



2.56 AC - LAS COLINAS

📍 1001 MacArthur Ridge Dr, Irving, TX 75038

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## HIGHLIGHTS

- Rare chance to acquire 2.56 AC fee simple in Las Colinas
- FWY Freeway Zoning
- Fully Paved/Landscaped
- One-of-a-kind availability in a coveted location

## AREA RETAILERS



## TRAFFIC COUNTS

**MacArthur Blvd** 31,722 VPD ('22)

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	9,311	106,316	230,080
Average HH Inc	\$102,629	\$98,424	\$90,139
Households	3,939	45,924	89,754

*\* 2022 Costar Estimates*



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## IRVING / LAS COLINAS, TX ECONOMY

 Eight Fortune 500 and four Fortune 1000 companies have their global headquarters located in Irving

 Irving is home for more than 8,500 companies - large, small and mid-size.

 With more than 140 international companies currently operating throughout the city, Irving is striving to be the leading international business center in America.

## COMPANIES THAT CALL IRVING HOME:



8

Number of Fortune 500 Companies

0.5891

per \$100 of Assessed Value

\$649,000

Median House Value

32

Resident Median Age

## IRVING NEWS UPDATES

- Wells Fargo to Build New Campus at Las Colinas Urban Center
- Lakeside mixed-use development will join Wells Fargo's new Irving campus
- \$52M, 194-unit mixed-use project by Lafferty Companies headed to Irving Heritage District
- Planning firm Kimley-Horn relocated to Las Colinas in 2022
- New owners to convert Four Seasons to The Ritz-Carlton Las Colinas in \$55M repositioning
- QTS to Expand Data Center Footprint in Irving-Las Colinas



Source: CityofIrving.org



## 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.*

### 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.

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Licensed Broker /Broker Firm Name or  
Primary Assumed Business Name

License No.

Email

Phone

Designated Broker of Firm

License No.

Email

Phone

Licensed Supervisor of Sales Agent/  
Associate

License No.

Email

Phone

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date