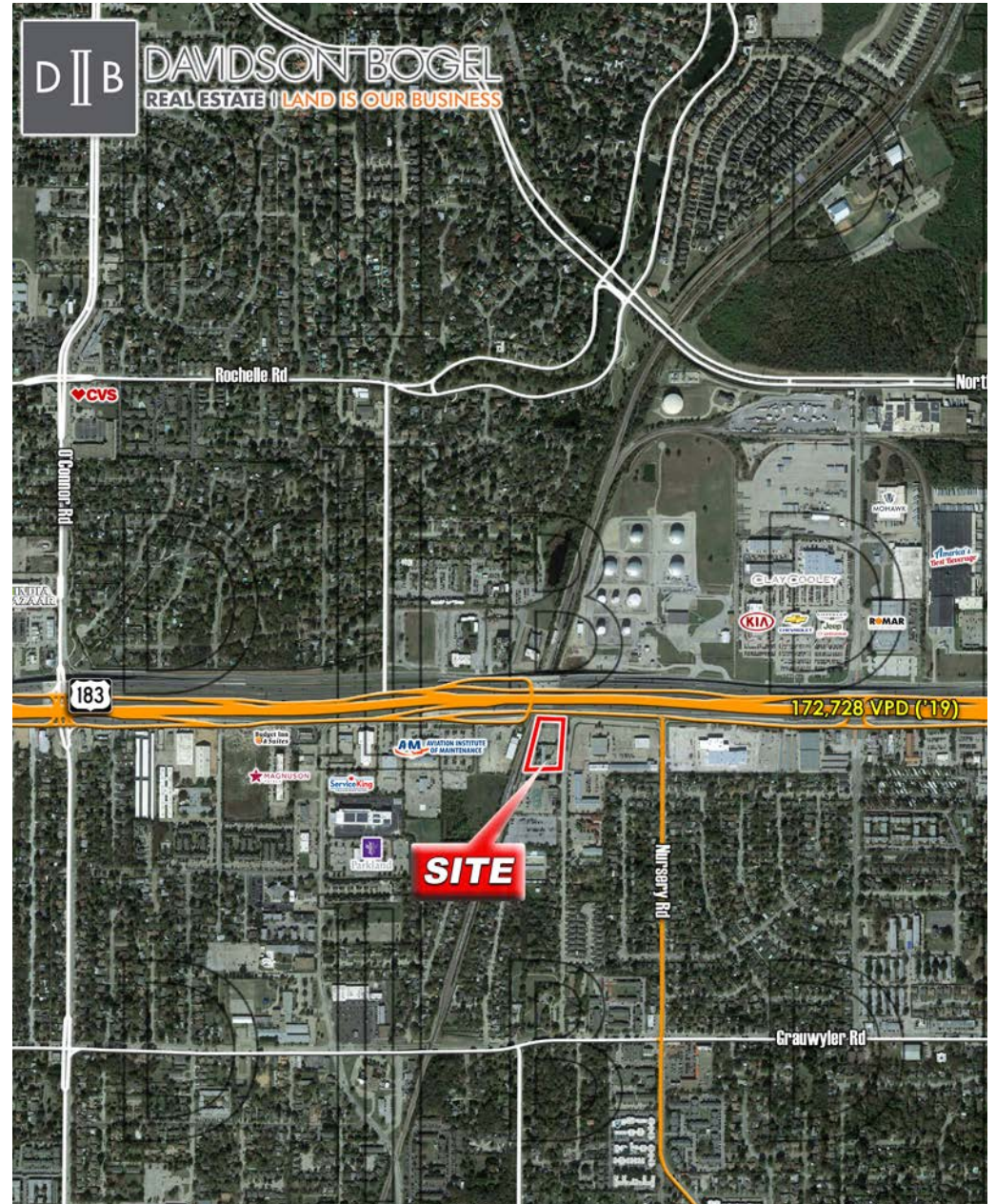
8 Miles

DFW AIRPORT

10 Miles

DOWNTOWN DALLAS

10 Miles



PROXIMITY & NEARBY AMENITIES

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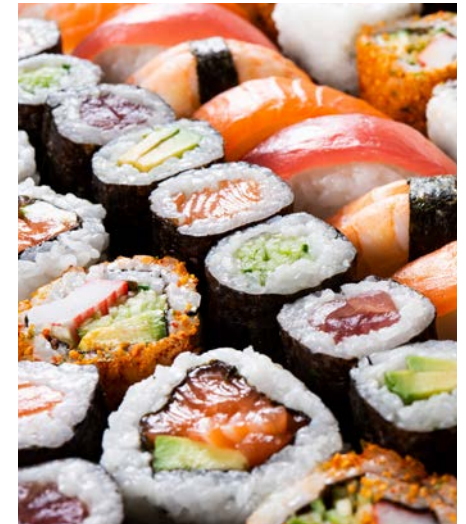
MUSIC FACTORY

- Alamo Drafthouse
- Bar Louie
- Boi Na Braza Brazilian Steak House
- Gloria's Latin Cuisine
- Grimaldi's Coal Brick Oven Pizzeria
- Kabuki Sushi
- LiveNation Entertainment Venue
- Mama Tried
- Reservoir
- Thirsty Lion Gastropub & Grill
- Yard House



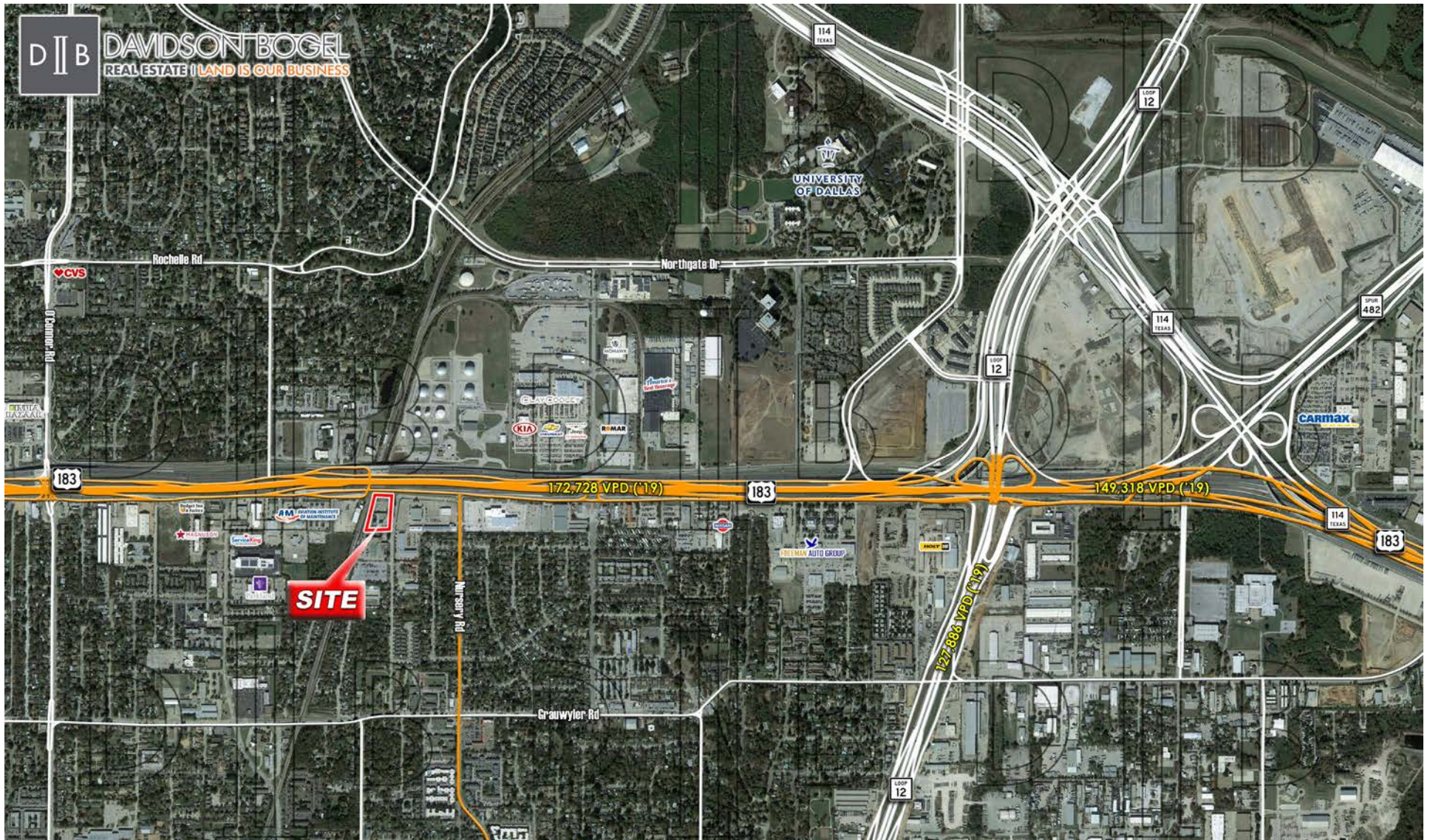
WATER STREET

- Cork and Pig Tavern
- Creamistry
- El Famoso Restaurant
- Go Fish Poke
- Hugo's Invitados
- Olivella's
- Pacific Table
- Pax & Beneficia Coffee
- The Ginger Man



698 EAST AIRPORT FREEWAY

IRVING, TX | AERIAL



DEMOGRAPHICS

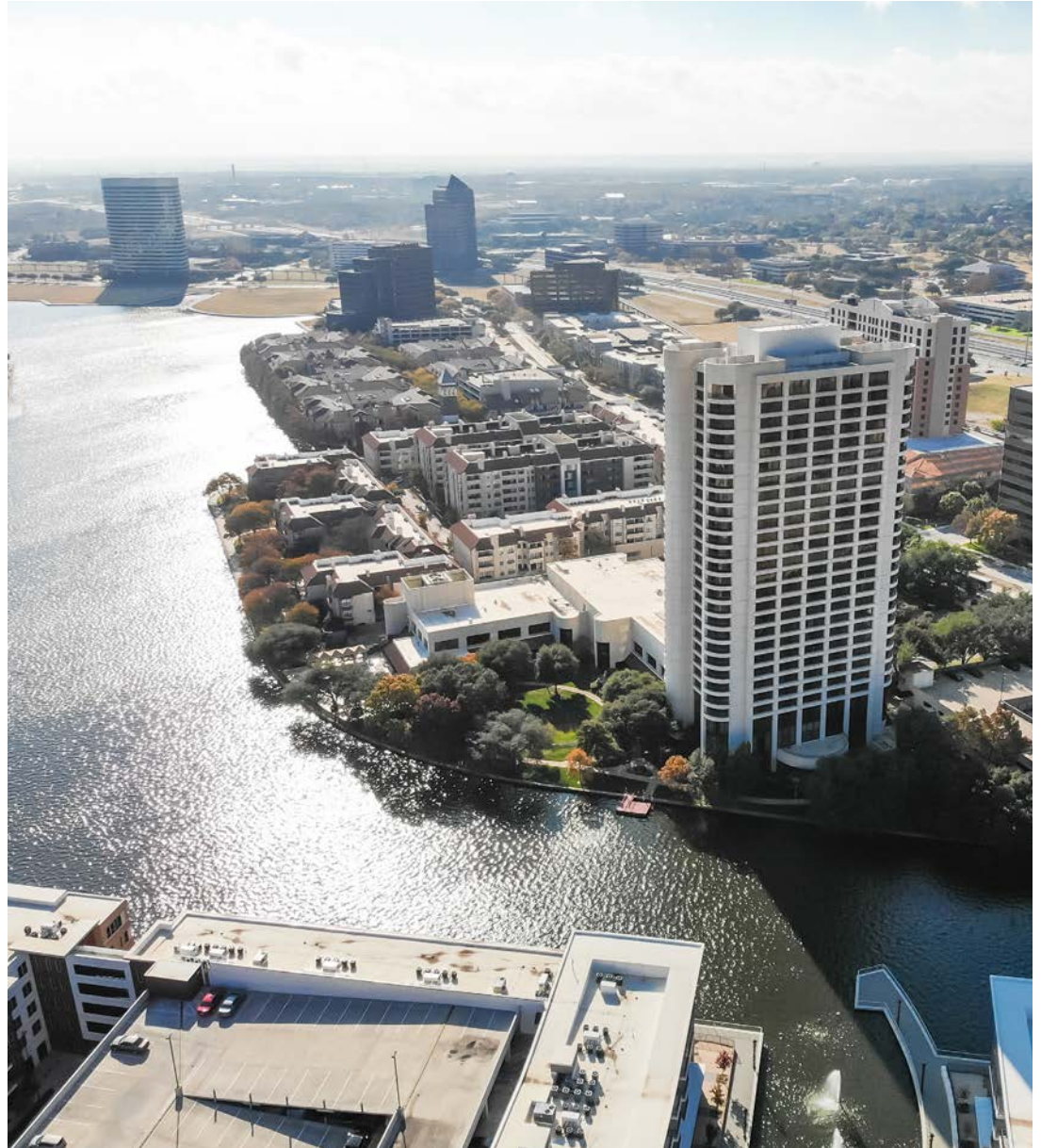
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	1 MILE	2 MILE	3 MILE
2023 POPULATION:	17,799	54,797	113,551
% PROJ GROWTH 2023-2028:	0.1%	0.2%	0.1%
2023 MEDIAN HH INCOME:	\$55,661	\$60,751	\$66,976
2023 AVERAGE HH INCOME:	\$78,475	\$87,284	\$97,103
MEDIAN HOME VALUE:	\$253,232	\$255,546	\$243,125

.04 SUBMARKET OVERVIEW

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The city of Irving is home to more than 8,500 local and multinational companies that includes five Fortune 1000 companies and seven Fortune 500 companies which operate their headquarters in Irving. The city features over 67.9-square miles of land, of which over 23-square miles are dedicated to master-planned developments and districts. In 2019, the city of Irving had an estimated population of 240,420 and is ranked the 94th largest city in the United States. The Milken Institute ranks Dallas-Plano-Irving as number nine in the "Best Performing Large Cities in the U.S.". (cityofirving.org)



DISCLAIMER

698 EAST AIRPORT FREEWAY | IRVING, TX.

Davidson & Bogel Real Estate, LLC: The information contained in this document pertaining to 698 East Airport Freeway in Irving, Texas “Property” has been obtained from sources believed reliable. While DB2RE does not doubt its accuracy, DB2RE has not verified the information and makes no guarantee, warranty or representation about the information contained in this package. It is your (Purchaser) responsibility to independently confirm the accuracy and completeness of the information. Any projections, opinions, assumptions or estimates used herein are for example only and does not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. DB2RE and the DB2RE logo are service marks of Davidson & Bogel Real Estate, LLC and/or its affiliated or related companies in the United States and other countries. All other marks displayed as well as any elements of this document are the property of their respective owners and DB2RE. No transmission of this document is permitted without written consent from DB2RE. As a condition of DB2RE’s consent to communicate the information contained herein—as well as any information that may be communicated to you subsequently either verbally or in writing by DB2RE, owner or agents of either of these parties regarding the Property – it is required that you agree to treat all such information confidentially.

DISCLAIMER

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APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE.
TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS. (01A TREC NO. OP-K)

INFORMATION ABOUT BROKERAGE SERVICES:
Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:
The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:
The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:
A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; buyer: and
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU:
You should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

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