



6221 RIVERSIDE

143,430 SF VALUE-ADD ASSET WITH REDEVELOPMENT OPPORTUNITY IN INFILL DFW

IRVING, TEXAS

OFFERING SUMMARY



6221 RIVERSIDE

Executive Summary

Jones Lang LaSalle Americas (“JLL”) has been exclusively engaged to offer qualified investors the opportunity to acquire 6221 Riverside (the “Property” or “Asset”), a 143,430 SF building with eight dock doors located in Irving, TX. The site boasts 6.9 acres of land with flexible zoning less than a 12-minute drive from DFW International Airport in one of the metroplex’s densest employment nodes, adjacent to burgeoning Las Colinas. 6221 Riverside provides investors substantial upside opportunities through either lease-up of available space or redevelopment of the site within one of the most dynamic markets in the country.



PROPERTY OVERVIEW

**6221 RIVERSIDE DR.
IRVING, TX 75039**

ADDRESS

143,430 SF

TOTAL SF

0%

LEASED %

1986

YEAR BUILT

2.33/1,000 SF

PARKING RATIO

8

TOTAL DOCK DOORS

6.9 ACRES

LAND SIZE

Investment Highlights

IMMEDIATE VALUE-ADD THROUGH LEASE-UP

6221 Riverside presents investors with a unique opportunity to create significant value by capitalizing on the dynamic office leasing market. The property offers the flexibility to lease to single or multiple tenants, allowing for diverse income streams. There is also the potential for repositioning the building into flex office space, leveraging its adaptable floor plans and convenient dock doors. To further enhance its appeal, the current owner, who also occupies the space, has agreed to a short-term leaseback arrangement, providing additional income stability for future ownership.

REDEVELOPMENT OPPORTUNITY

Substantial upside is available through redevelopment of the 6.9-acre land parcel. The Property's flexible S-P-2 zoning, which is a modification of the highly flexible Freeway zoning, presents a rare opportunity to acquire a site that can be redeveloped into a variety of property types including some manufacturing office buildings, professional offices and warehouses, and experimental laboratories.

HIGHLY DESIRABLE LOCATION

The Property is strategically located within the Office Center / West LBJ Exit office submarket, boasting proximity to DFW International Airport and convenient highway access to President George Bush Turnpike and Highway 114. The surrounding area is a popular destination for large corporations, industrial distribution facilities, and build to suit properties; allowing the Property to capitalize on the influx of out-of-state corporate relocations to DFW.

SUPERIOR SURROUNDING DEMOGRAPHICS

6221 Riverside is well positioned near some of DFW's densest population nodes, with nearly 1.6 million people living within a 20-minute drive of the Property. The Asset is adjacent to thriving suburbs, including the coveted Las Colinas community, with an average household income of \$143,723 and average home value of \$565,764 within a 10-minute drive.





15+ RESTAURANTS / BARS

GRIMALDI'S **GLORIA'S**
COAL BRICK-OVEN PIZZERIA LATIN CUISINE
Bar Louie

**LAS COLINAS
URBAN CENTER**

verizon
1,153,000 SF
CORPORATE CAMPUS
2,800 EMPLOYEES

DFW DALLAS
FORT WORTH
INTERNATIONAL
AIRPORT
12 MINUTE DRIVE | 8.2 MILES

WESTIN
HOTELS & RESORTS

TOYOTA **MUSIC FACTORY**

**IRVING
CONVENTION CENTER
AT LAS COLINAS**

**114
TEXAS**

THE RESERVE
FORMER EXXON MOBIL CAMPUS
379,014 SF | 289 ACRES
OWNER: CAPITAL COMMERCIAL
FUTURE PLANS TO DEVELOP SURROUNDING LAND

RIVERSIDE

POWERHOUSE
DATA CENTERS
FUTURE DATA CENTER REDEVELOPMENT
EST. CONSTRUCTION START: 2025

LAS COLINAS BLVD

XOCHITL
Chips and Salsa

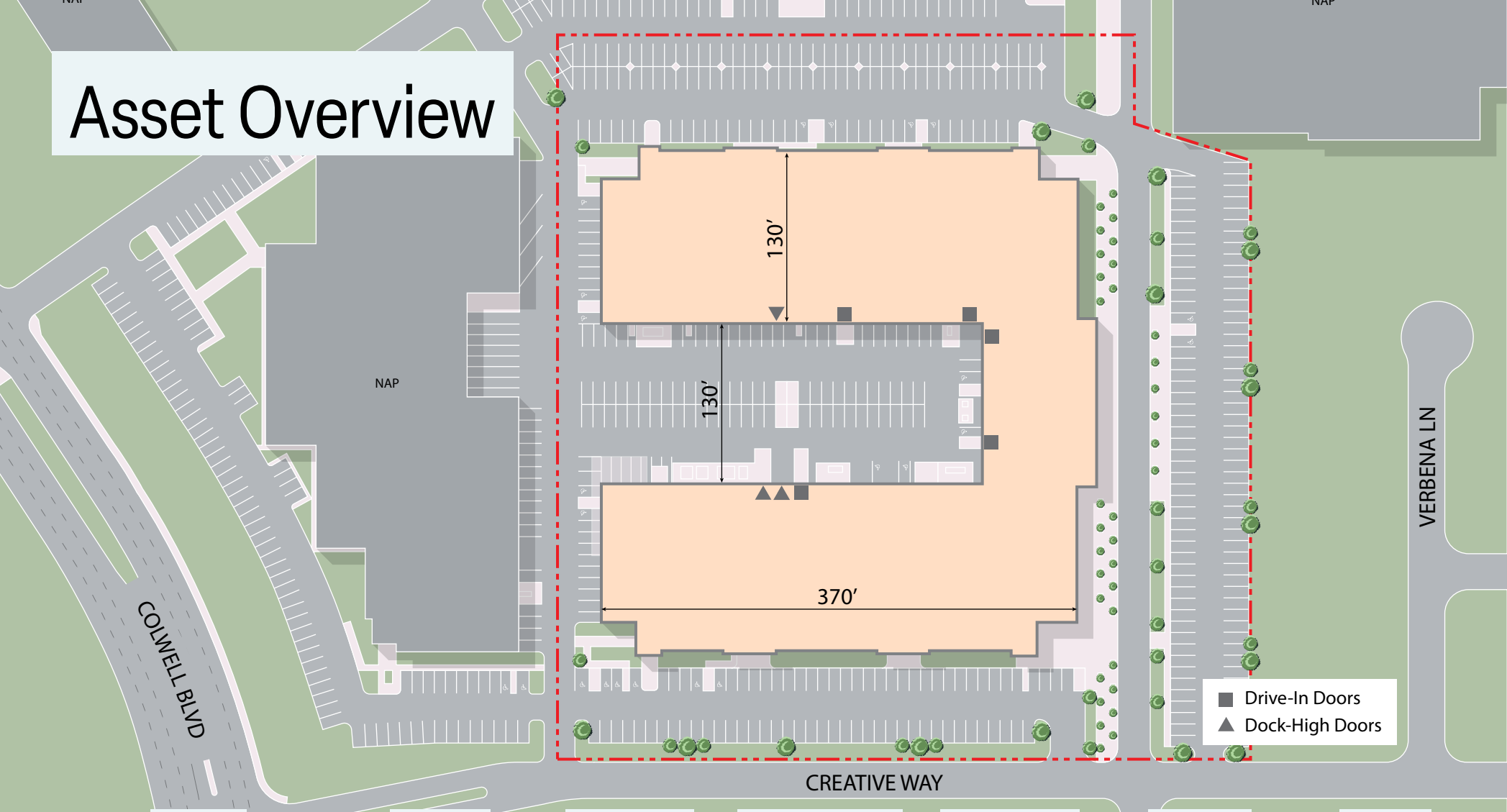
AT&T

COLWELL BLVD

CALIFORNIA CLOSETS
MÔNKEEDIA

- CORPORATE OFFICE
- INDUSTRIAL
- RETAIL/ENTERTAINMENT
- OFFICE

Asset Overview



ADDRESS	LEASED %	DOCK DOORS	BUILDING HEIGHT	CLEAR HEIGHT	LAND SIZE	PARKING
6621 RIVERSIDE DR. IRVING, TX 75039	0.0%	8	30'	24'	6.9 ACRES	334

TOTAL	1ST FLOOR SF	2ND FLOOR SF	WAREHOUSE SF	HVAC (%)	ZONING
143,430 SF	APPROX. 100,000 SF	APPROX. 40,000 SF	APPROX. 18,000 SF	100%	S-P-2 FOR FWY

(Modification of the freeway zoning ordinance, allows various uses such as industrial, retail or office)



Epicenter of Growth



DALLAS
FORT WORTH
INTERNATIONAL
AIRPORT

\$37B ANNUAL ECONOMIC IMPACT
\$21B FROM INDUSTRIAL CARGO OPERATIONS

#2

HARDEST
WORKING CITY
IN AMERICA

(CITYOFIRVING.ORG 2023)

#4

BEST PLACES
FOR FOREIGN
BUSINESSES

(CITYOFIRVING.ORG 2023)

#6

BEST PLACE TO
LIVE IN TEXAS

(Better Homes and Garden, 2023)

- 
- CORPORATE OFFICE
 - HOTEL
 - INDUSTRIAL
 - RETAIL/ENTERTAINMENT
 - RESTAURANTS

6221 RIVERSIDE

6221 RIVERSIDE

FORTUNE 500 HEADQUARTERS

FLUOR  **Kimberly-Clark**

VISTRA
ENERGY

 **Celanese**

PIONEER
NATURAL RESOURCES

MCKESSON

770K SF

OFFICE SPACE LEASED YTD

1.3M SF

INDUSTRIAL SPACE LEASED YTD

715

MULTI-FAMILY UNITS
UNDER CONSTRUCTION

741

HOTEL ROOMS
UNDER CONSTRUCTION

DFW Open for Business

Economic Resiliency

26.2%
POPULATION
GROWTH FROM
2010 - 2023
OUTPACING THE
US AVERAGE OF
9.17%

#3
IN THE NATION IN
POST-COVID
JOB RECOVERY

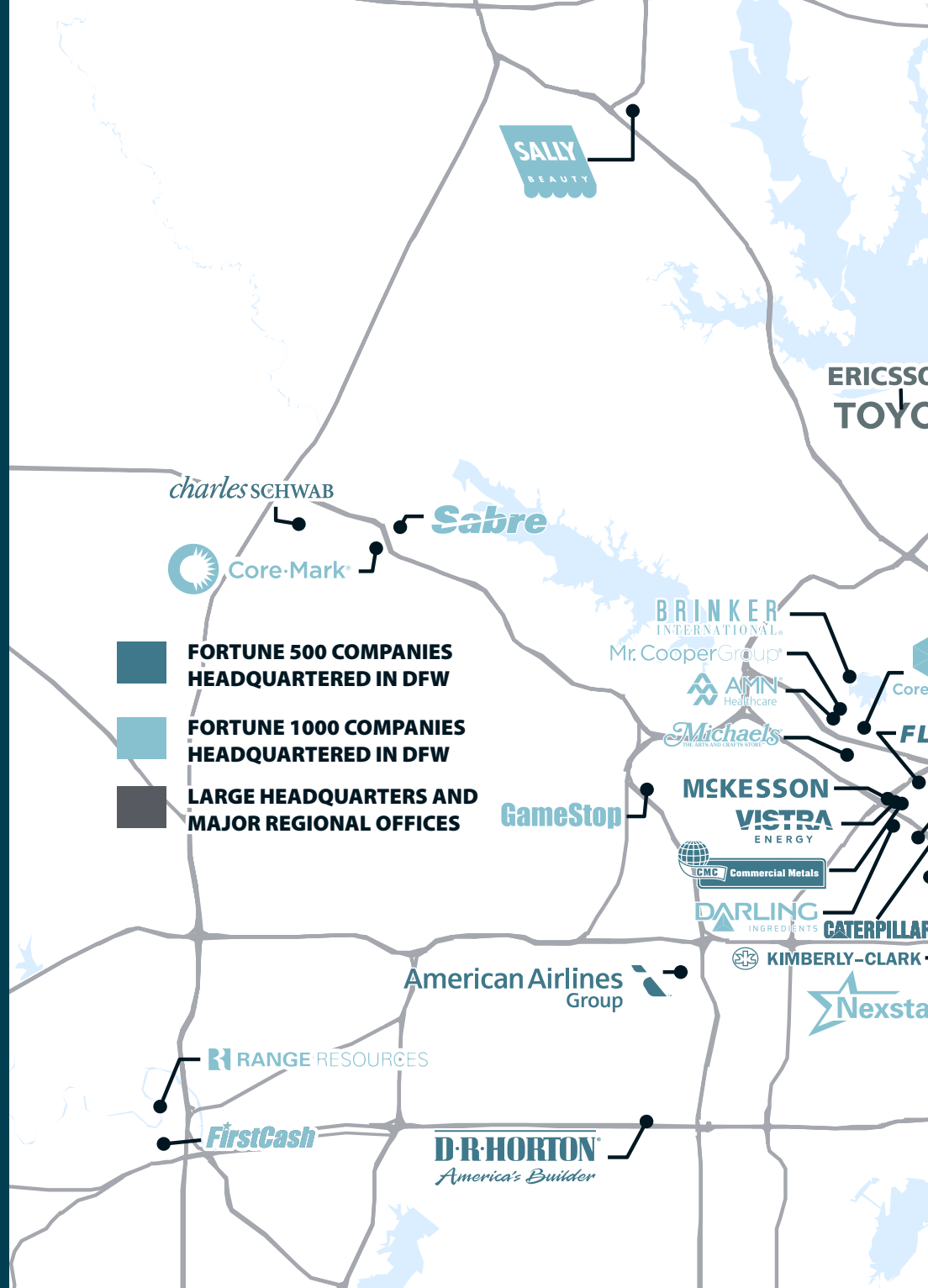
#6
IN THE U.S.
72% of DFW higher
education graduates stay
and work in the region

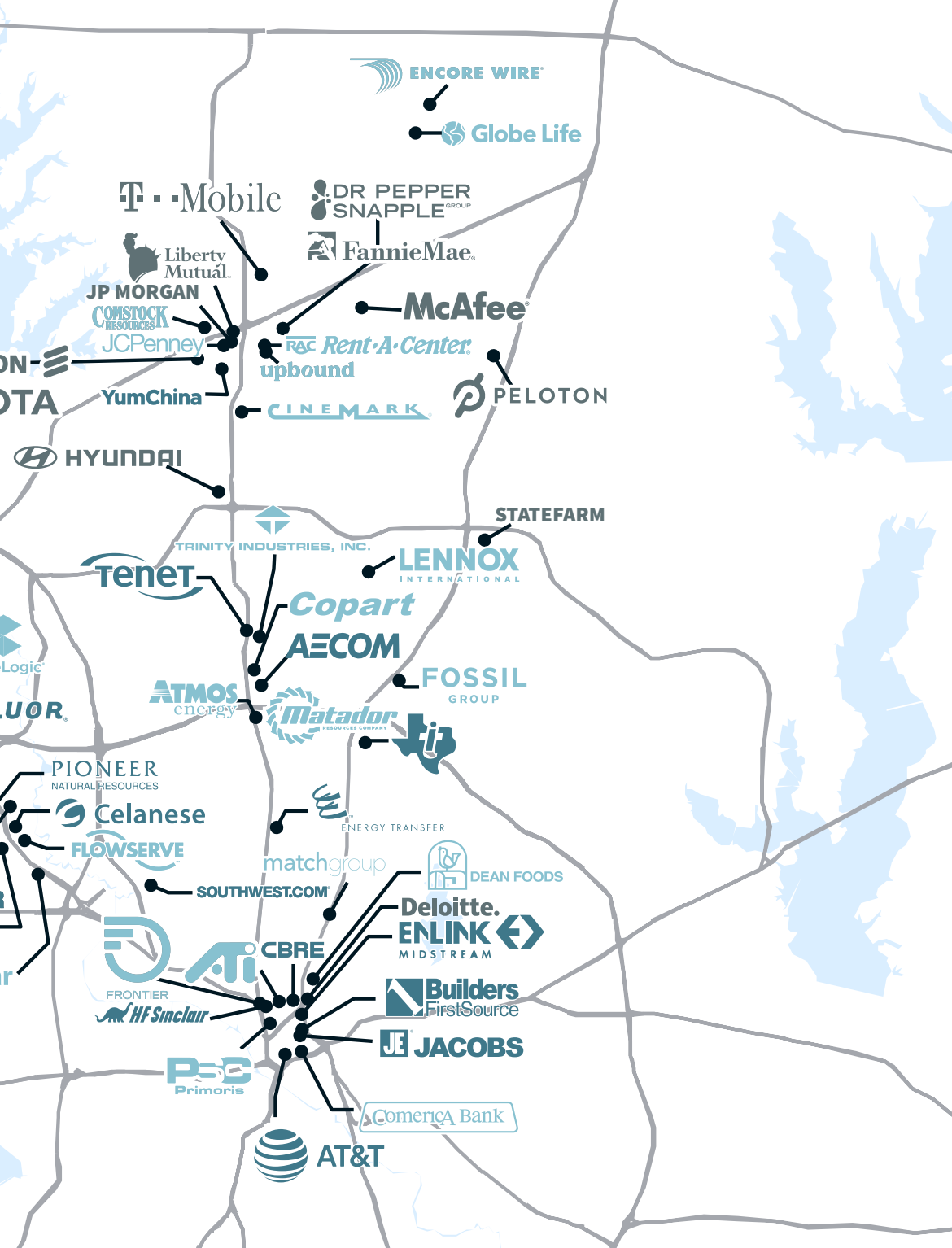
#3
AMONGST THE
TOP 25 MSAs FOR
NET JOB GROWTH
(75,100 jobs added from
Feb 2023 to Feb 2024)

LOW COST OF
DOING BUSINESS
WITH A SCORE OF
102
(US avg. 100)

TWO
FORTUNE 10
COMPANY HQ'S
Tied with San Jose.
NYC, LA, Chicago host
none.

* Sources: JLL Research, Dallas Regional Chamber, U.S. Bureau of Labor Statistics, kastle, ESRI





Why Dallas

#3

REAL ESTATE
MARKET FOR 2023

Urban Land
Institute/PWC

#1

MSA FOR
PROJECTED
POPULATION
GROWTH

LEADING PRO-
BUSINESS
ENVIRONMENT

#1 market for doing
business 19 years in a row

546,689

PROJECTED NEW
RESIDENTS BY
2028

#1 in the U.S. in projected
population growth

#1

IN 5 YEAR
EMPLOYMENT
GROWTH WITH
OVER 500,000 JOBS
ADDED SINCE 2018

418

RESIDENTS MOVE
TO DFW DAILY

34% Natural Increases
66% Net Migration

6221 RIVERSIDE

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