

# 5959 Las Colinas – Former Exxon Mobil Campus





# Masterplan Development

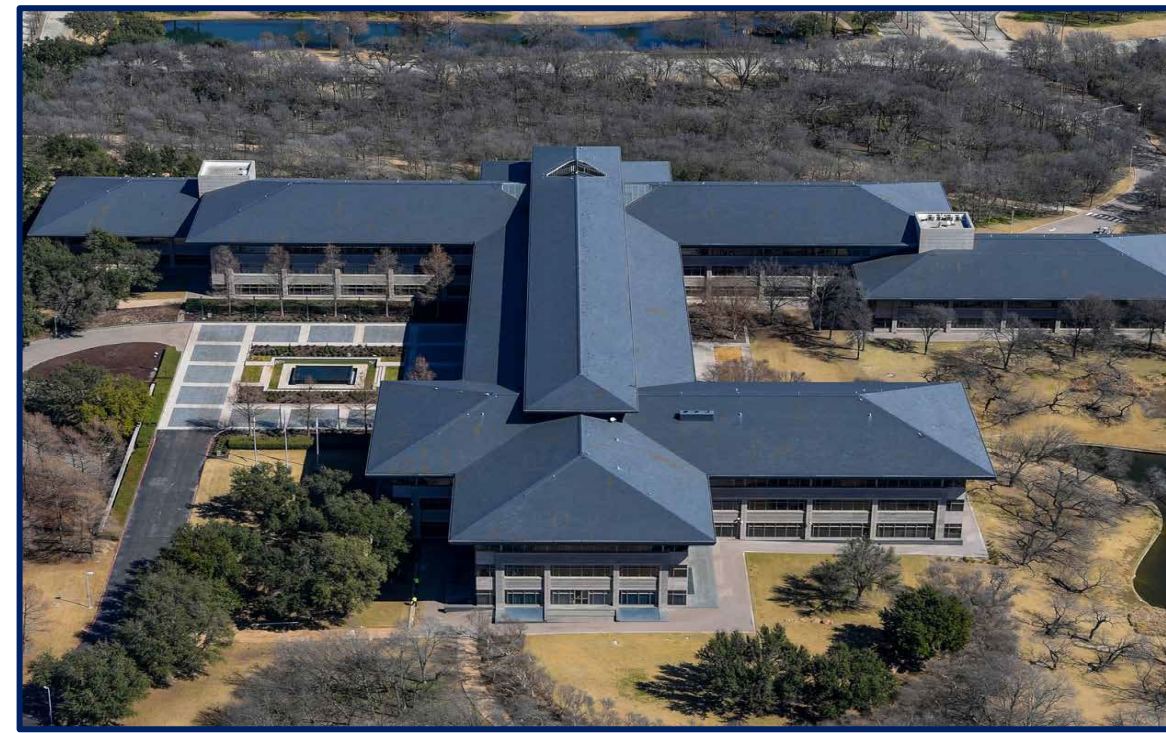
This ~291-acre master plan development parcel is advantageously located along one of the most desired addresses in Irving along Las Colinas Blvd. Irving has a robust economy that supports 8,500 businesses, home to eight (8) Fortune 500 companies and more than 100 foreign-owned companies operated subsidiaries in the area, making Irving one of the leading cities in North Texas for foreign business investment.

This campus represents the last section of unimproved land in Irving available for development. The site has current Freeway District zoning along with existing site utilities and infrastructure, including an existing substation. This zoning allows for various commercial uses, including Office, Light Manufacturing, and public and private recreational areas. CCI and the City of Irving are in active discussions, and Irving is open to up-zoning the campus parcels to allow for higher density and mixed-use development.

The development will focus on capturing and supporting Fortune 500 and California companies relocating into the DFW market. According to the Irving Chamber of Commerce, over the next 5 years, the city will see nearly \$3 billion in new investment, including 6,000,000 square feet of commercial, industrial, and retail space, 5,000 new residential units, and 1,000 hotel rooms.

The site offers a rare opportunity to develop an infill property in the master-planned upscale community of Las Colinas. The site is surrounded by some of DFW's most exciting mixed-use projects, including the Toyota Music Factory, Urban Center, Water Street, and Hidden Ridge.

The Property is conveniently located between Interstate 635 and Highway 114, connecting Irving to Downtown Dallas within a 20-minute drive. The property has seamless access to almost all of DFW's major thoroughfares within a 30-minute drive. Irving boasts convenient, state-of-the-art transportation options, including two large airports, light and heavy rail, and several major highways, providing easy access for surrounding companies.

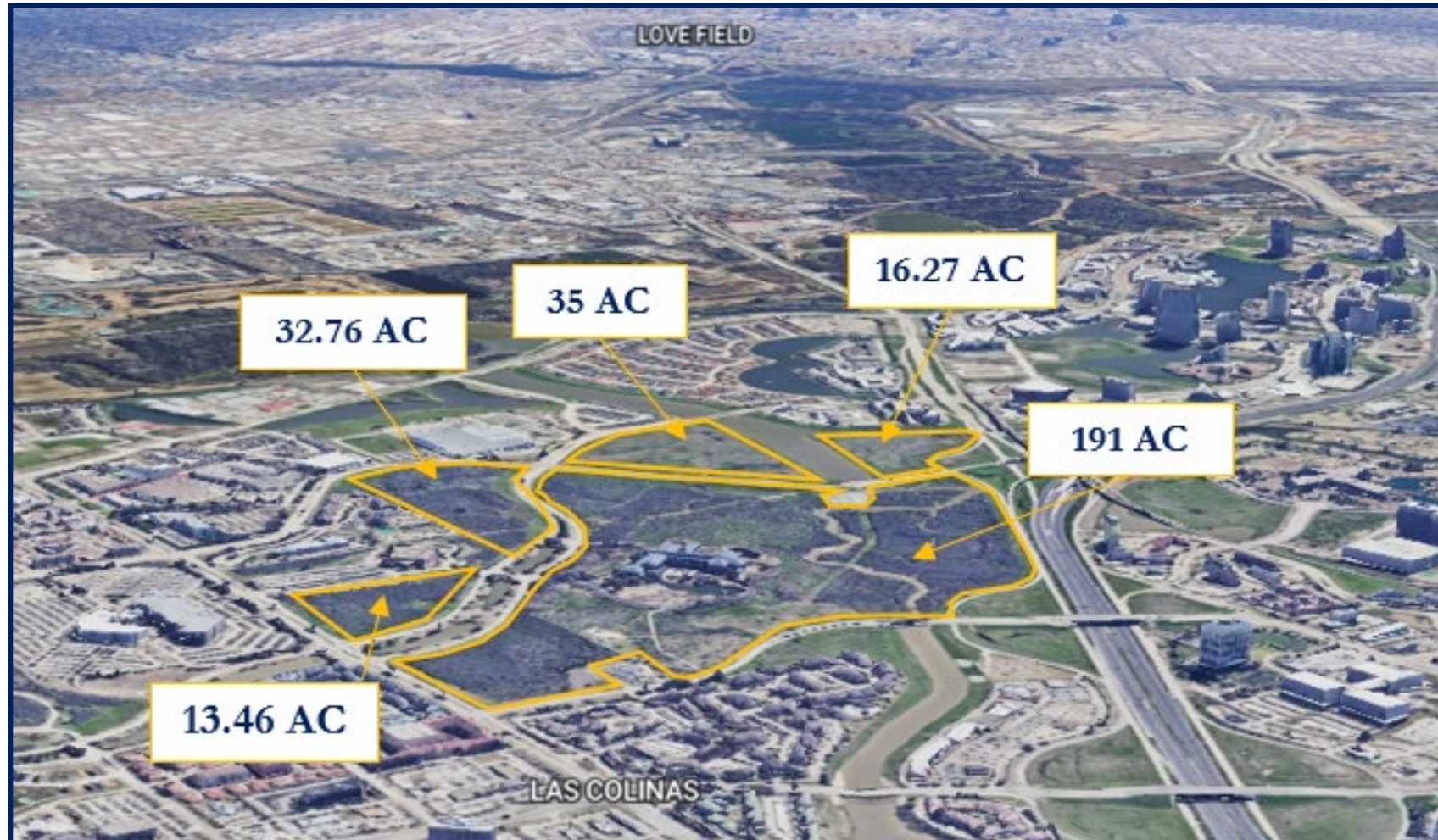




# Property Summary

## Property Description

Address	5959 Las Colinas Blvd
City & State	Irving, TX 75039
Submarket	Office Ctr/West LBJ Ext
Property Type	Class A Office
Existing Building:	28 acres <b>Residual Land:</b> 262 acres
Property Total	290 acres
Building SF Area	303,000 SF Net Rentable 379,040 SF Gross
Number of Stories	4 Floors
Year Built	1996





# 5959 Las Colinas Blvd – Former ExxonMobil World Headquarters



**DFW**  
DALLAS  
FORT WORTH  
INTERNATIONAL  
AIRPORT

**EXXONMOBIL  
CAMPUS**

**PIONEER**  
NATURAL RESOURCES  
  
1.1m SF  
2,000 Employees


**WELLS  
FARGO**  
  
800,000 SF  
4,000  
Employees

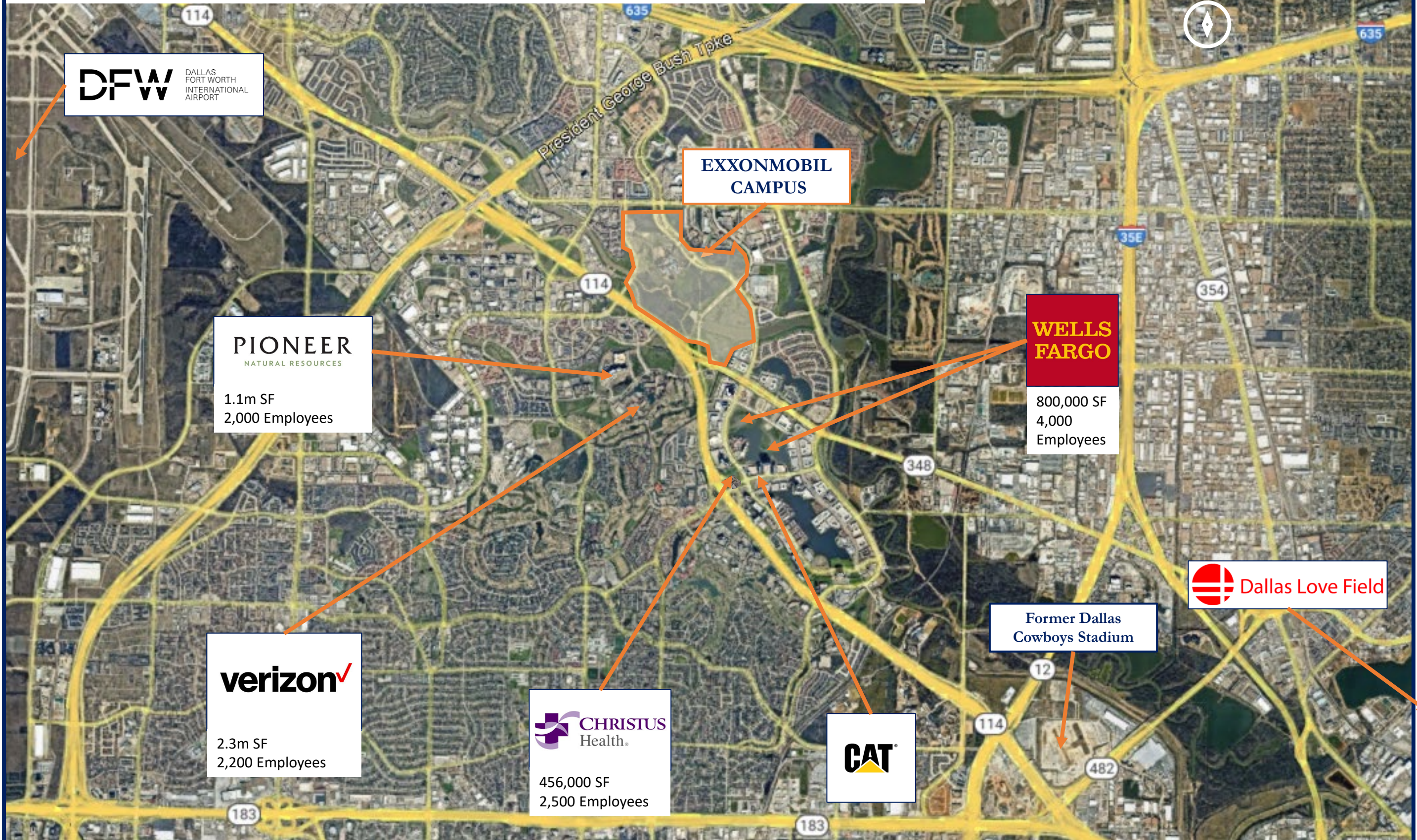
**verizon**  
  
2.3m SF  
2,200 Employees

**CHRISTUS**  
Health.  
  
456,000 SF  
2,500 Employees

**CAT**

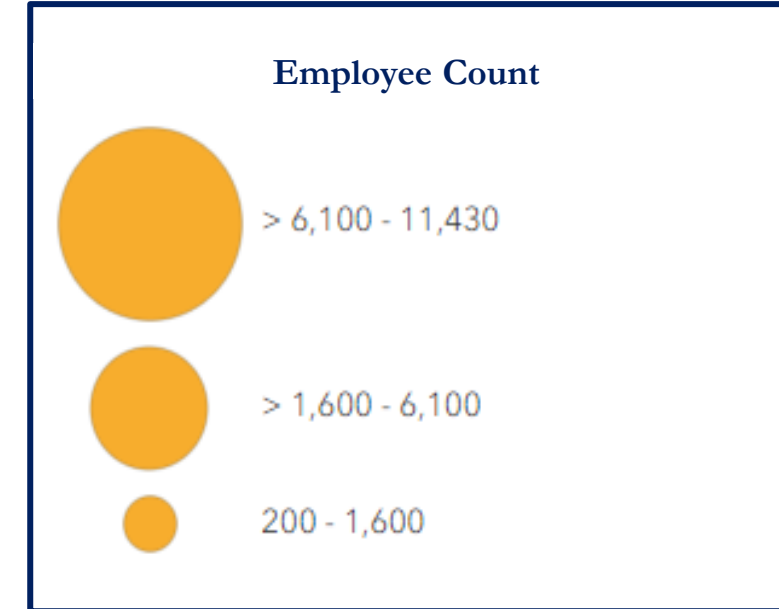
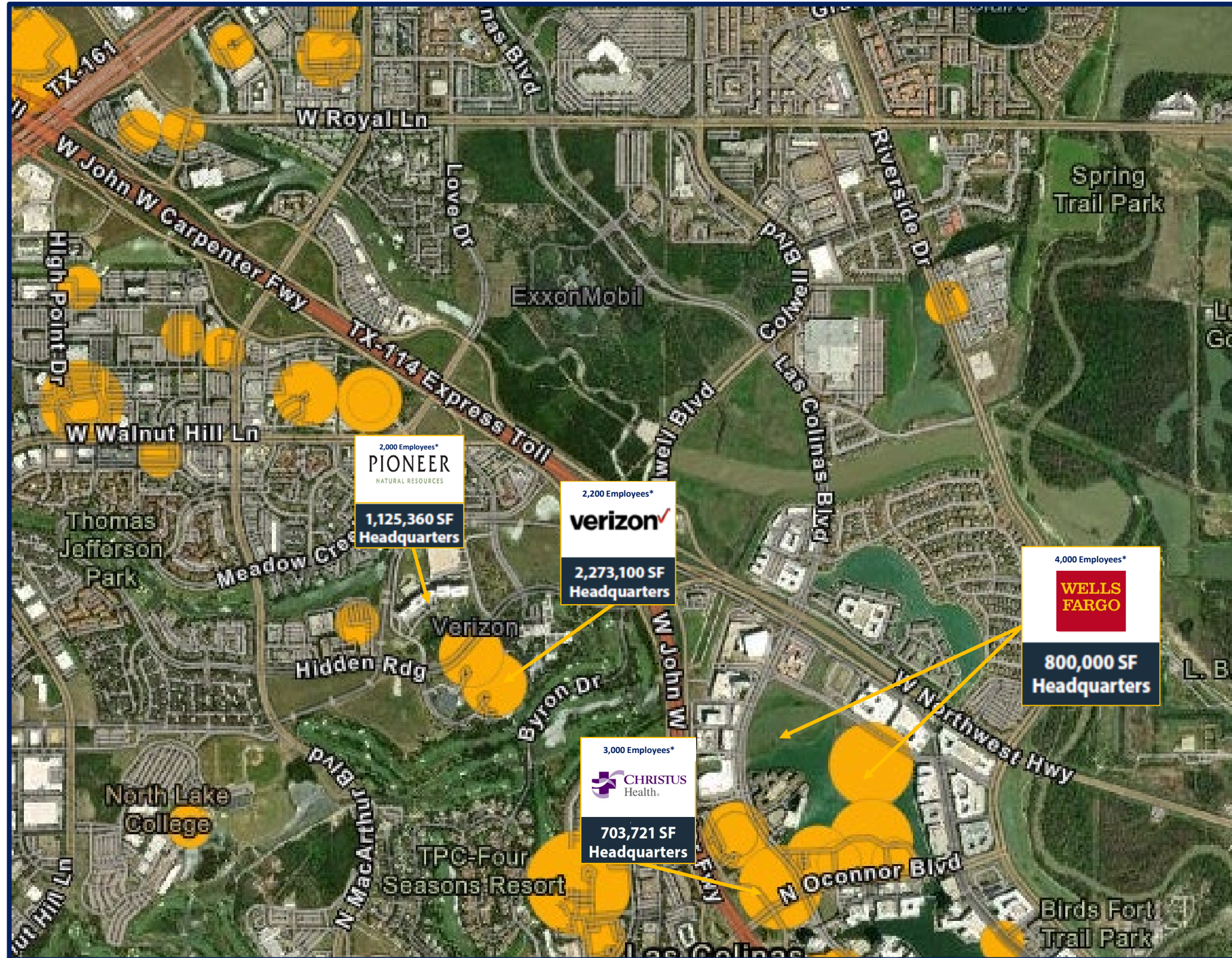
Former Dallas  
Cowboys Stadium

 Dallas Love Field





# Notable Employers



Largest Las Colinas Employers	
Company	Approximate Employee Count
McKesson Corp	11,000
Fluor Corp	9,000
Kimberly-Clark Corp	6,000
7-Eleven Inc	4,000
Wells Fargo	4,000
Boy Scouts of America	4,000
Flowserve Corp	3,000
Envoy Air Inc	3,000
The Michaels Companies Inc	3,000
Fluor Corporation	3,000
Christus Health Inc	3,000
Nexstar Media Group Inc	3,000
Verizon Communications Inc	2,200
Pioneer Natural Resources Co	2,000
Commercial Metals Co	2,000

\*Expected # of employees upon project completion





*Aerial Overview*

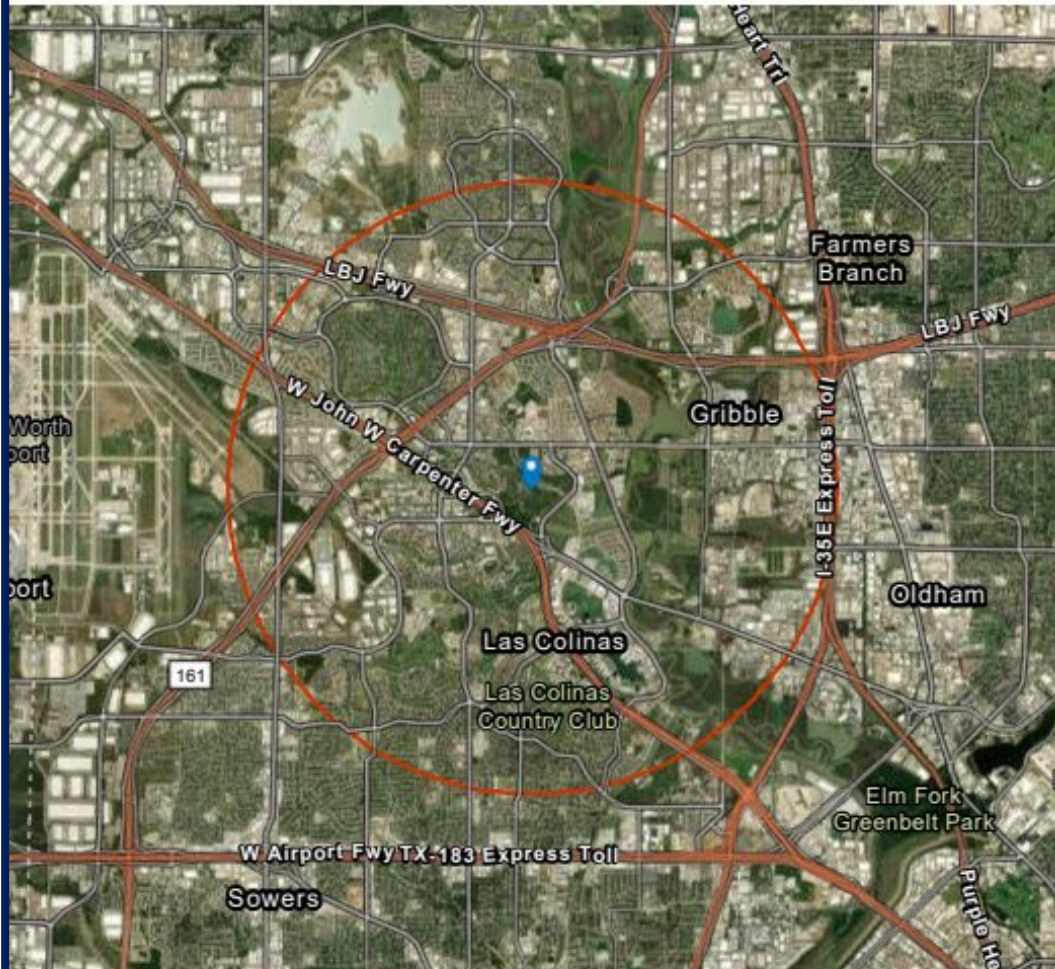




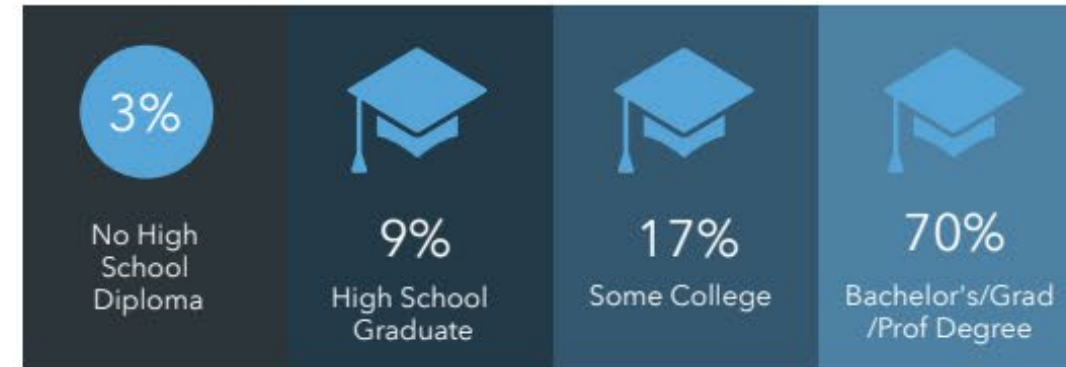
# DEMOGRAPHIC PROFILE

5959 Las Colinas Blvd Irving, TX

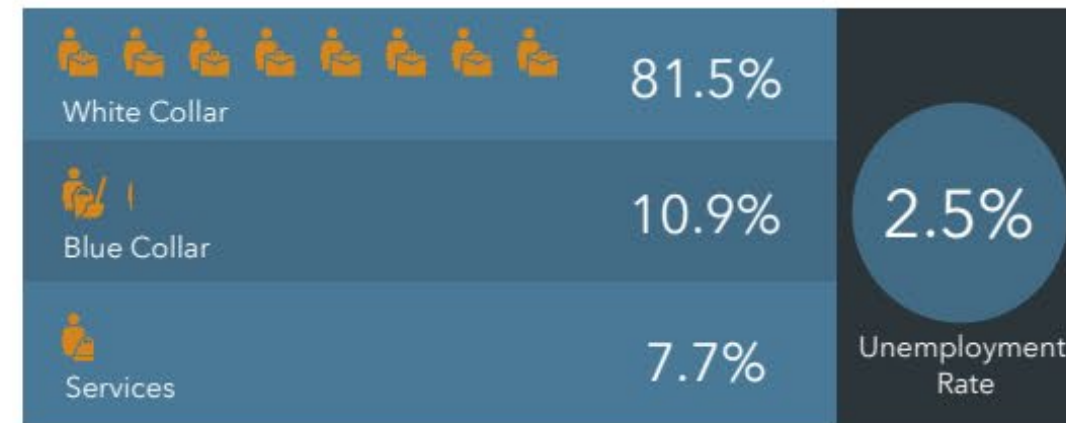
Ring of 3 miles



## EDUCATION



## EMPLOYMENT



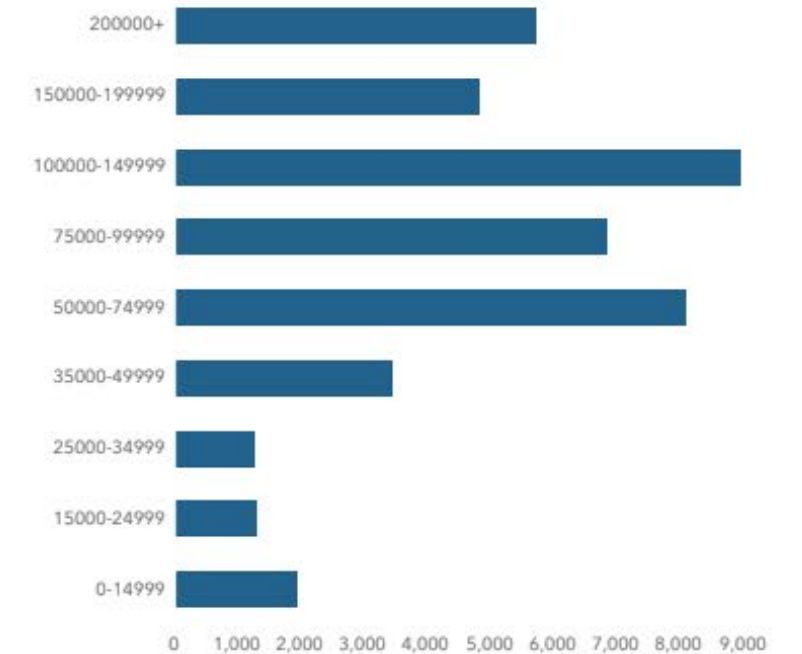
## KEY FACTS



## INCOME

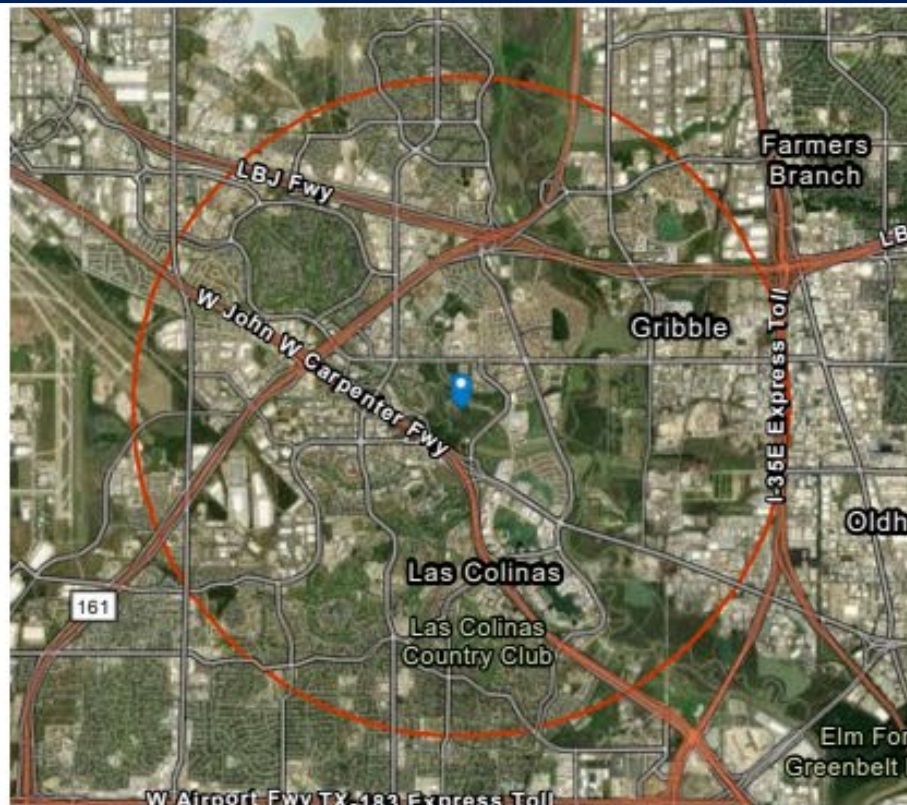


## HOUSEHOLD INCOME (\$)





# Demographics - 3 Mile Radius

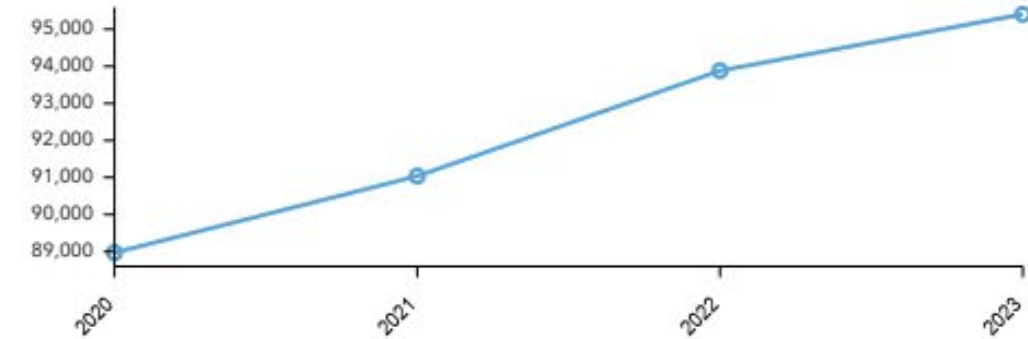


<b>95,405</b> Population	<b>42,297</b> Households	<b>2.25</b> Avg Size Household	<b>34.6</b> Median Age	<b>\$92,342</b> Median Household Income	<b>\$405,313</b> Median Home Value	<b>91</b> Wealth Index	<b>86</b> Housing Affordability	<b>80</b> Diversity Index
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## MORTGAGE INDICATORS

 <b>\$12,487</b> Avg Spent on Mortgage & Basics	 <b>26.4%</b> Percent of Income for Mortgage
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## Historical Trends: Population

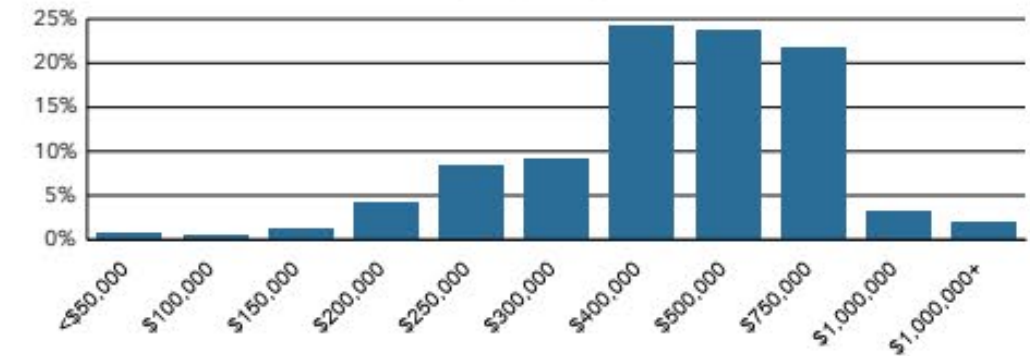


## POPULATION BY GENERATION

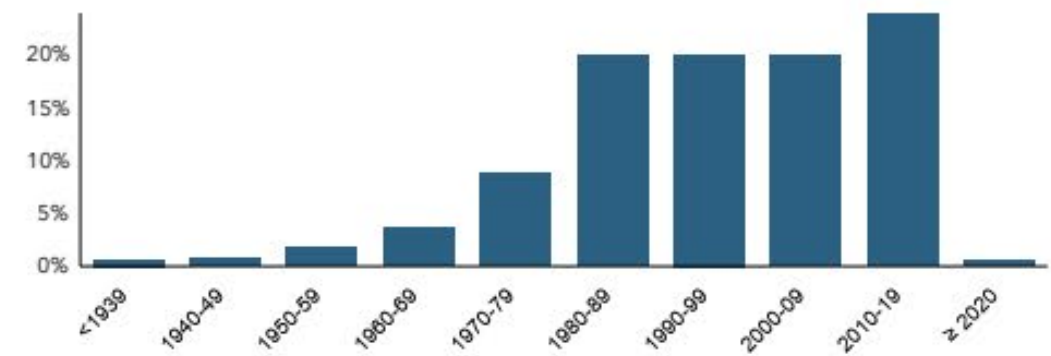
 <b>2.8%</b> Greatest Gen: Born 1945/Earlier	 <b>13.5%</b> Baby Boomer: Born 1946 to 1964	 <b>17.5%</b> Generation X: Born 1965 to 1980
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 <b>38.8%</b> Millennial: Born 1981 to 1998	 <b>19.1%</b> Generation Z: Born 1999 to 2016	 <b>8.4%</b> Alpha: Born 2017 to Present
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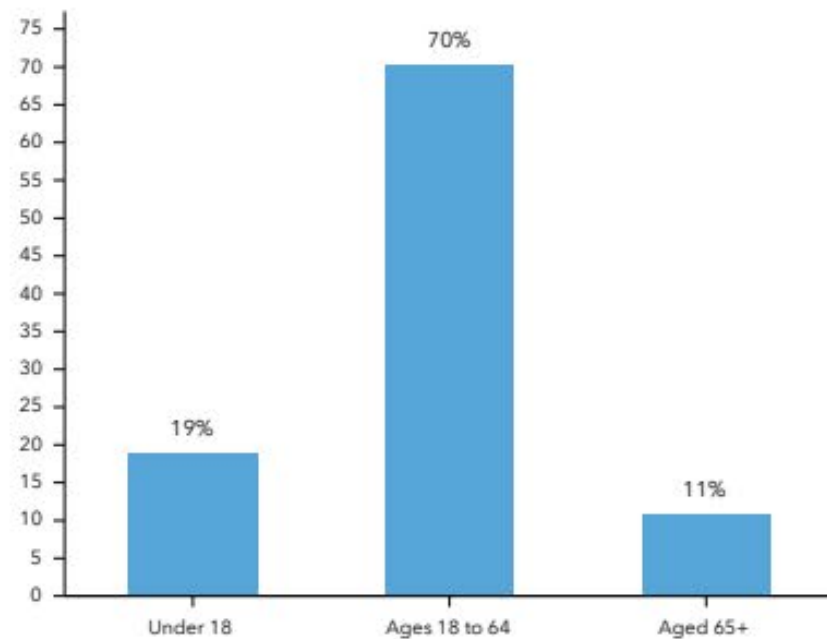
## Home Value



## Housing: Year Built



## POPULATION BY AGE





*Parcel 1 Concept*



Capital Commercial Investments, Inc. | 500 N. Capital of Texas Hwy | Bldg. 1 Suite 200 | Austin | TX | 78746





*Parcel 1 Concept (Alternate Angle)*





*Parcels 15-18 Concept*





