

8550

FREEPORT PARKWAY

8550 FREEPORT PARKWAY, IRVING, TEXAS 75063

***58,380 FULL BUILDING
OPPORTUNITY***

OWNED BY:



LEASED BY:



BUILDING FEATURES

58,380 SF Available

- Building Size: 58,380 SF
- Year Built: 1999
- Parking Ratio: 5/1,000 SF
- Clear Height: 16'
- Class B // Single Story // 58,380 SF Floor Plate
- Dozens of Hotels and Cafes in Driving Distance
- Building Signage and Monument Signage Available
- Easy Access to Highways 114, 635, 121, and 161
- Located on DART Bus Route



50

PORT PARKWAY



85

FREEPORT

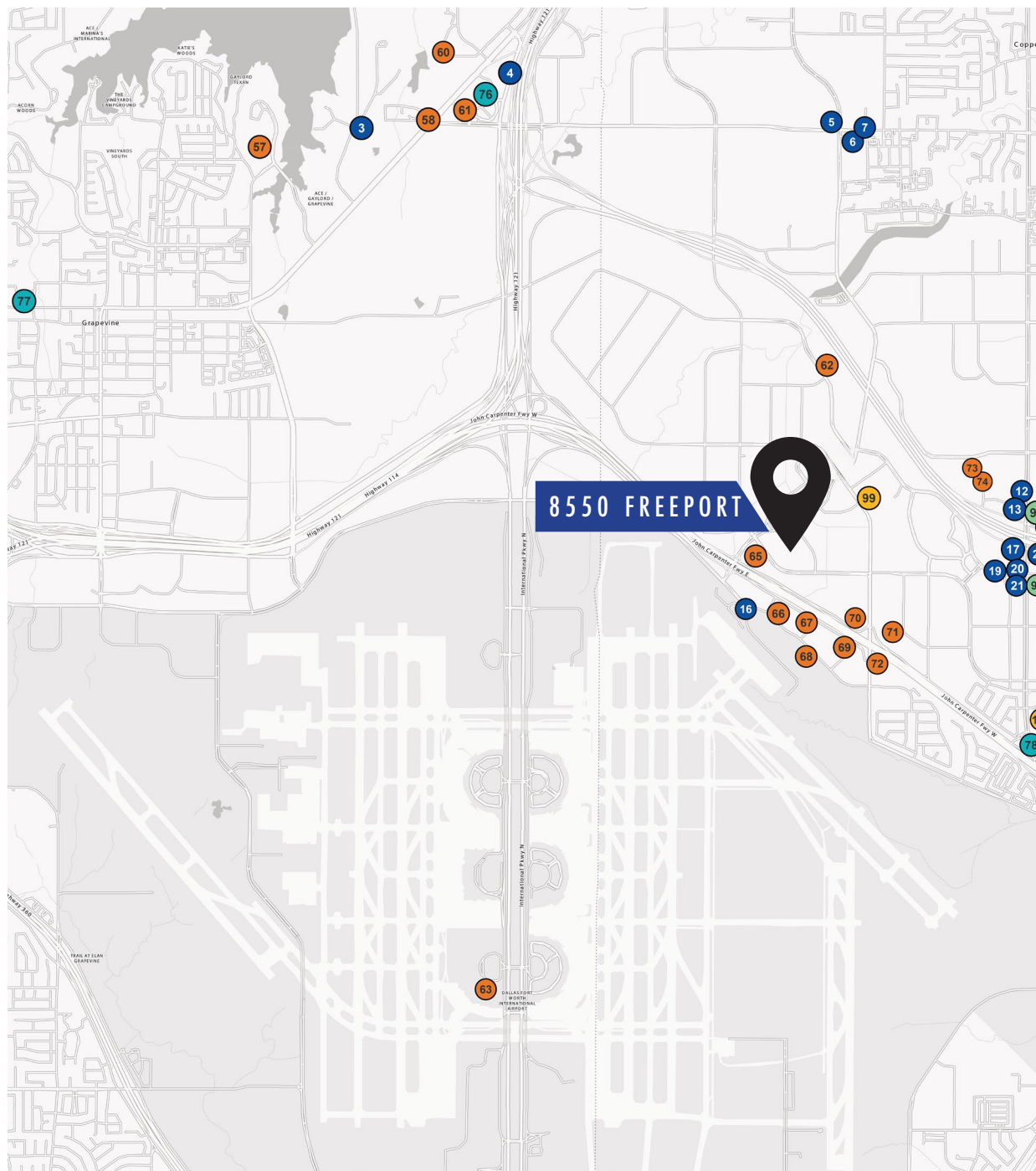
56
RESTAURANTS

18
HOTELS

14
RETAIL

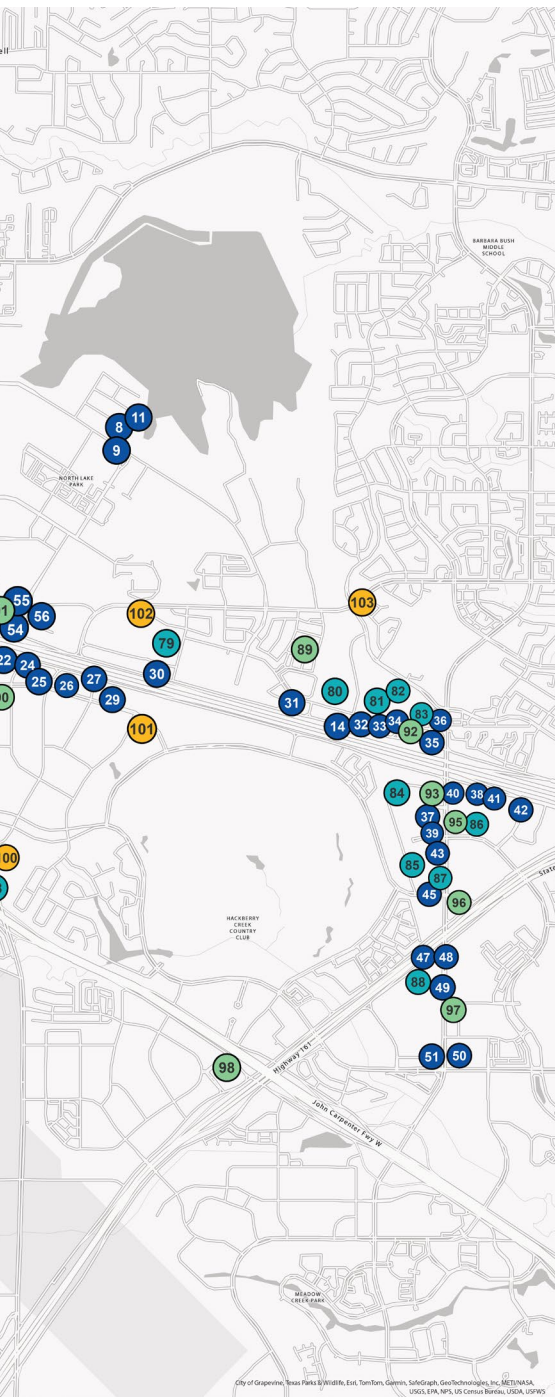
10
BANKS

5
DAYCARE



50

PORT PARKWAY



RESTAURANTS

1. Zeppole Italian
2. Old Hickory Steakhouse
3. Ring of Honor Kitchen & Bar
4. Dimassi's Mediterranean Buffet
5. Hard Eight BBQ
6. Twisted Root Burger Co.
7. George | Coffee & Provisions
8. Flying Fish
9. Eno's Pizza Tavern
10. Flying Saucer
11. Rodeo Goat
12. First Watch
13. Dunkin
14. Panera Bread
15. Yummy Thai
16. Whataburger
17. Chipotle
18. Bread Zeppelin
19. Desi Adda
20. McDonald's
21. McAlister's Deli
22. Jimmy John's
23. Starbucks
24. Jam + Toast
25. Chicken Salad Chick
26. Slim Chickens
27. Mexican Sugar
28. Whiskey Cake
29. Lupe Tortilla
30. Texas Roadhouse
31. Sonic
32. Chili's
33. Buffalo Wild Wings
34. Boston's
35. IHOP
36. Raising Cane's
37. Jason's Deli
38. Cheddar's

39. Lamberti's Ristorante
40. Chick-fil-A
41. Saltgrass Steakhouse
42. Torchy's Tacos
43. Nekter Juice Bar
44. Freebirds Wold Burrito
45. Corner Bakery
46. Original ChopShop
47. Shake Shack
48. Modern Market Eatery
49. CAVA
50. Pie Five Pxxizza
51. In-N-Out Burger
52. La Madeline
53. Five Guys
54. Taco Cabana
55. Gipsy Lime
56. Siena Café

RETAIL

1. Grapevine Mills
2. Bass Pro Shops
3. Walgreens
4. CVS Pharmacy
5. The Home Depot
6. Walmart
7. Petsmart
8. Sam's Club
9. Kohl's
10. Target
11. MacArthur Park
12. Total Wine & More
13. Kroger
14. Whole Foods Market

BANKS

1. Frost Bank
2. Mobility Credit Union
3. Amegy Bank
4. Wells Fargo Bank
5. Chase Bank
6. PNC Bank
7. Origin Bank
8. Bank of America
9. Truist
10. Great Plains Bank

HOTELS

1. Gaylord Texan Resort
2. Hilton Garden Inn
3. Hilton DFW Lakes
4. Hyatt Place
5. Embassy Suites
6. Courtyard by Marriott
7. Grand Hyatt DFW
8. Hyatt Regency DFW
9. Marriott Airport
10. Homewood Suites
11. Fairfield by Marriott
12. Home2Suites
13. Holiday Inn Express
14. Westin Airport
15. DoubleTree by Hilton
16. Sheraton Airport
17. Tru by Hilton
18. Four Points by Sheraton

DAYCARE

1. The Children's Courtyard
2. iBloom Montessori
3. Kids R Kids
4. Lightbridge Academy
5. Rockbrook Montessori

SUITE 120

58,380 SF



FACT SHEET

BUILDING

Freeport Office Center III
8550 Freeport Parkway
Irving, Texas 75063

OWNER/LANDLORD

Hillwood Development Corporation

LEASING COMPANY

Stream Realty Partners
Tim Terrell
214.267.0406
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PROPERTY MANAGEMENT

Hillwood Development Corporation

BUILDING AREA

58,380 RSF

FLOOR SIZES

58,380
Floor-to-Floor Heights

BUILDING HOURS

Monday-Friday 8:00 am - 6:00 pm
Saturday 8:00 am - 1:00 pm

PARKING

5/1,000

QUOTED RATE

Reach out to broker

YEAR BUILT

1999

BUILDING ACCESS

24 hour key card access

ESTIMATED OPEX

Reach out to broker

ESTIMATED ELECTRIC

Paid on a direct basis

8550

 **FREPORT PARKWAY**

FOR MORE INFORMATION

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