



Accelerating success.

Property Overview

Regent Place

1304 W Walnut Hill, Irving, TX 75038

Disclaimer Notice

Colliers International Brokerage Company ("Broker") has been retained as the exclusive advisor and broker for Regent Place.

This Memorandum has been prepared by Broker for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective Buyers may need or desire. All projections, financial and otherwise, have been developed by Broker and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Seller and therefore are subject to variation. No representation is made by Broker or the Seller as to the accuracy or completeness of the information contained herein, and nothing contained herein shall be relied on as a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, the Seller and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Broker, the Seller and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in or omitted from the Memorandum or any other written or oral communication transmitted or made available to the Buyer. The Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the Memorandum. Analysis and verification of the information contained in the Memorandum are solely the responsibility of the prospective Buyer. Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective Buyers.

By accepting the Memorandum, you agree to indemnify, defend, protect and hold Seller and Broker and any affiliate of Seller or Broker harmless from and against any and all claims, damages, demands, liabilities, losses, costs or expenses (including reasonable attorney's fees, collectively "Claims") arising, directly or indirectly from any actions or omissions of Buyer, its employees, officers, directors or agents.

Buyer shall indemnify and hold Seller and Broker harmless from and against any claims, causes of action or liabilities, including, without limitation, reasonable attorney's fees and court costs which may be incurred with respect to any claims for other real estate commissions, broker's fees or finder's fees in relation to or in connection with the Property to the extent claimed, through or under Seller.

The Seller and Broker each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligations to any entity reviewing the Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Seller and its legal counsel, and any conditions to the Seller's obligation there under have been satisfied or waived.

The Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make an offer and from whom you have obtained an agreement of confidentiality) without prior written authorization of the Seller or Broker, and that you will not use the Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Seller or Broker.

No employee of seller or at the Subject Property is to be contacted without the written approval of the listing agents and doing so would be a violation of this confidentiality agreement.

Broker and their prospective buyers agree not to contact the tenants, their employees or customers of any business on the property without prior permission from the landlord.

Broker has created cash flow projections for the Property using Argus Financial Software. Neither Broker nor the Seller make any representation, warranty or guaranty of the economic value of the Property through the cash flow projections contained in this Memorandum or the associated Argus computer files.

Representation

DFW Market Leaders with Global Reach

Based in the Dallas/Fort Worth Metroplex, our team represents a vast and growing network. Our extensive experience in industrial product types, along with our network of over 165,000 Investors, offers our clients the opportunity to maximize their investment. That experience, alongside Colliers' invaluable resources that stretch across every major market nationally and globally, creates a platform designed to reach our client's goals.



Cody Payne

Senior Vice President

+1 817 840 0055

cody.payne@colliers.com



Michael Tran

Associate Vice President

+1 817 840 0063

m.tran@colliers.com

Offering Summary

Colliers is pleased to present the opportunity to acquire an attractive office investment located in the heart of Las Colinas, one of the most established and desirable business districts in North Texas, 1304 W Walnut Hill Lane offers investors a rare opportunity to acquire a stabilized, multi-tenant office building with clear upside potential. Known as Regent Place, this three-story, ±41,663-square-foot office building sits on approximately 2.1 acres and benefits from its central location within the thriving Irving submarket—minutes from major thoroughfares like Highway 114, President George Bush Turnpike, and I-635, and just a short drive to both DFW International Airport and Dallas Love Field.

Built in 1981 and thoughtfully maintained over the years, the property has undergone a series of capital improvements including a redesigned lobby, upgraded HVAC systems, and a new roof installed in 2010 under a 20-year warranty. The current ownership has created a clean and functional office environment that appeals to a diverse range of tenants, including medical, professional services, and administrative users.

The building features flexible suite sizes, many of which are already built out with private offices, reception areas, breakrooms, and open workspaces—ideal for small to mid-sized businesses looking for move-in-ready space. With a favorable parking ratio of up to 3.47 spaces per 1,000 SF, including 34 covered spots, Regent Place offers a tenant experience that rivals newer assets in the area, at a more attainable rental rate.

The subject property provides immediate in-place income with further upside through lease-up of remaining vacancy and potential rent increases. The building's shorter lease terms give new ownership the flexibility to reposition suites as needed, and to push rents toward market rates in one of the Metroplex's most active submarkets.

Surrounded by major corporate campuses, dense residential communities, and abundant retail amenities, Regent Place is well-positioned for long-term value appreciation. For investors seeking a manageable, well-located asset with a blend of stability and upside, 1304 W Walnut Hill Lane represents a strategic addition to a North Texas office portfolio.

Investment Highlights

- **Tremendous Value-Add Opportunity**
- **Below Market Rates and Strong Rental History**
- **Situated in One of the Most Affluent Communities in the DFW Metroplex**
- **High Growth Area with Many New Retail Developments in the Vicinity**
- **Dense Population Corridor: 242K+ Within a Five Mile Radius**
- **Numerous Renovations Completed including Common Area and Exterior**





Property Description

Property Address 1304 W Walnut Hill Ln, Irving, TX

Tenancy Multi

Number of Floors Three

Number of Stories Four

Year Built/Renovated 1981/2018

Rentable SF 41,663 SF

Lot Size 2.10 AC

Class "B"

Parking Ratio 3.47 / 1,000 SF

- **Features: Numerous Renovations including Lobby and Common Areas**
- **Priced Significantly Below Replacement Cost - \$83 PSF**
- **Great Owner/User Opportunity**
- **Strong Tenant Mix with Staggered Lease Expirations**
- **Located in "The Office Center" of Prominent Las Colinas**



Dallas Overview

Dallas is located in the Dallas-Fort Worth metroplex, is ranked ninth in the U.S. according to population size with 1.32 million residents. The Dallas Region features a strong business climate in a central location with two great airports. It is a hotbed of innovation with a vibrant quality of life for all who live here. The region's size and diversity means there is something for every person and every industry.

The powerhouse city's prominence rose from its historical importance as a center for the oil, cotton, and cattle industries as well as its strategic location among numerous railroad lines. By the early 1990s, Dallas was a hub for economic activity all over the Southern U.S.; by 1925, Texas produced 31% of the nation's cotton. The end of the Second World War left Dallas rich with a network of communications, engineering, and production companies; at present, the telecommunications and information revolutions still drive a significant segment of the economy. For this reason, Dallas is often referred to as the heart of "Silicon Prairie." In this, the Dallas-Fort Worth metroplex has one of the largest concentrations of corporate headquarters for publicly traded companies in the United States. 22 Fortune 500 headquarters and 42 Fortune 1000 Headquarters are headquartered in Dallas, including American Airlines Group, AT&T, Tenant Healthcare, Southwest Airlines, Exxon-Mobil, and Fluor Corporation.

An incredibly diverse city, Dallas has a thriving culture and arts scene. The Art District is the largest contiguous arts district in the U.S.; the Dallas Museum of Art, Morton H. Meyerson Symphony Center, the Nasher Sculpture Center, and the Trammell & Margaret Crow Collection of Asian Art are just a few of the attractions in this area. Dallas is an important historical location as it is where President John F. Kennedy was shot and killed in 1963. The Texas School Book Depository, from which Lee Harvey Oswald assassinated JFK, has since been turned into a museum.



Market Overview



Easy Travel
to all parts of
the U.S.



Competitive
housing
prices



No state
income tax



Top-tier
research
universities



Diversity of
cultural
experiences



Cost of doing
business
lower than
national
average

Employment Highlights

127,600

Annual
New Jobs
(#1 in the nation)

3.2%

Annual Growth
Rate
(#3 in the nation)

3.4%

DFW
Unemployment
Rate

4.0%

U.S.
Unemployment
Rate

Population Highlights

7.7M

Current DFW
Residents

1st

Largest Metro
(in southern U.S.)

4th

Largest Metro
(in the Nation)

132,000

Annual Population
Growth in DFW
(#1 in the nation)

The Cost of Doing Business is **7% Lower in Dallas** Than the National Average

#1

Metro for population growth with 400 residents each day

(Source: Dallas Chamber of Commerce)

#4

Top metro for the most corporate facility Investment Projects

(Source: Site Selection magazine)

#3

Highest in the U.S. after adjusting for cost of living

(Source: Indeed)

#10

Forbes best places for business & career

(Source: Forbes)

Texas is the 10th largest economy in the world



Source: <https://datacatalog.worldbank.org/dataset/gdp-ranking>

2020-2025 Projected Population Growth

	MSA	NEW RESIDENTS
1	Dallas-Fort Worth	579,227
2	Houston	496,145
3	Phoenix	378,396
4	Atlanta	363,169
5	Miami	280,713

(Source: ESRI)

Top DFW Area Employers

Source: Dallas Business Journal Book of Lists



DFW: Fortune 500 Headquarters

Company	National Rank	HQ	Revenue (\$ in Millions)
Exxon Mobil	2	Irving	\$290,212
McKesson	7	Irving	\$208,357
AT&T	9	Dallas	\$170,756
Energy Transfer	59	Dallas	\$54,436
American Airlines Group	68	Fort Worth	\$44,541
Southwest Airlines	142	Dallas	\$21,965
Fluor	164	Irving	\$19,167
Kimberly-Clark	171	Irving	\$18,486
Tenet Healthcare	172	Dallas	\$18,313
HollyFrontier	175	Dallas	\$17,715
D.R. Horton	194	Arlington	\$16,068
Texas Instruments	199	Dallas	\$15,784
Jacobs Engineering Group	208	Dallas	\$14,985
J.C. Penney	261	Plano	\$12,019
Pioneer Natural Resources	333	Irving	\$9,415
Vistra Energy	337	Irving	\$9,144
GameStop	346	Grapevine	\$8,851
Yum China Holdings	362	Plano	\$8,415
Alliance Data Systems	390	Plano	\$7,791
Dean Foods	393	Dallas	\$7,755
Builders FirstSource	394	Dallas	\$7,725
EnLink Midstream	396	Dallas	\$7,699
Celanese	426	Irving	\$7,155

3 of the 10 largest U.S. Companies are
Headquartered in DFW

ExxonMobil



McKesson

Empowering Healthcare

Major Expansions & Relocations

- **PGA of America** - Relocating its global headquarters from Florida to a 600-acre mixed-use development in Frisco including two championship golf courses, a resort, conference center and retail.
- **American Airlines** constructed a 300-acre, 1.8 million square foot headquarters and corporate campus just west of its previous location near DFW Airport. The new campus was completed in 2019 and houses over 7,300 employees.
- San Francisco-based **Charles Schwab** built a \$100 million, 500,000 square foot campus, delivered in fall of 2019 in Southlake, Texas. This regional office campus houses 6,000+ employees.
- International healthcare company **AmerisourceBergen** constructed a 300,000 square foot regional headquarters campus in Carrollton in late 2019.
- **JP Morgan Chase** consolidated its DFW operations into a one million square foot campus at the corner of SH-121 and Dallas North Tollway in the LegacyWest development.
- **Fannie Mae** consolidated regional operations into a 10-story, 300,000 square foot office tower in Granite Park.
- Medical giant **McKesson** purchased the former NEC Corporation offices in Las Colinas investing \$175 million.
- **Toyota** moved its U.S. headquarters from California to the Legacy West development in Plano.
- **ASSA ABLOY Global Solutions** is moving its North American headquarters to Plano, they will be leasing a 107,000 square-foot flex-space beginning in October of 2024.
- **Frontier Communications** (NASDAQ: FYBR) is relocating from Norwalk, Conn. to Dallas, Texas. The company is investing in a new 95,000-square-foot office space in Uptown Dallas. Frontier's relocation is projected to boost the local and state economy by \$3.8 billion and secure more than 3,000 jobs in the Dallas area.
- The San Francisco banking giant, **Wells Fargo Bank**, has been offered a Texas Enterprise Fund grant of just over \$5 million and is expected to create 650 new jobs and make a capital investment of \$455 million in the new campus. This will include two 400,000-square-foot buildings with the potential to hold 4,000 workers.
- **Caterpillar Inc.** (NYSE: CAT) is moving its global headquarters from Deerfield, Illinois to Irving, Texas and is expanding its presence in the Dallas-Fort Worth area. The company plans to add 50,000 square feet of space to its offices at Williams Square.
- **Goldman Sachs Group Inc.**, Hunt Realty Investments, and Hillwood Urban broke ground on an 800,000 square-foot office center in NorthEnd campus in Dallas. In addition, Goldman has committed to the creation and retention of 5,000 permanent, full-time jobs with an average annual base wage of at least \$90,000.
- **Fisher Investments** is moving its headquarters to Plano, where the company already maintains offices. Of the company's 4,200 employees, over 1,200 work in Dallas-Fort Worth.

Goldman
Sachs

American Airlines



JPMORGAN
CHASE & CO.

AmerisourceBergen

charles
SCHWAB

Fannie Mae

frontier
Communications

TOYOTA

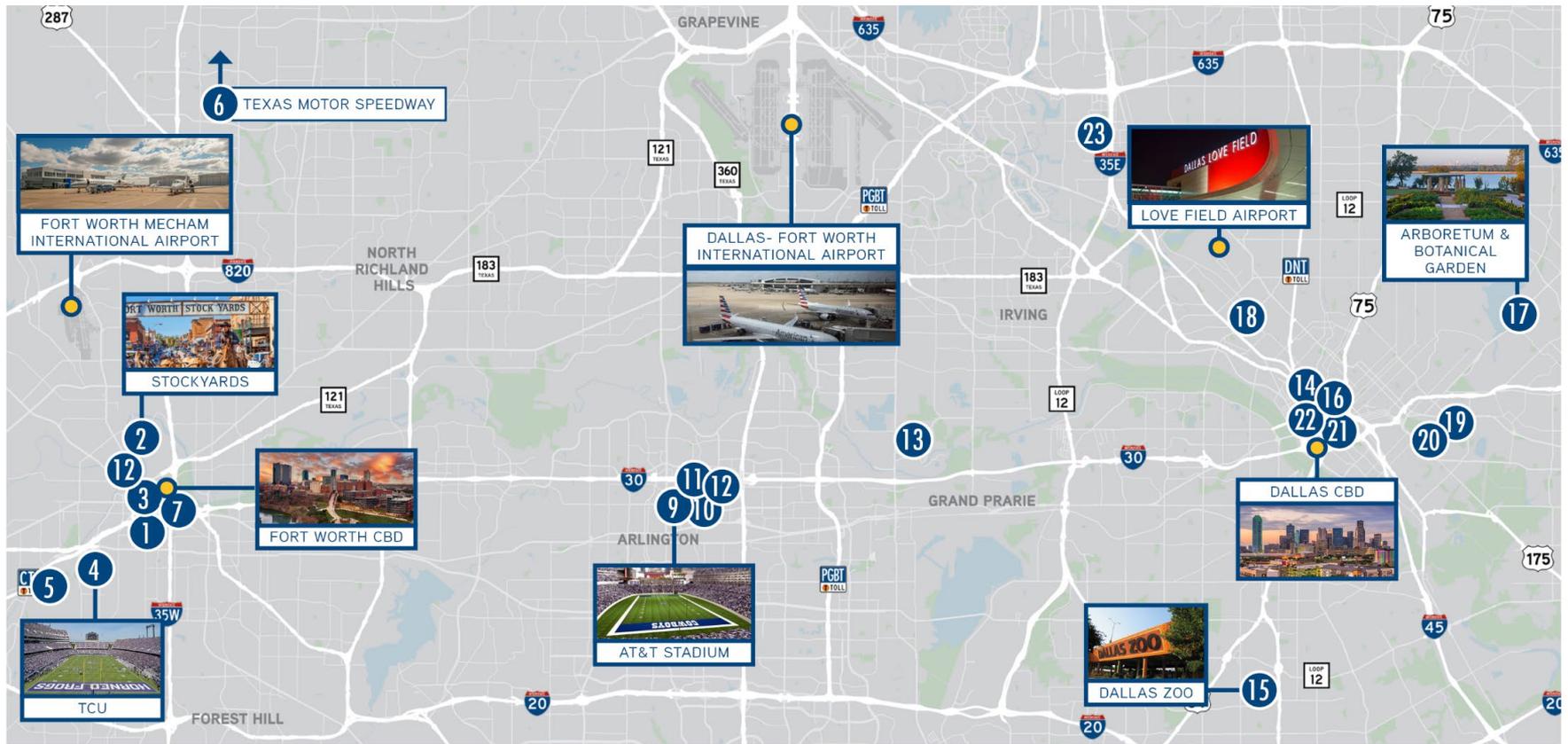
CAT

WELLS
FARGO

McKESSON
Empowering Healthcare



Points of Interest



- | | | | |
|------------------------------------|-------------------------------------|--|---------------------------------------|
| 1 Sundance Square | 7 Ball Hall | 13 Lone Star Park | 19 State Fair of Texas |
| 2 Fort Worth Stockyards | 8 Panther Island | 14 American Airlines Center | 20 Cotton Bowl Stadium |
| 3 Cultural District | 9 AT&T Stadium/Dallas Cowboys | 15 Dallas Zoo | 21 Sixth Floor Museum at Dealey Plaza |
| 4 Texas Christian University (TCU) | 10 Globe Life Stadium/Texas Rangers | 16 The Dallas World Aquarium | 22 Dallas Museum of Art |
| 5 Fort Worth Zoo | 11 Six Flags Over Texas | 17 Dallas Arboretum & Botanical Garden | 23 Zero Gravity Thrill Park |
| 6 Texas Motor Speedway | 12 Six Flags Hurricane Harbor | 18 UT Southwestern Medical Center | |

For Industrial Investment Services, Give us a Call!



Cody Payne

Executive Vice President

+1 817 840 0055

cody.payne@colliers.com

Michael Tran

Associate Vice President

+1 817 840 0063

m.tran@colliers.com

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INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Colliers International North Texas, LLC	522575	DallasMarketing@colliers.com	214-692-1100
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Daniel Taylor	474735	daniel.d.taylor@colliers.com	214-217-1254
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Cody Payne	551177	Cody.payne@colliers.com	972-345-6500
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date