

# Las Colinas Development Site

**FREEWAY COMMERCIAL ZONING - CITY OF IRVING**  
**CORPORATE OFFICE ZONING - LAS COLINAS ASSOCIATION**



**For Sale: 16.27 Acres** | Las Colinas, Irving, Texas

**Capital Markets | Land Practice Group**

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**DFW** International Airport



Verizon

Pioneer Natural Resources

Four Seasons Golf Course

JOHN CARPENTER FREEWAY

COLWELL BLVD

Las Colinas Urban Center

NORTHWEST HIGHWAY

Corp Neighbors

Amenities

**SUBJECT PROPERTY**  
**16.27 Acres**





# THE OPPORTUNITY

JLL is pleased to present this **PREMIER CORPORATE OFFICE / HEADQUARTERS DEVELOPMENT OPPORTUNITY** in Irving, TX.

- **16.27 acre development ready parcel**
- Located on Colwell Blvd with **waterfront views** and immediate highway access
- **Corporate neighbors** include Fluor Corporation, Citi, ExxonMobil, AT&T, Neiman Marcus, CVS, Verizon and Pioneer Natural Resources
- Across the street from the **Irving Convention Center** and high-quality hotels
- Blocks from **major retail centers**
- Abundant luxury single-family homes, town homes and multi-family nearby



## DEMOGRAPHICS

Population	3 Mile	5 Mile	10 Mile
2020 Total Population:	78,355	240,012	995,010
2025 Population:	83,350	251,181	1,056,663
Pop Growth 2020-2025:	6.37%	4.65%	6.20%
Average Age:	34.20	33.70	35.70
Households			
2020 Total Households:	36,627	91,614	387,246
HH Growth 2020-2025:	6.35%	4.64%	6.08%
Median Household Inc:	\$85,603	\$65,921	\$70,026
Avg Household Size:	2.00	2.50	2.50
2020 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$331,536	\$236,365	\$279,223
Median Year Built:	1998	1985	1986



# RECENT LAS COLINAS DEVELOPMENTS

## CYPRESS WATERS

1,000-acre master-planned development surrounding the 362-acre North Lake. At completion Cypress Waters will include up to 45,000 square feet of retail and four million square feet of office space made up in large part by the corporate campuses of 7-Eleven, Brinker International, CoreLogic, Mr. Cooper (NationStar Mortgage), Nokia Siemens, OneSource Virtual and Signet Jewelers.



## HIDDEN RIDGE

110-acre mixed-use development that serves as a corporate operations hub for Verizon Communications (1.2 million square feet) and Pioneer Natural Resources (1.1 million square feet). A 200-room hotel, 80,000 square feet of retail, 1,200 apartments and two acres of green space are also planned for the development.



## GABLES WATER STREET

Mixed-use development located in Las Colinas Urban Center along the banks of Lake Carolyn. Water Street offers 316 Class A multifamily units paired with 60,000 square feet of dining and retail space with notable tenants Café Herrera, Go Fish Poke, Olivella's and The Londoner Pub.



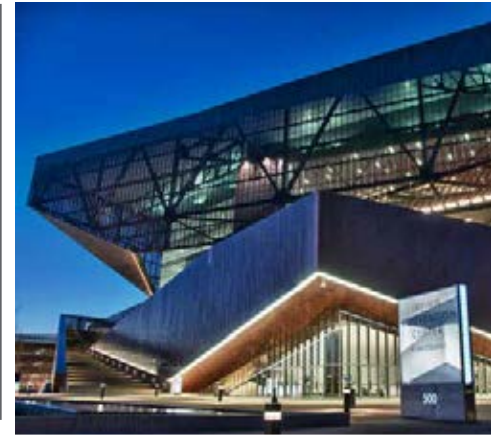


# NEARBY LAS COLINAS AMENITIES

## TOYOTA MUSIC FACTORY

410,000-square-foot indoor/outdoor entertainment venue that can seat up to 8,000 spectators

 <b>DINING</b>	 <b>SERVICES</b>
  	<b>THE PAVILION</b>  
  	



## HOTELS

			
		<b>DOUBLE TREE HOTEL</b> <small>DALLAS • CAMPBELL CENTRE</small>	

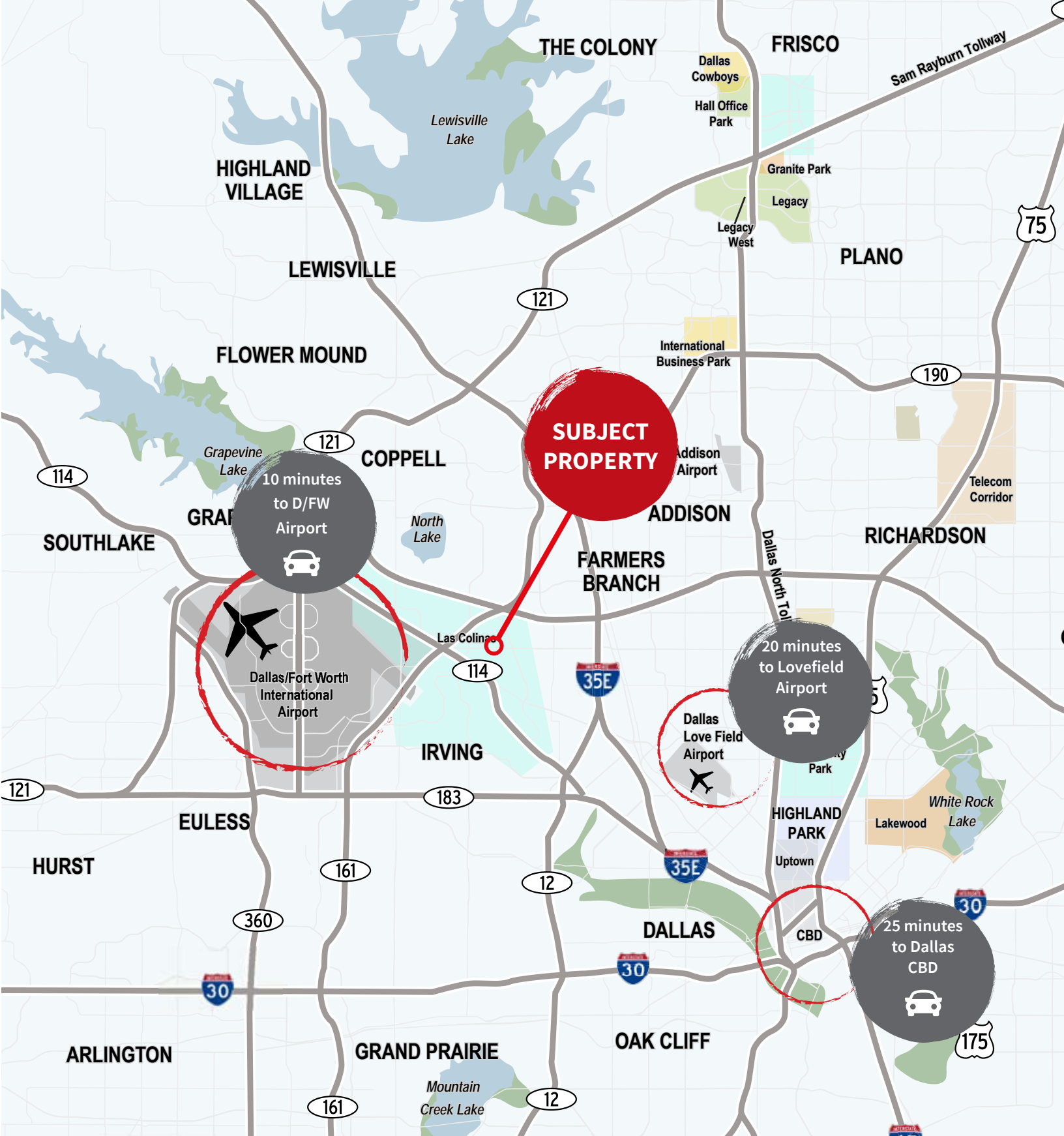


## MACARTHUR CROSSING/MACARTHUR MARKETPLACE/MACARTHUR PARK

1.6 million square feet of retail located at the intersection of I-635 and MacArthur Blvd providing numerous dining and entertainment options to the area's residents and employees.

 <b>DINING</b>	 <b>SHOPPING</b>
  	  
  	  
  	  
  	  





**SUBJECT PROPERTY**

10 minutes  
to D/FW  
Airport

20 minutes  
to Lovefield  
Airport

25 minutes  
to Dallas  
CBD

# CONNECTIVITY

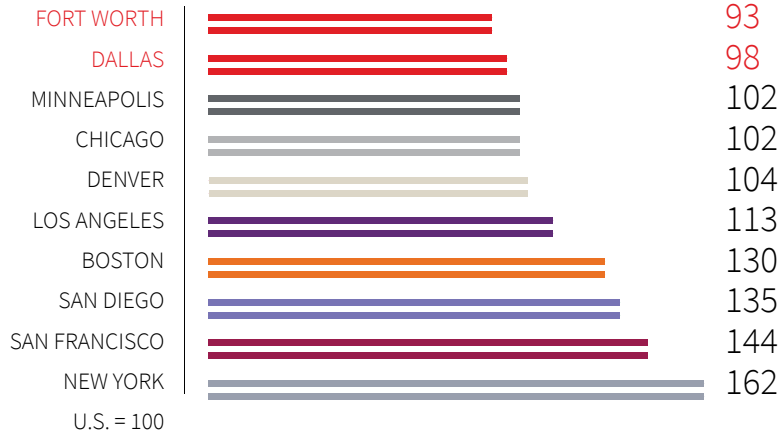
With a major highway traversing north-south and an international airport in its backyard, the site is well positioned in the path of growth and provides easy access to all of its amenities and beyond



# WHY DFW

Dallas-Fort Worth is a business-friendly environment with low taxes and numerous incentives that encourage continued growth and investment in Dallas-Fort Worth.

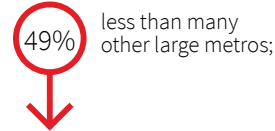
## COST OF DOING BUSINESS



## 0% STATE AND LOCAL INCOME TAX

The DFW is one of the most affordable in the country.

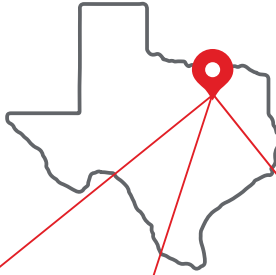
## HOUSING PRICES



a competitive advantage for companies seeking to keep labor costs low and recruit the best workers.

## POPULATION

The DFW Region has an abundant pipeline of talent for existing and new employers.



## MAGNET FOR TALENT



**380,880 students**

enrolled in higher education at major universities and community colleges in DFW.



**49,098**

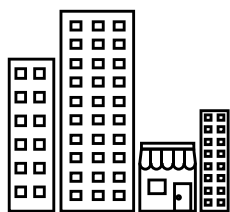
Bachelors, Masters and PhD degrees awarded in 2017 by DFW-area colleges and universities.



**296,647**

Graduates from the 100+ colleges and universities within Texas and adjacent states.

## LABOR FORCE & GROWTH



The DFW regional labor force is **4 million**.

DFW is **#1** for large metro job growth in 2018, adding **116,000 jobs**.





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