



FOR SUBLEASE

2750 RANCH TRAIL DR
IRVING, TX 75063

OFFICE BUILDING NEAR DFW AIRPORT IN THE HEART OF IRVING/LAS COLINAS/COPPELL

Bob Ingram • C: (214) 538-6448 • bob.ingram@mohrpartners.com

Property Overview

EXECUTIVE SUMMARY

Address 2750 Ranch Trail Dr

City, ST Irving, TX

Building Gross Area 15,600 SF

Total Acreage 1.59 Acres

Price Negotiable

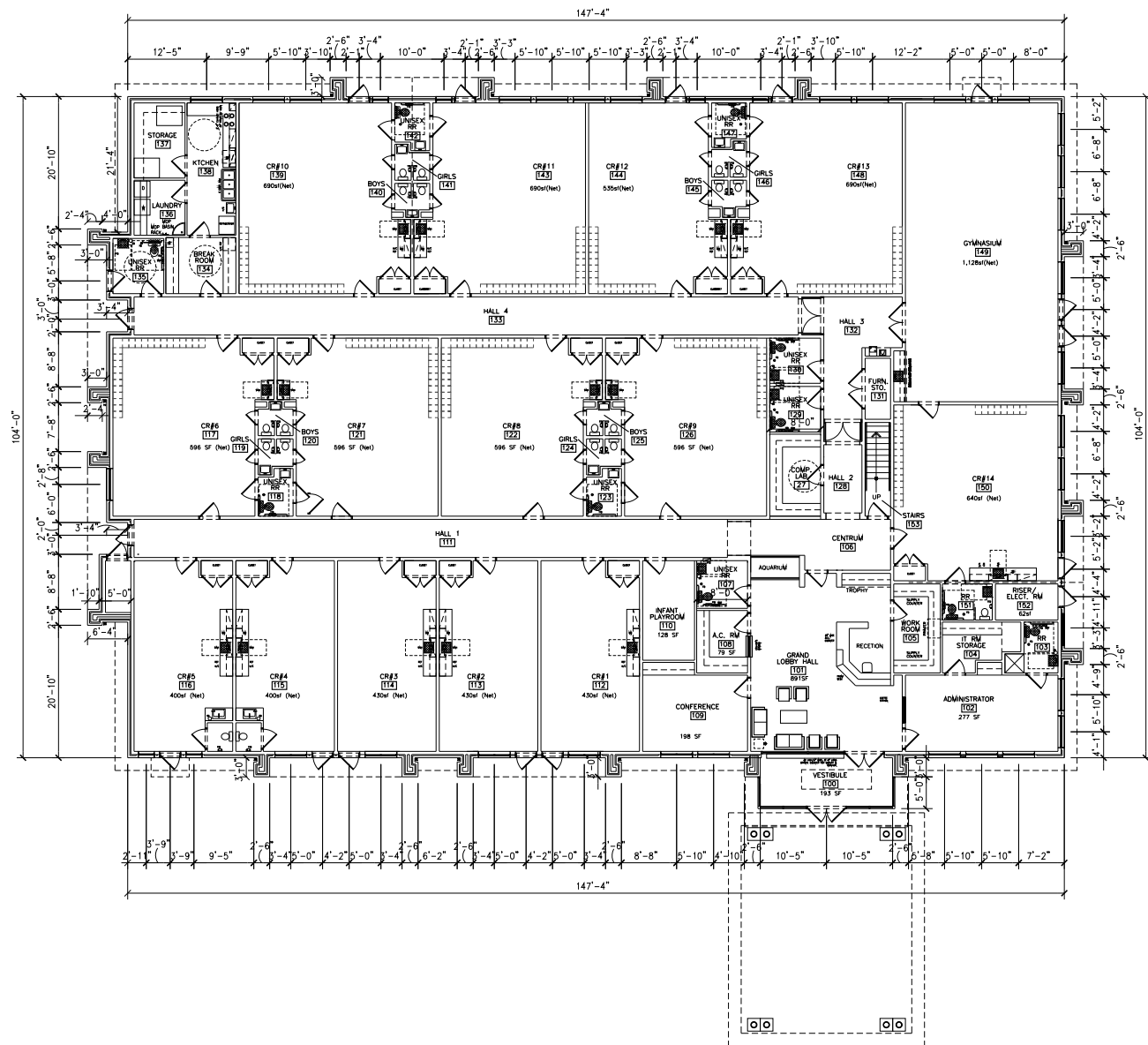
- Medical or Professional Office
- 2500-15,600 SF available
- 3.5/1000 parking ratio
- TIA Package Available
- Great opportunity to create the perfect custom office for your business
- Easily accessible from Interstate 635
- Outdoor space available as a tenant amenity
- Adjacent to hundreds of affluent homes and a thriving business community
- Professional Office (Insurance, Law, Accounting, Marketing) or Medical Office (Primary Care, Specialty, Pediatric, Dental, Orthodontic)
- Pricing Negotiable



Property Photos



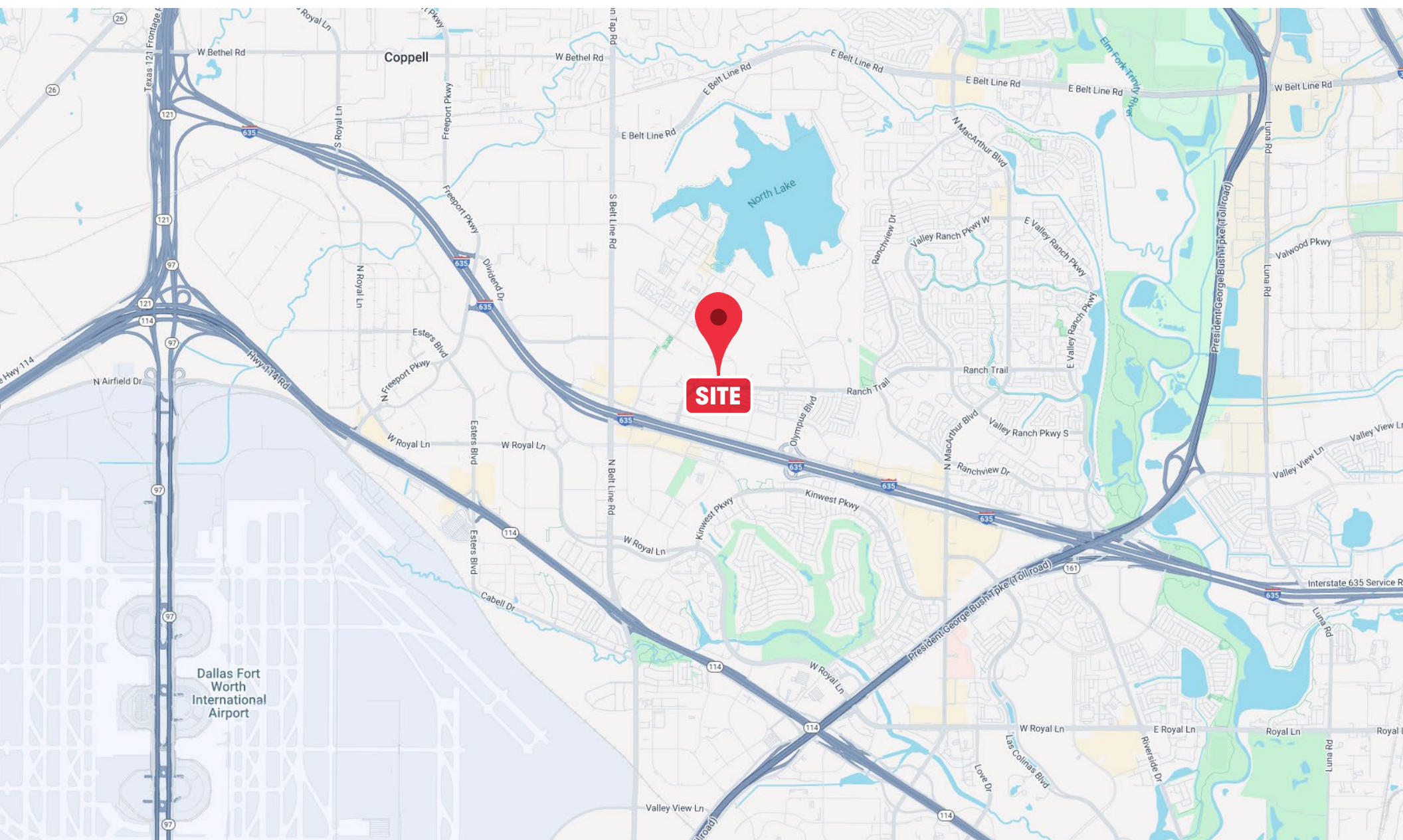
Floor Plan



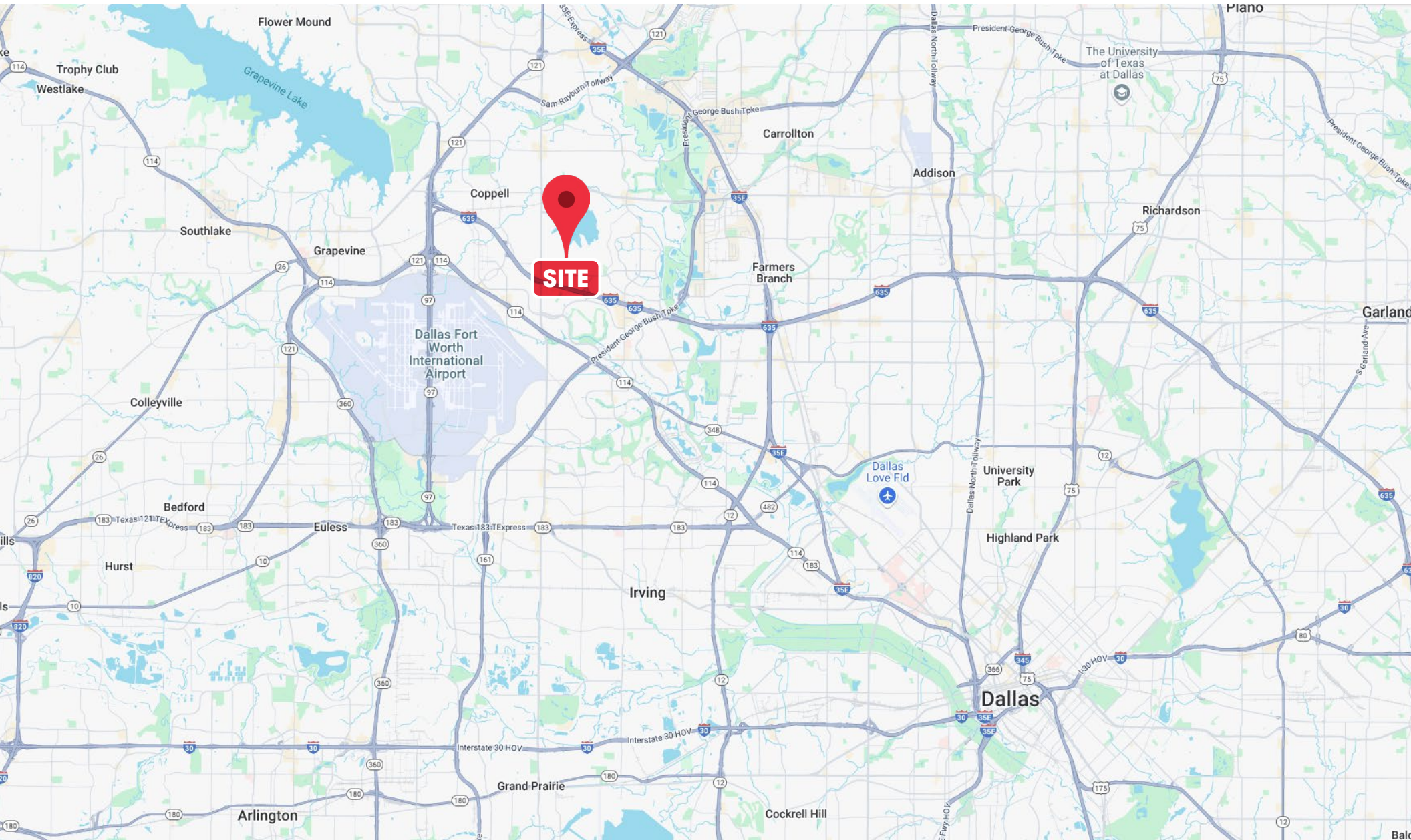
Aerial Map • Retail



Local Map



Regional Map



Dallas-Fort Worth Market Summary



Dallas is a city in the U.S. state of Texas that encompasses half of the Dallas-Fort Worth Metroplex. Located in North Texas, the city has a 2022 population estimated at 6,488,000 residents, making it the third-largest city in Texas and the ninth-largest city in the United States. Dallas is the main core of the 11-county Dallas-Fort Worth-Arlington metropolitan area, which had a population of 7,637,387 according to the U.S. Census Bureau's 2020 census. Dallas-Fort Worth added more than 1.2 million residents between 2010 and 2020, growing its population by 20 percent.

Dallas-Fort Worth is home to 22 Fortune 500 companies, the fourth-largest concentration of such companies in the country. The Metroplex has one of the largest concentration of corporate headquarters in the U.S. and is the only metro area in the country home to three of the top-ten largest Fortune 500 companies by revenue.

The metropolitan economy is the fourth-largest in the United States, with a 2022 real GDP estimate of \$534.8 billion. From 2020 to 2021, Dallas-Fort Worth had both the fourth-highest job growth rate in the nation, and is the fourth-largest employment center in the nation (behind New York City, Los Angeles, and Chicago) with more than three million non-farm jobs. In the latest rankings released in 2020, Dallas was rated as a "beta plus" world city by the Globalization and World Cities Study Group & Network. Dallas is also ranked 14th in world rankings of GDP by the Organization for Economic Co-operation and Development.

The Dallas-Fort Worth metroplex comprises the highest concentration of colleges and universities in Texas. Over 41 colleges and universities are located within the Metroplex, which is the most of any metropolitan area in Texas. The UT Southwestern Medical Center is home to six Nobel Laureates and was ranked No. 1 in the world among healthcare institutions in biomedical sciences.

No. 1

Fastest Growing MSA in the U.S. from 2010 to 2020 (*U.S. Census Bureau*)

4th

Largest Metropolitan Area in the United States

4th

Highest Job Growth Rate in the U.S. (*U.S. Bureau of Labor Statistics*)

22

Fortune 500 Companies Call Dallas-Fort Worth Home (*The Dallas Morning News*)

10K

Home to over 10,000 corporate headquarters, making it the largest concentration in the U.S.

Demographics

	1 Mile	3 Mile	5 Mile
Population			
2020 Population	6,727	54,522	187,855
2024 Population	6,418	55,633	190,424
2029 Population Projection	6,331	55,602	190,621
Annual Growth 2020-2024	-1.1%	0.5%	0.3%
Annual Growth 2024-2029	-0.3%	0.0%	0.0%
Households			
2020 Households	2,336	21,033	76,609
2024 Households	2,192	21,195	78,005
2029 Household Projection	2,155	20,936	77,970
Annual Growth 2020-2024	-0.4%	1.4%	1.6%
Annual Growth 2024-2029	-0.3%	-0.2%	0.0%
Avg Household Size	2.90	2.60	2.40
Avg Household Vehicles	2.00	2.00	2.00
Housing			
Median Home Value	\$603,857	\$434,565	\$408,834
Median Year Built	1997	1996	1994
Owner Occupied Households	1,120	7,683	25,579
Renter Occupied Households	1,035	13,253	52,392
Household Income			
< \$25,000	124	1,461	6,764
\$25,000 - 50,000	209	2,277	11,275
\$50,000 - 75,000	93	2,963	14,507
\$75,000 - 100,000	396	3,831	12,139
\$100,000 - 125,000	267	2,881	8,720
\$125,000 - 150,000	285	2,107	6,818
\$150,000 - 200,000	307	2,263	7,575
\$200,000+	511	3,412	10,207
Avg Household Income	\$151,240	\$127,097	\$114,171
Median Household Income	\$125,614	\$100,568	\$88,296

	1 Mile	3 Mile	5 Mile
Population Summary			
Age 15+	4,612	42,428	151,054
Age 20+	4,221	39,344	140,392
Age 35+	3,135	27,088	94,032
Age 55+	788	8,602	36,242
Age 65+	405	4,175	17,561
Median Age	34.30	34.30	34.70
Avg Age	31.80	33.40	35.00
Education			
Some High School, No Diploma	176	1,118	8,258
High School Graduate	301	3,171	16,221
Some College, No Degree	652	6,364	27,152
Associate Degree	208	1,738	9,222
Bachelor's Degree	1,226	13,510	44,786
Advanced Degree	1,623	12,454	32,537
Employment			
Civilian Employed	3,187	30,626	112,293
Civilian Unemployed	73	667	2,811
Civilian Non-Labor Force	1,267	10,367	33,624
U.S. Armed Forces	7	154	188
Housing Value			
< \$100,000	11	70	311
\$100,000 - 200,000	28	197	2,263
\$200,000 - 300,000	70	865	4,519
\$300,000 - 400,000	108	1,971	5,327
\$400,000 - 500,000	207	2,300	5,943
\$500,000 - 1,000,000	674	2,221	6,754
\$1,000,000+	30	172	773

Demographic data © CoStar 2025

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The property is being offered for sale in an "as-is, where-is" condition, and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Your acceptance of this memorandum is an indication of your agreement to hold the contents of this memorandum in the strictest confidence and that you will not disclose information contained herein, in whole or in part, to any other parties without the prior written authorization from the Owner or Mohr Partners, Inc. as a "Registered Potential Investor." The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions, and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum.

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Neither the Agent nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections, and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale, or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

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Mohr Partners, Inc.
14643 Dallas Pkwy Suite 1000
Dallas, TX 75254

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LISTED BY



14643 DALLAS PKWY • SUITE 1000 • DALLAS, TEXAS 75254

Bob Ingram • C: (214) 538-6448 • bob.ingram@mohrpartners.com