

Canal Pointe Office Park

Professional Space Available For Sale

2,200 SF

CORNER SUITE WITH
FREEWAY VISIBILITY



Location:

Canal Pointe Office Park
1173 W John Carpenter Fwy
Suite 100
Irving, Texas 75039



Space Available:

Fully Finished Out
Professional Office Available
2,200 SF
\$1,000,000 for Sale

- Corner, fully finished out professional office space available with modern finishes
- Premium location with exposure to Hwy 114 (John Carpenter Fwy)
- Building & Monument signage available
- Upscale 5 Professional/Medical Buildings in North Irving / Las Colinas
- Close proximity to Hwy 114, the George Bush Tollway, and I-635 Corridor
- Short drive to both DFW and Love Field Airports

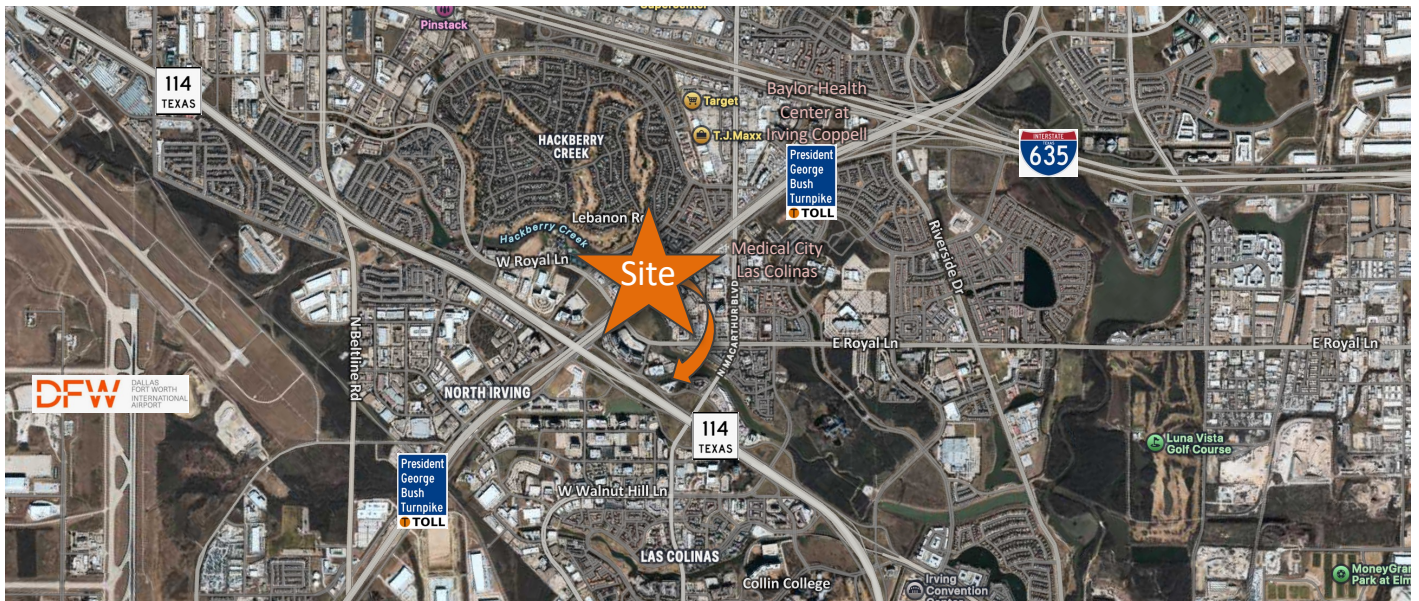
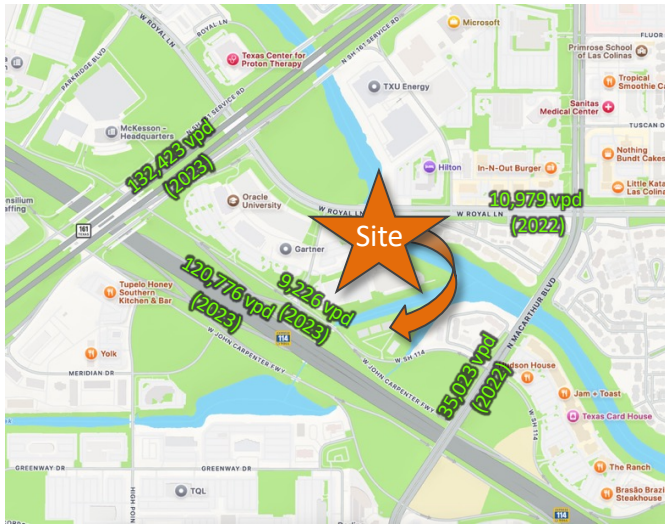
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FOR MORE INFORMATION CONTACT

O: 972.292.1220 / www.LCRTEXAS.com

Joe Martinez C: 214.535.1876 / Tito Martinez C: 972.533.3621 / Brian Gates C: 732.713.8530

Martinez@LCRTexas.com / Tito@LCRTexas.com / Brian@LCRTexas.com



- Perfectly placed on Hwy 114 with over 120,000 vehicles passing by each day (vpd) on Hwy 114
- Nearby multiple corporate headquarters including Exxon Mobile, Citibank, AT&T, and many more
- Close proximity the DFW International Airport and the Dallas Love Field Airport

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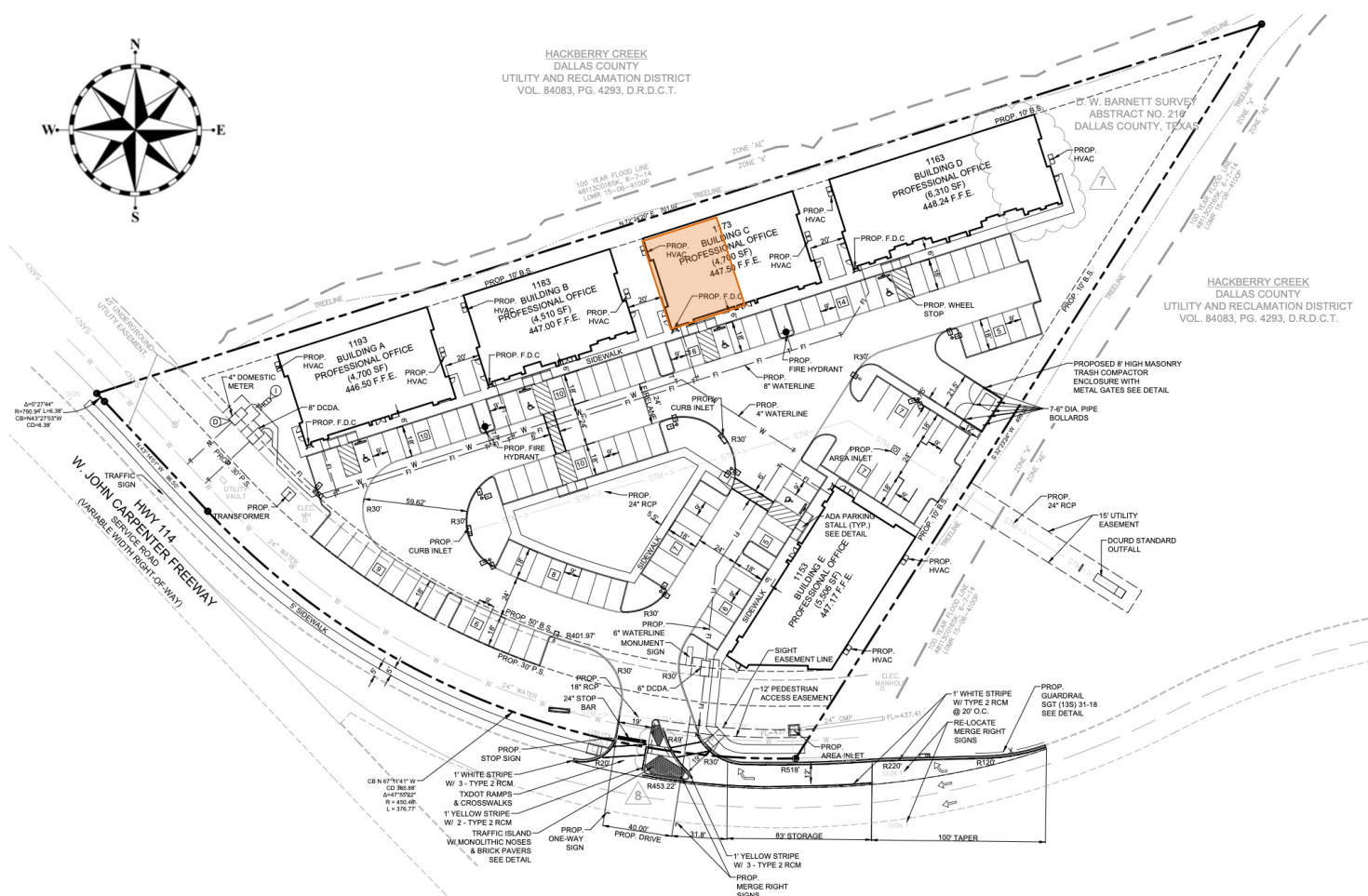
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Site Plan



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Architectural floor plan of the 1st floor with dimensions. The plan includes rooms such as Conference 105, Office 04 104, Office 03 103, Office 05 106, Office 02 102, Office 01 101, Open Office 108, Brk Room 107, Toilet 01 109, Corridor 110, Existing Riser Room, Private Toilet 111, HR 112, and Lobby 100. Dimensions are provided for room sizes, clearances, and overall building footprint. A north arrow is located at the bottom center.

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Aerial View



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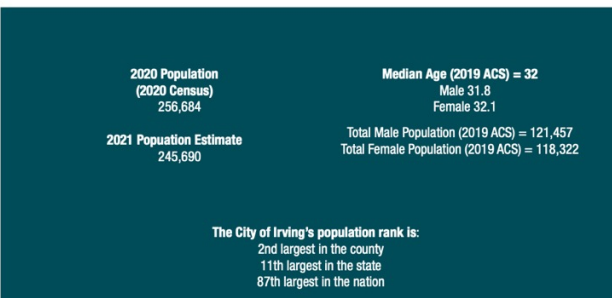
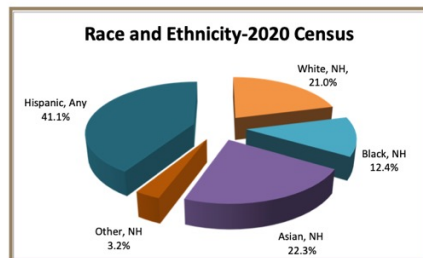
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Irving Demographics

Population Characteristics

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Irving, Texas, is centrally situated between Dallas and Fort Worth. The city's rich diversity is exhibited by its population and the number of languages spoken by residents. In fact, Irving has one of the most diverse ZIP codes in the United States.

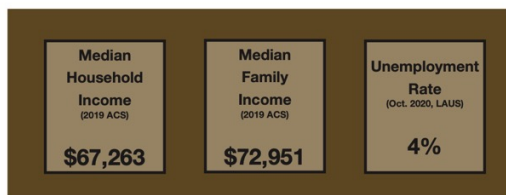


Income and Employment

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Fortune 500 and 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 international companies currently operating throughout the city, Irving is striving to be the leading international business center in America.

Irving continues to shine as a vibrant urban community that is a destination for investment and high-wage jobs.



Among the top industries in the city are professional, business and financial services; information technology; trade; transportation and utilities; and education and health services.

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Housing and Land Use

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Irving offers a variety of housing options from single-family to multifamily — from houses to mobile homes to apartments and townhomes.

Housing Type (2021 NCTCOG)

54.1% Multifamily
44.4% Single Family
1.5% Other

Total Units (2021 NCTCOG) – 101,643

Existing Home Data and Sales

Average Home Sale Price (FY20-21 TAMU) \$375,678
Average Home Appraisal (2021 DCAD) \$280,904
Median Home Appraisal (2021 DCAD) \$224,060
Median Year Built (2021 DCAD) 1973



Land Use

By Acreage (2021)

Single-Family Detached	8,157.4
Single-Family Attached	178.0
Duplex	129.4
Multifamily	2,472.5
Mobile Home	199.5
Office	1,902.0
Retail	1,287.5
Commercial	4,519.4
Institutional, Public, Semi Public	2,696.0
Airport	6,054.7
Parks, Recreation and Other Open Space	3,422.9
Industrial	524.3
Vacant (undeveloped, including floodplain)	3,953.7

Households by Type (2019 ACS)

Married with Children – 21,768
Married with No Children – 18,187
Single Parent with Children – 7,867
Other Family – 9,056
Person Living Alone – 21,139
Other Nonfamily Households – 5,328

Education

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Irving residents are served by Irving, Carrollton-Farmers Branch and Coppell independent school districts, as well as a variety of private and parochial schools and academies. Irving also boasts three fully accredited institutions of higher learning: DeVry Institute of Technology, North Lake College and the University of Dallas.

Education Level Attained (2019 ACS)

Less than 9th Grade	10.2%
9th to 12 Grade (No Diploma)	8.2%
High School Graduate or GED	21.4%
Some College (No Degree)	14.2%
Associate's Degree	5.3%
Bachelor's Degree	25.6%
Graduate or Professional Degree	15.1%

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Information About Brokerage Services

Texas law requires all real estate licensees 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.

<u>Legacy Commercial Realty, LLC</u>	<u>0588681</u>		<u>(972)292-1220</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Joe Martinez</u>	<u>455942</u>	<u>martinez@LCRTexas.com</u>	<u>(214)535-1876</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Tito Martinez</u>	<u>788375</u>	<u>Tito@LCRTexas.com</u>	<u>(972)533-3621</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date