

FREEPORT PARK

IRVING, TEXAS



weitzman®

EXECUTIVE SUMMARY

Weitzman is pleased to exclusively offer to qualified investors the opportunity to purchase 8600 Freeport Parkway in Irving, Texas (the "Property"). 8600 Freeport is a four-story, 60,334 square foot office building located in the Freeport Business Park. The location provides excellent identity and exposure due to the property's visibility from Freeport Parkway, and its easy accessibility to State Highway 114, LBJ Freeway and DFW Airport. Freeport Business Park is immediately adjacent to DFW International Airport and provides an effective alternative for office users that desire to be located in the Freeport Business Park, but don't require the typical large floor plate common to buildings in the area. The building received an updated energy management system, and amenities in close proximity include restaurants, hotels, retail, neighborhoods and entertainment.



8600 FREEPORT PARKWAY

IRVING, TEXAS



GRANITE/GLASS
4
STORIES



60,334
SQUARE FEET



**STABILIZED
VALUE-ADD**
INVESTMENT
OFFERING

EXCEPTIONAL
LOCATION

66%
LEASED

**CORPORATE
MECCA**

NEARBY
DFW AIRPORT



DIRECT BENEFICIARY
**CORPORATE
MAGNET**
LOCATION

AMENITIZED
PROPERTY



NEARBY
**LIVE-WORK-
PLAY**
AMENITIES

4/1,000
PARKING RATIO



THE TREND

THE IRVING EVOLUTION

Las Colinas and Freeport, Dallas' more prominent office markets. These submarkets are home to diverse industries including technology, medical, energy, aviation and finance. Its proximity to DFW Airport – only a few miles away – Love Field, and Dallas' CBD, make these office markets ideal for businesses. Easy access to Highway 114, Highway 161, Highway 183, Interstate-35, Highway 121 and Interstate-635, make way for a plethora of area amenities, making these markets ideal for their occupants.

Las Colinas and Freeport have benefitted from significant investment in office, industrial, residential, retail, and mixed-use developments. State-of-the-art mixed use developments, such as the Gables Water Street development, have added approximately 60,000 square feet of retail space along the north shore of Lake Carolyn. Current restaurant tenants include Cork & Pig Tavern, Hugo's Invitados, Monaco Euro-Italian, Pacific Table, Sanjh and The Ginger Man. Hidden Ridge is a \$1.5 billion joint venture between Verizon and KDC comprised of business campuses, apartments, and retail to attract and retain skilled workers. The development includes more than 3 million square feet of office space, 85,000 square feet of retail, a 150-room hotel, and hundreds of new apartments. Shops at MacArthur Hills includes Las Colinas' first Whole Foods, Fidelity Investments, Cava, Shake Shack and more. These among many more, such as Wells Fargo's \$500 million office campus make Las Colinas and Freeport a mecca for regional and corporate HQ relocations from across the globe.

Irving has invested in transportation improvements as well. The \$850 million Midtown Express transportation project has added TEXpress managed lanes to SH-114, serving to provide a more efficient commute from Las Colinas to DFW airport and downtown Dallas. Along with the extension of the DART Orange Line to DFW airport, the Midtown Express connects Tarrant County and the south side of DFW Airport to Stemmons Freeway, Dallas Love Field, George Bush Turnpike and Downtown Dallas.

Another investment in the community is The Music Factory, DFW's state-of-the-art entertainment venue. This project is an all-in-one dining and entertainment destination, operated by Live Nation. The project

features a 50,000-square-foot plaza with performance stage and hosts fashion shows, music and food festivals, and additional events throughout the year. The project offers 250,000 square feet of entertainment, retail and restaurant space, including an 8-screen Alamo Drafthouse, comedy club and 20+ restaurant options. It also features 100,000 square feet of Class "A" office space, fully leased by Ethos Group.

Las Colinas and Freeport have also benefitted from a surge in residential growth and development. The average listing price for newly constructed homes rose from \$253,000 in 2016 to \$629,900 in 2024, and the list price per square foot increased from \$159 to \$255. One of the newest developments is Parkside, a 233-acre upscale residential development located north of SH-114 and includes almost 900 homes. Other residential and retail developments include The Gables Water Street, Hidden Ridge and Shops at MacArthur Hills.



THE TREND



FREEPORT PARK

Approximately 150,000 people currently work in the Freeport market, just under five percent of Dallas' employment base. According to projections by the North Central Texas Council of Governments, Freeport is expected to employ approximately 250,000 people by the year 2030. Freeport is a premier corporate environment for office users due to its abundance of quality office and industrial space, large and highly skilled labor force, proximity to Dallas/Fort Worth International Airport and surrounding major thoroughfares and impressive roster of ever-growing blue chip office tenants. This combination of factors, as well as the quality controlled environment of the unique business and residential master-planned community, gives this area a distinct edge over any other employment center in the Metroplex, including the Far North Dallas sector and Legacy Park in Plano.

CITY OF IRVING

With a diverse population of more than 227,000 residents, Irving is an international city strategically located in the center of the Dallas – Fort Worth Metroplex. Known for its friendly business environment and outstanding quality

of life, this area continues to receive national recognition as a hub for business and leisure travel. Recently, the City of Irving was the first city in Texas and the second city in the nation to earn the Malcom Baldrige National Quality Award, the nation's highest Presidential honor for performance excellence.

Residents of Irving enjoy excellent educational systems, a host of employment opportunities with a friendly and thriving business environment, and one of the most comprehensive transportation systems in the nation, providing easy access to a multitude of cultural, recreational, shopping and dining opportunities. Irving also boasts numerous residential selections, from century-old historical neighborhoods to new and vibrant planned communities. Las Colinas and Freeport are two master-planned communities in Irving that have gained both strong local support and national attention.

Irving is the picture-perfect model of an urban area that offers big city amenities with a suburban feel. It maintains some of the lowest taxes, fees and water rates in North Texas; boasts a low unemployment rate; and has been honored for its high-quality parks, golf courses and dining options. One of the biggest draws to Irving is the presence of many major corporations, including more than 10 percent of Fortune 500 companies, all located in Irving's Las Colinas office park, the largest in Texas.

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