

COUNTRY CLUB SHOPPING CENTER

4008 - 4030 N. BELT LINE RD. | IRVING, TX 75038



FOR SALE

 **16,210**
Total Square Feet

 **Retail Center**
Property Type

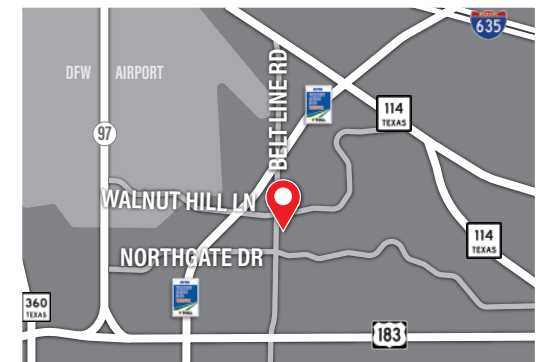
 **1.45 AC**
Lot Size

 **Irving**
Market

 **1983**
Year Built

 **\$3,404,100 (\$210/SF)**
Price

- ❖ **Prime Location:** Situated close to DFW International Airport, the property offers excellent connectivity via major highways including George Bush Turnpike, 183, and 114
- ❖ **High Visibility:** Prominent signage and high visibility storefronts attract significant foot traffic along expanding Belt Line Rd
- ❖ **Value-Add Potential:** Significant upside due to its proximity to high-income neighborhoods and major commercial hubs, making it an attractive asset for investors seeking growth potential



FOR MORE INFORMATION, PLEASE CONTACT

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Executive Summary

Structure Commercial is pleased to present the opportunity to acquire Country Club Shopping Center in Irving, Texas. The 2 building complex totals 16,210 SF and is prime for upgrades and higher market rents. The property is situated directly in the heart of Irving in immediate proximity to Las Colinas and close proximity to three major freeways. Country Club is priced below replacement cost and is a wonderful opportunity to acquire a value-add property truly in the center of the coveted DFW market.

This property boasts an unparalleled strategic advantage due to its prime location near DFW International Airport, providing exceptional connectivity through major highways including George Bush Turnpike, 183, and 114. Its high visibility and prominent storefront signage attract a substantial flow of foot traffic along the bustling and rapidly developing Belt Line Rd. Furthermore, the property presents significant value-add potential, situated close to affluent residential areas and major commercial centers. This combination of location, accessibility, and potential for growth positions the asset as a highly attractive investment for those aiming to capitalize on long-term development and income growth.



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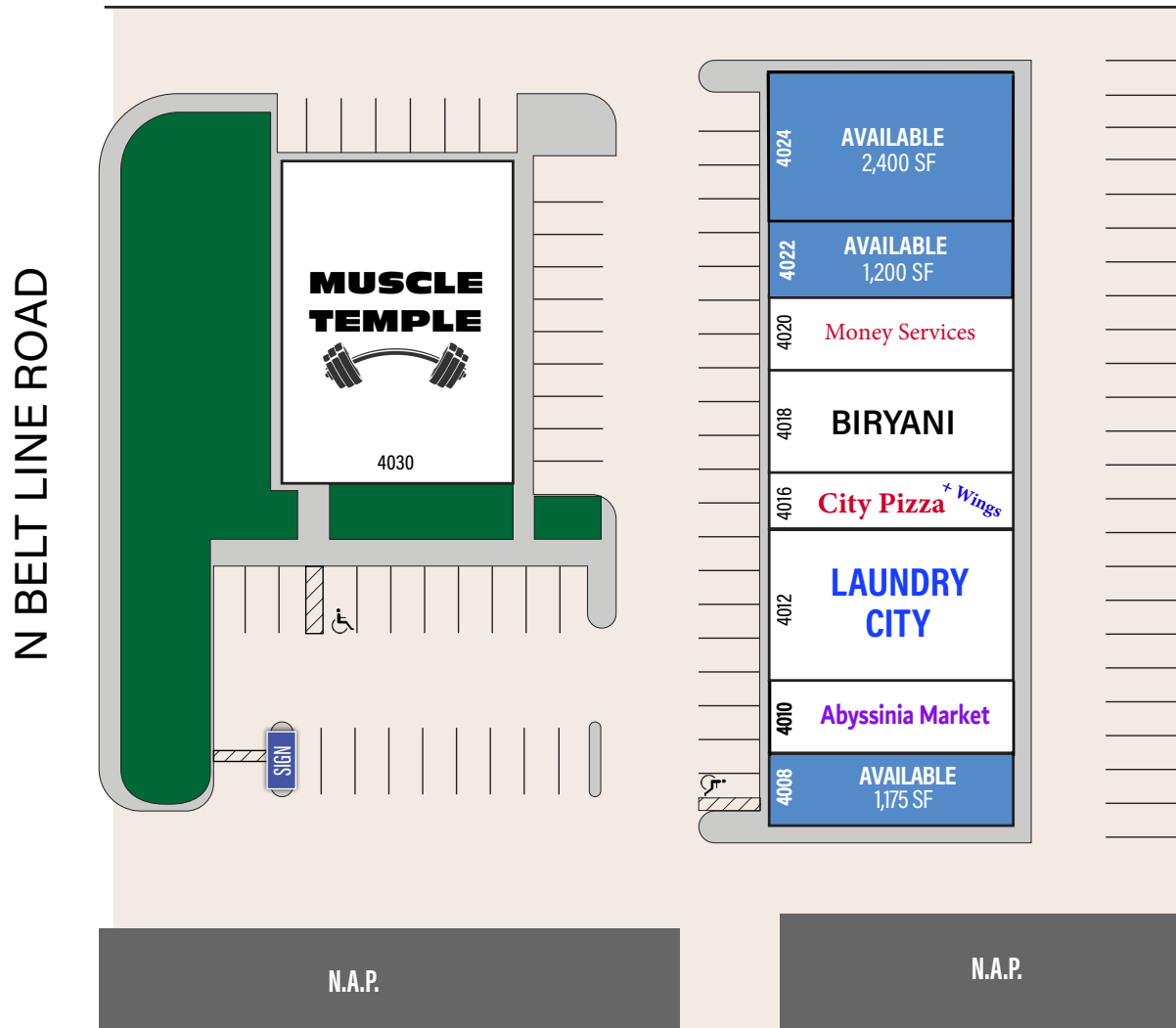
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Current Rent Roll	Suite	Size	% of Bldg	Tenant	Expiration	Monthly Rent	NNN	Annual Rent
	4008	1,175	7.25%	Vacant	-	-	-	-
	4010	1,175	7.25%	Abyssinia Market	12/31/29	\$1,958.33	\$10,492.75	\$23,499.96
	4012-4014	2,400	14.81%	Laundry City	7/31/28	\$3,500.00	\$21,432.00	\$42,000.00
	4016	2,650	16.35%	City Pizza & Wings	3/31/28	\$3,588.54	\$23,664.50	\$43,062.48
	4018			Biryani & Hookah Bar				
	4020	960	5.92%	Service Antorcha	10/31/2028	\$1,440.00	\$8,572.80	\$17,280.00
	4022	1,200	7.40%	Vacant	-	-	-	-
	4024-4026	2,400	14.81%	Vacant	-	-	-	-
	4030	4,250	26.22%	Muscle Temple	9/21/28	\$6,375.00	\$37,952.50	\$76,500.00
		16,210	100.00%			\$16,861.87	\$102,114.55	\$202,342.44

Net Income	\$304,456.99
Operating Expenses	-\$192,682.49
NOI	\$111,774.50



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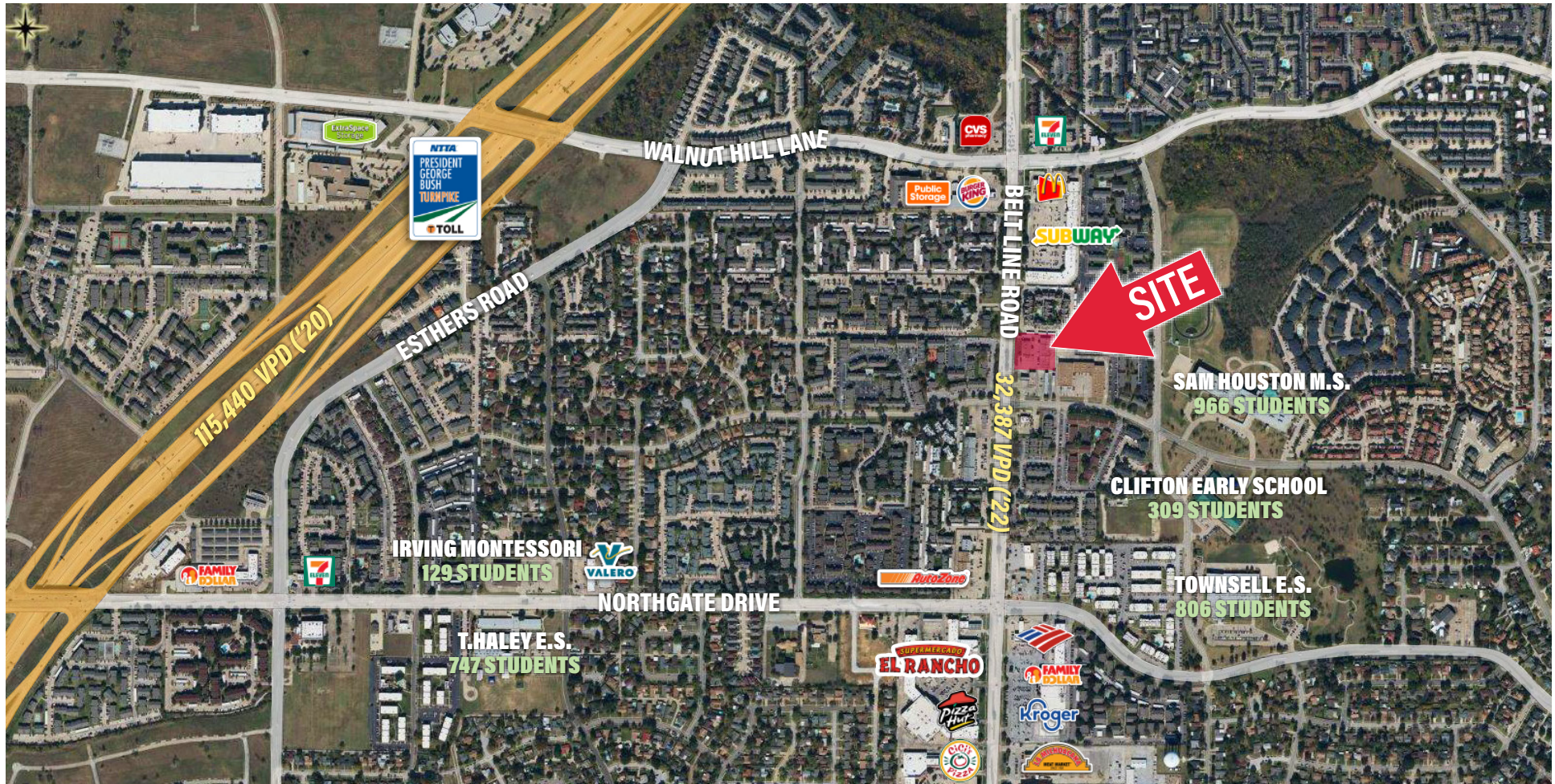
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IRVING / LAS COLINAS, TX ECONOMY



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:



Celanese



Commercial Metals



Kimberly-Clark

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

- LEE PARK SWIMMING POOL CONSTRUCTION BEGAN IN JUNE, SCHEDULED TO OPEN SUMMER 2025
- NEW, STATE-OF-THE-ART MUSTANG PARK RECREATION CENTER TO BE COMPLETED EARLY 2027
- IRVING OPENS FIRST OUTDOOR PICKLEBALL COURTS IN RENOVATED PARK
- 'HOT SPOT PROJECT' AIMS TO REDUCE CRIME AND BEAUTIFY IRVING
- HOME TO SEVERAL CHAMPIONSHIP GOLF COURSES: THE RITZ-CARLTON'S LAS COLINAS, LAS COLINAS COUNTRY CLUB, & HACKBERRY CREEK



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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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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	