6221 RIVERSIDE

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

IRVING, TEXAS

OFFERING SUMMARY

JLL

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.

6221 **RIVERSIDE**

PROPERTY OVERVIEW

6221 RIVERSIDE DR. IRVING, TX 75039
ADDRESS

143,430 SF
TOTAL SF

0%
LEASED %

1986
YEAR BUILT

2.81/1,000 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

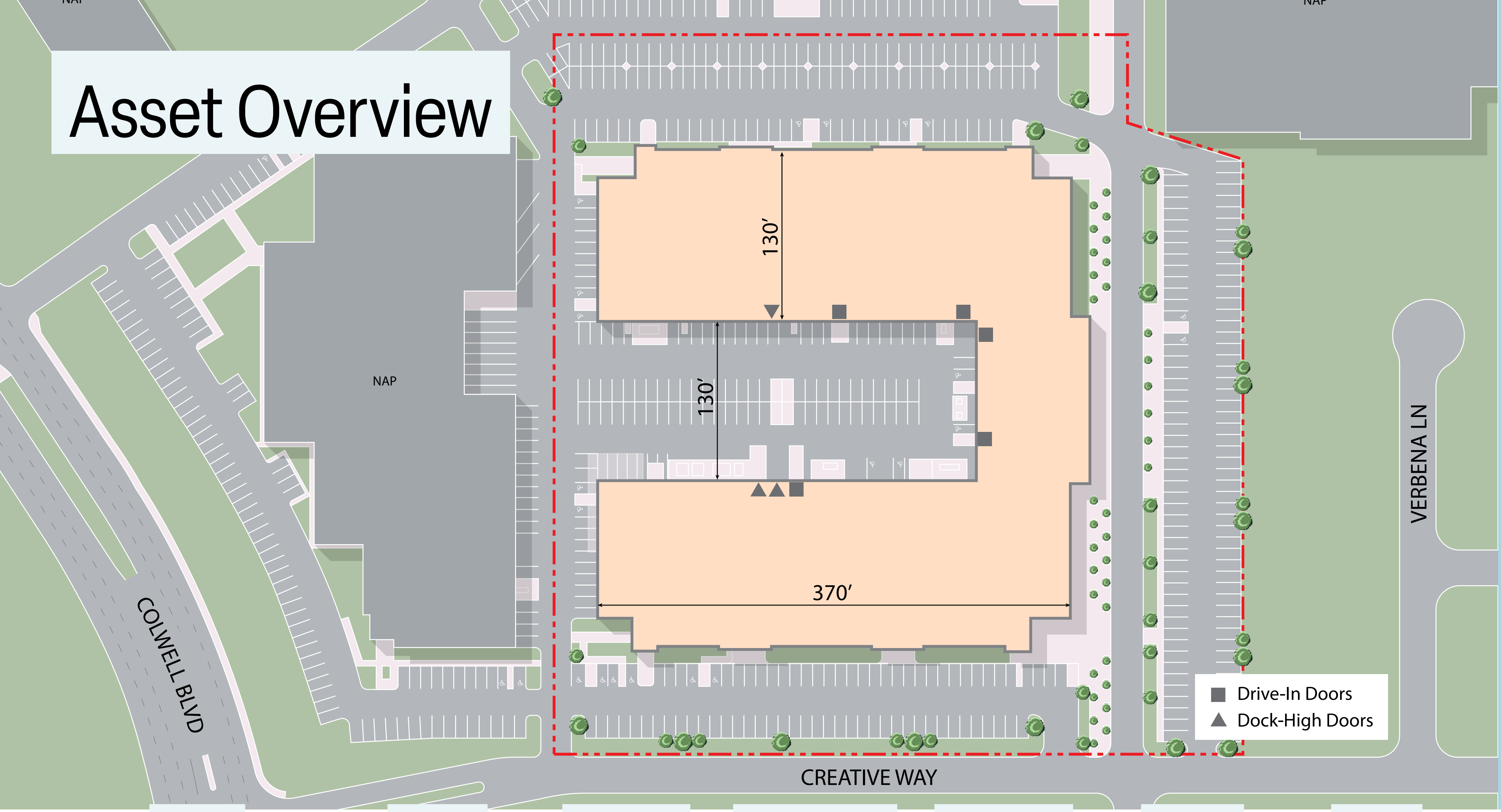
The Property is strategically located within the Office Center / West LBJ Exit office submarket, boasting proximity to DFW International Airport and convenient highway access to President George Bush Turnpike and Highway 114. The surrounding area is a popular destination for large corporations, industrial 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 COAL BRICK-OVEN PIZZERIA
GLORIA'S 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
114 TEXAS
IRVING CONVENTION CENTER AT LAS COLINAS
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
CORPORATE OFFICE
INDUSTRIAL
RETAIL/ENTERTAINMENT
OFFICE
CALIFORNIA CLOSETS
MONKEDIA

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	402

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

DFW

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)

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

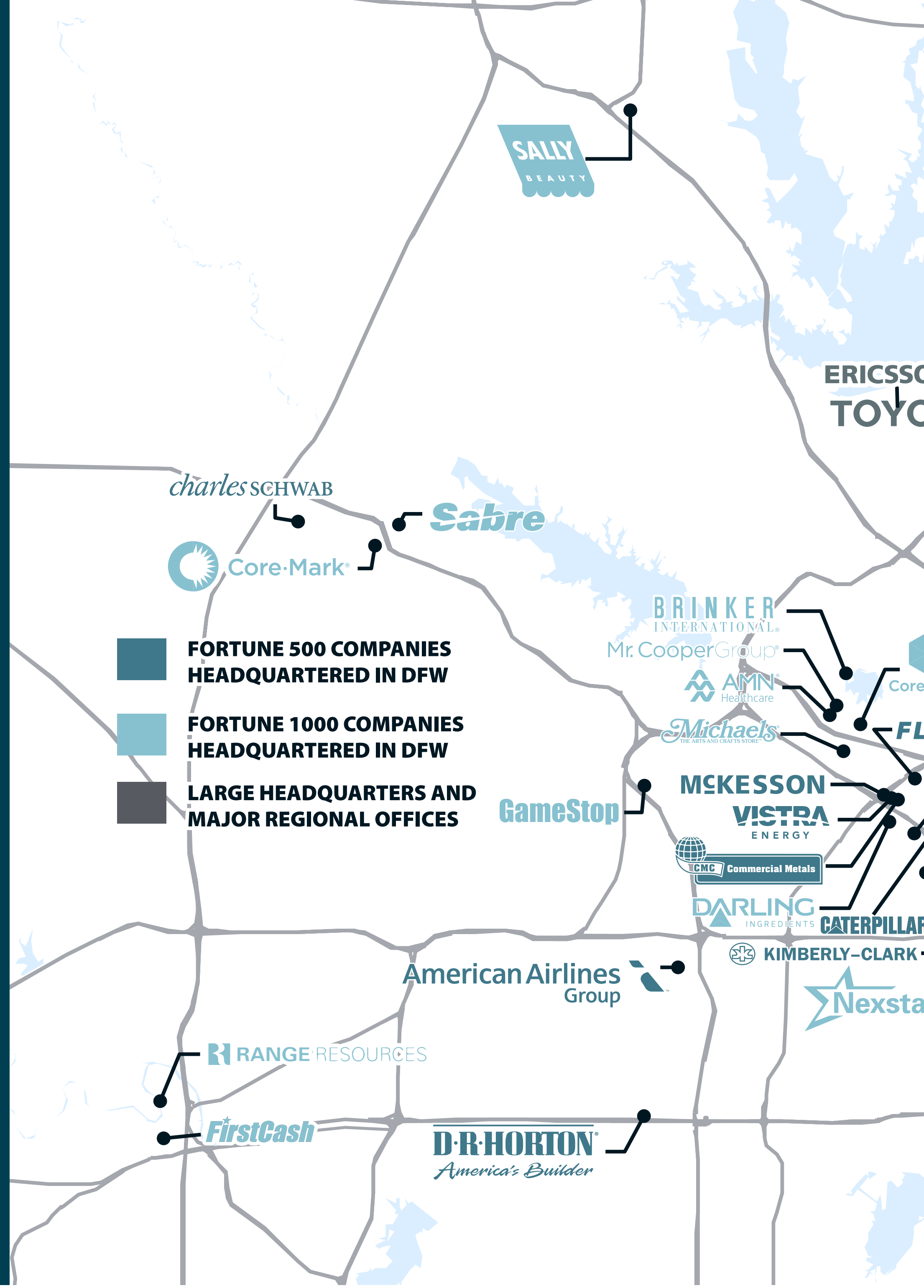
#6
IN THE U.S.
72% of DFW higher education graduates stay and work in the region

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

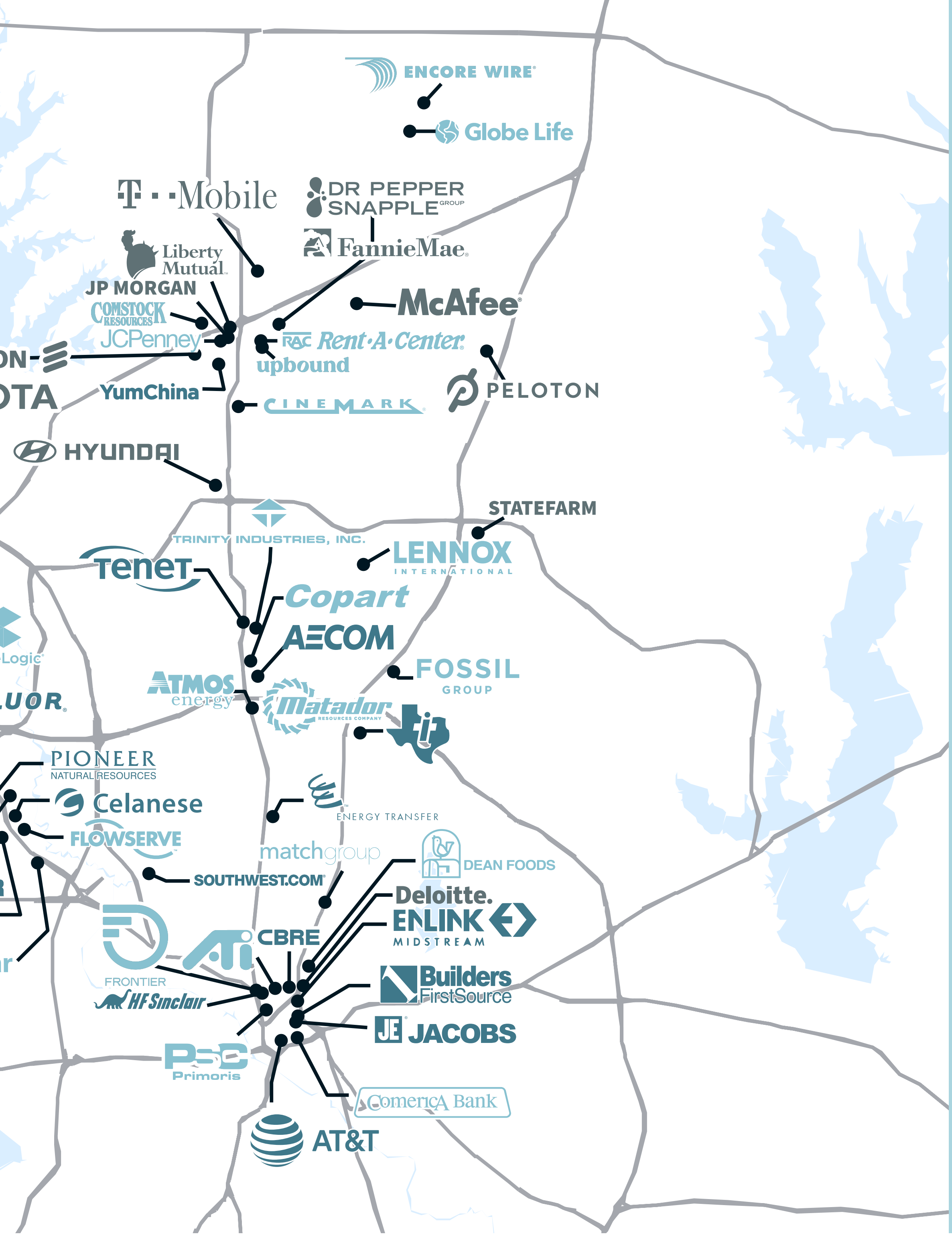
LOW COST OF DOING BUSINESS WITH A SCORE OF
102
(US avg. 100)

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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