

OFFERING MEMORANDUM · LAS COLINAS · IRVING, TX

# 3550 Regent Blvd

Irving, Texas

LAND FOR SALE · 1.445 ACRES · C-N ZONING

THE MARIE GROUP  
COMMERCIAL REAL ESTATE ADVISORY

Exclusively Listed By  
Madison Roberson

# Location & Market



PROPERTY SPECIFICATIONS	
ADDRESS	3350 Regent Blvd, Irving TX
LAND SIZE	1.445 acres // 62,944 SF
ZONING	Neighborhood Commercial (C-N)
UTILITIES	Available to the site
FLOOD	None per FEMA

TRADE AREA DEMOGRAPHICS			
RADIUS	POPULATION	HOUSEHOLDS	AVG. HH INCOME
<b>1 Mile</b>	4,231	1,530	\$142,638
<b>3 Miles</b>	56,514	21,886	\$131,230
<b>5 Miles</b>	182,027	75,450	\$116,692

LOCATION HIGHLIGHTS
Adjacent to Las Colinas office corridor & SH 114
0.5 mi to Belt Line Rd retail & dining nodes
Surrounded by office, flex & service retail users

*Mid-block parcel behind retail strip; secondary visibility from Belt Line; directly accessible from Regent Blvd — strong fit for professional or medical development.*



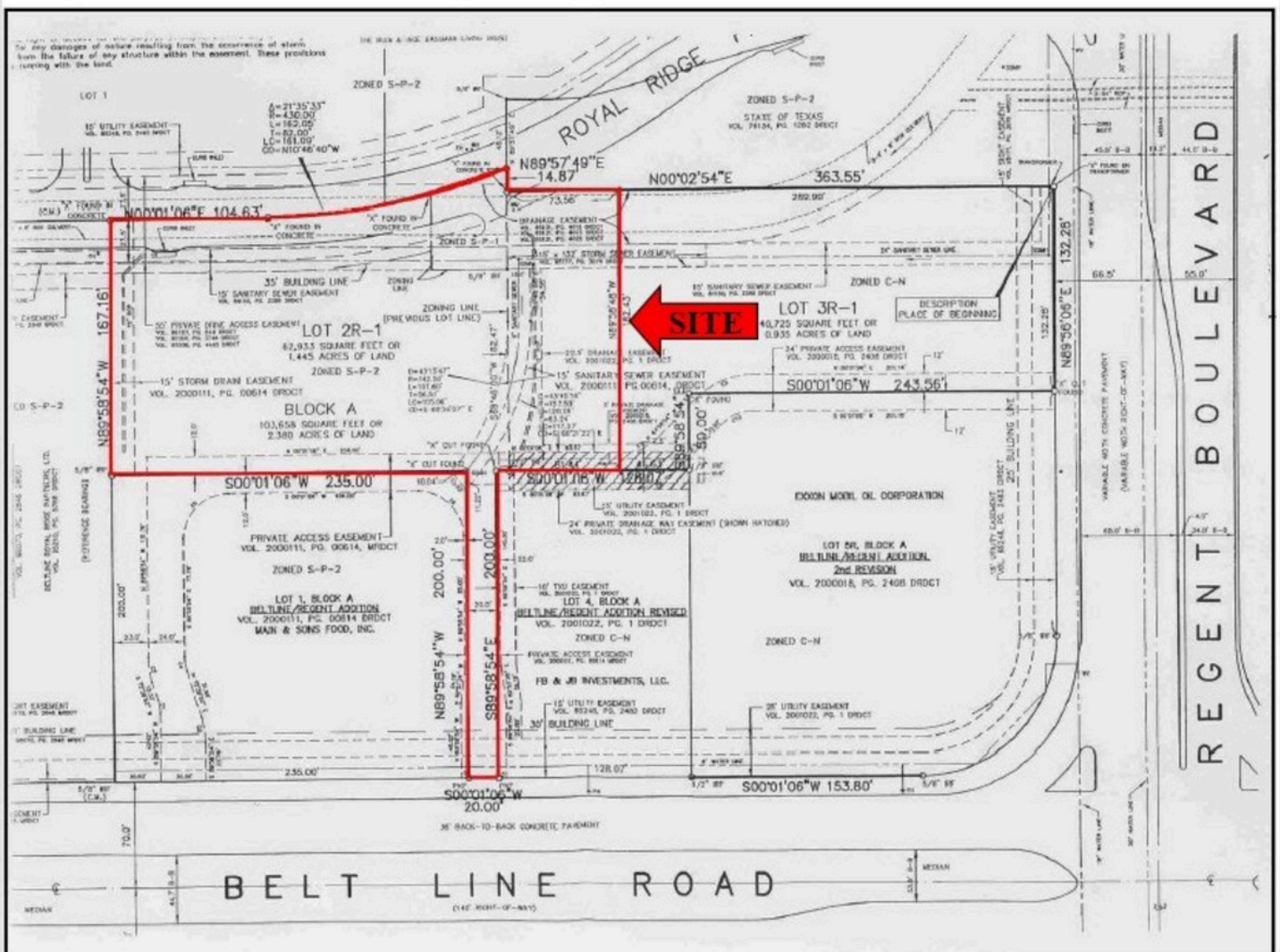
# Parcel & Easements

TOTAL AREA  
**1.445 AC**  
62,944 sq ft

ZONING  
**C-N**  
Neighborhood Commercial

FLOOD ZONE  
**None**  
FEMA — no restriction

**BELT LINE / REGENT ADDITION · SURVEY**

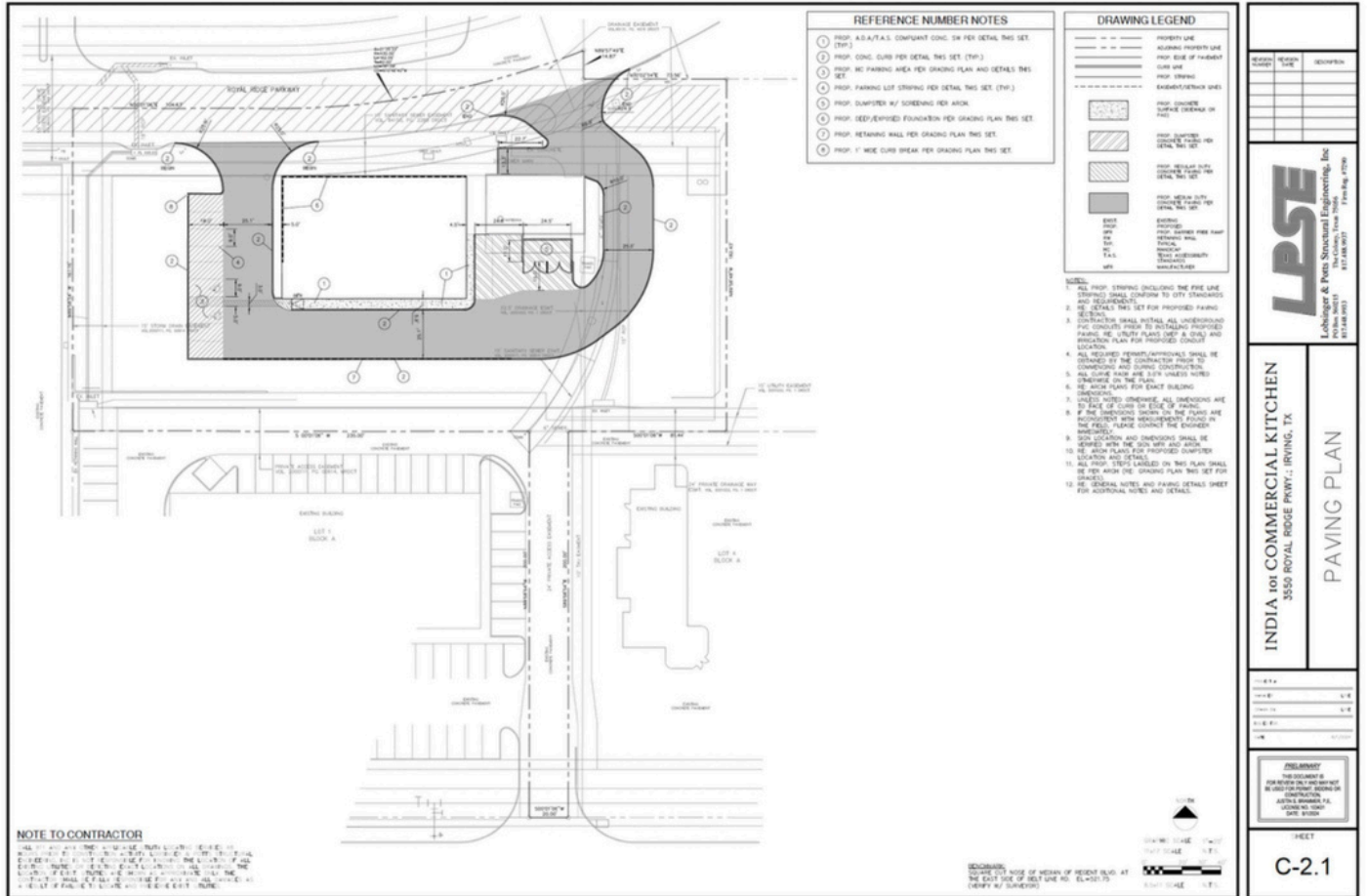


# Property Views



# 6,000 SF Retail Strip

SCENARIO A — 6,000 SF

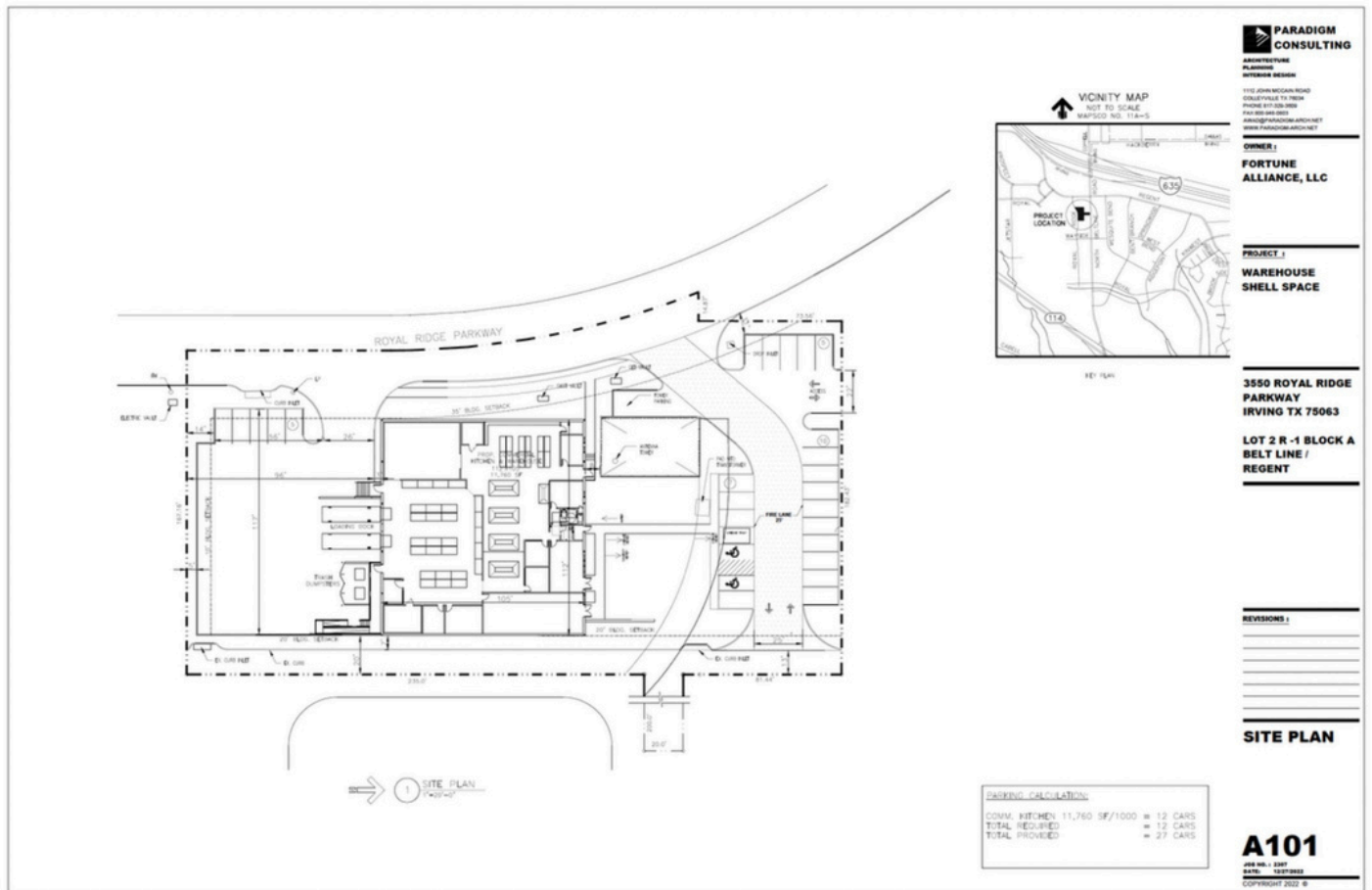


COMPARABLE ADDRESS	CITY	SF	RENT / SF
3601 Regent Blvd	Irving	1,800	<b>\$30.00</b>
3341 Regent Blvd	Irving	2,714	<b>\$30.00</b>
10045 N MacArthur Blvd	Irving	2,500	<b>\$45.00</b>

Rendering for builder illustration only. Not to be constructed by seller.

# 11,000 SF Retail Strip

SCENARIO B — 11,000 SF



COMPARABLE ADDRESS	CITY	SF	RENT / SF
7600 N MacArthur Blvd	Irving	2,700	<b>\$29.00</b>
6350 N MacArthur Blvd	Irving	2,200	<b>\$33.00</b>
320 W Las Colinas Blvd	Irving	1,800	<b>\$36.00</b>

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# Madison Roberson

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BROKERAGE

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