

1000

W AIRPORT FWY Irving, TX 75062

76,847 SF
FOR SALE
Ability for Owner Occupancy



Christopher Kelly
Rich Young Jr. | SIOR
972-236-7645
Christopher@RichYoungCompany.com
RichJr@RichYoungCompany.com



5710 LBJ FREEWAY | SUITE 150
DALLAS, TEXAS 75240
972-236-7645

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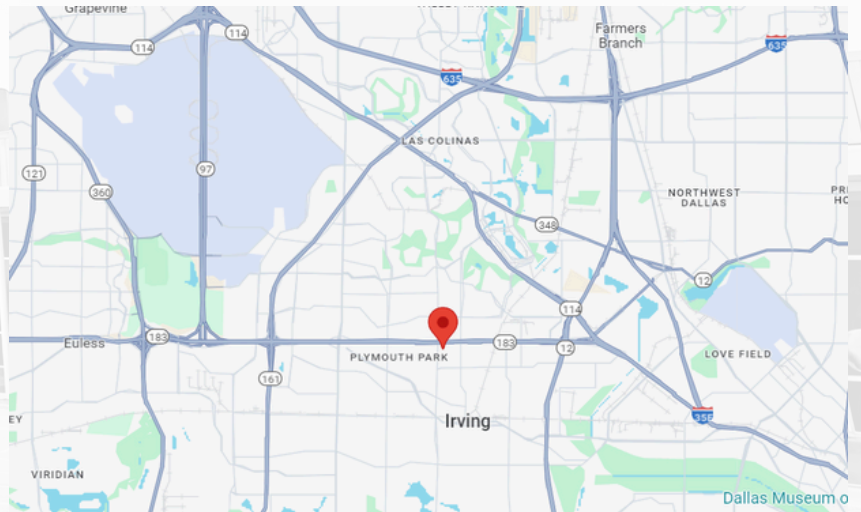
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PROPERTY FEATURES

- Property Type: Retail
- Gross Leasable Area: 76,847
- Wells Fargo, additional 5,254 SF
- Total Land Area : 8.14 Acres
- Year Built: 1965
- Parking Ratio 4.64/1000 SF
- 40,385 SF or ability to occupy (effective 2/1/2025)
- NOI - \$610,657.80, 11/1/2024

FEATURES

- Freeway Visibility
- Pylon Sign
- Heavy parking
- National Credit Tenancy



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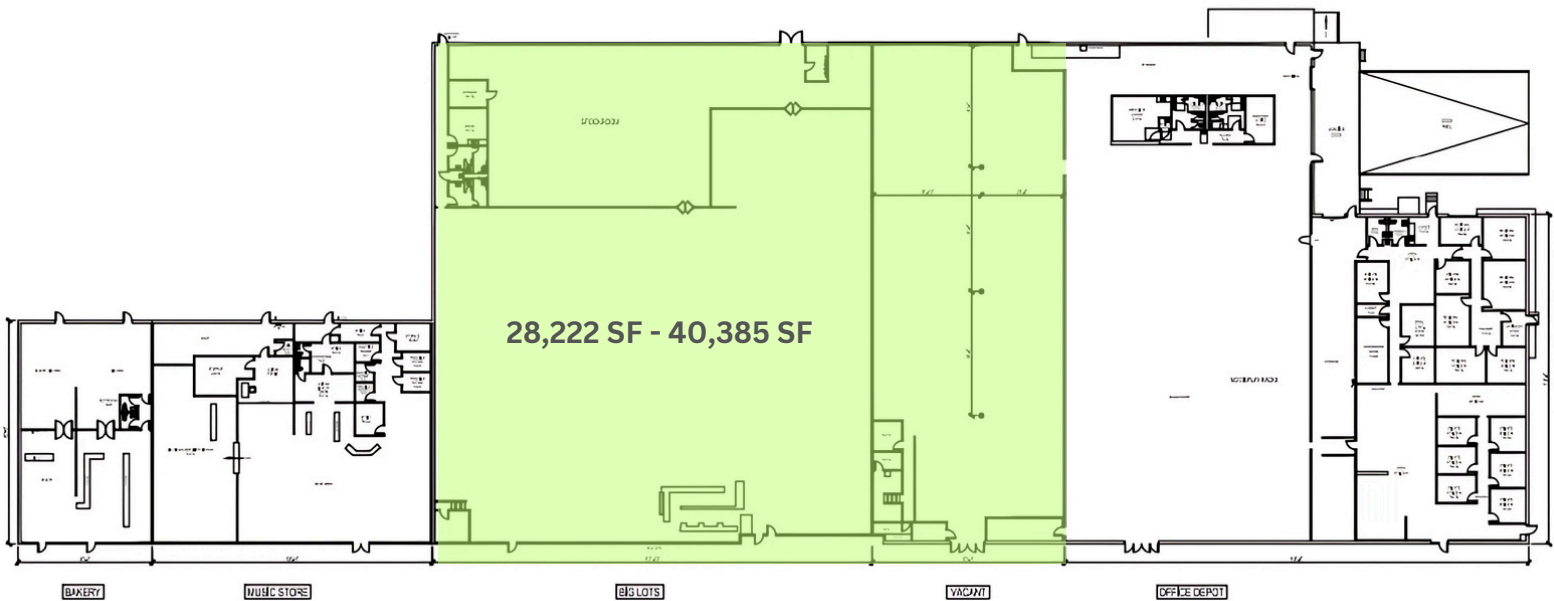
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Ability to occupy up to 40,385 SF



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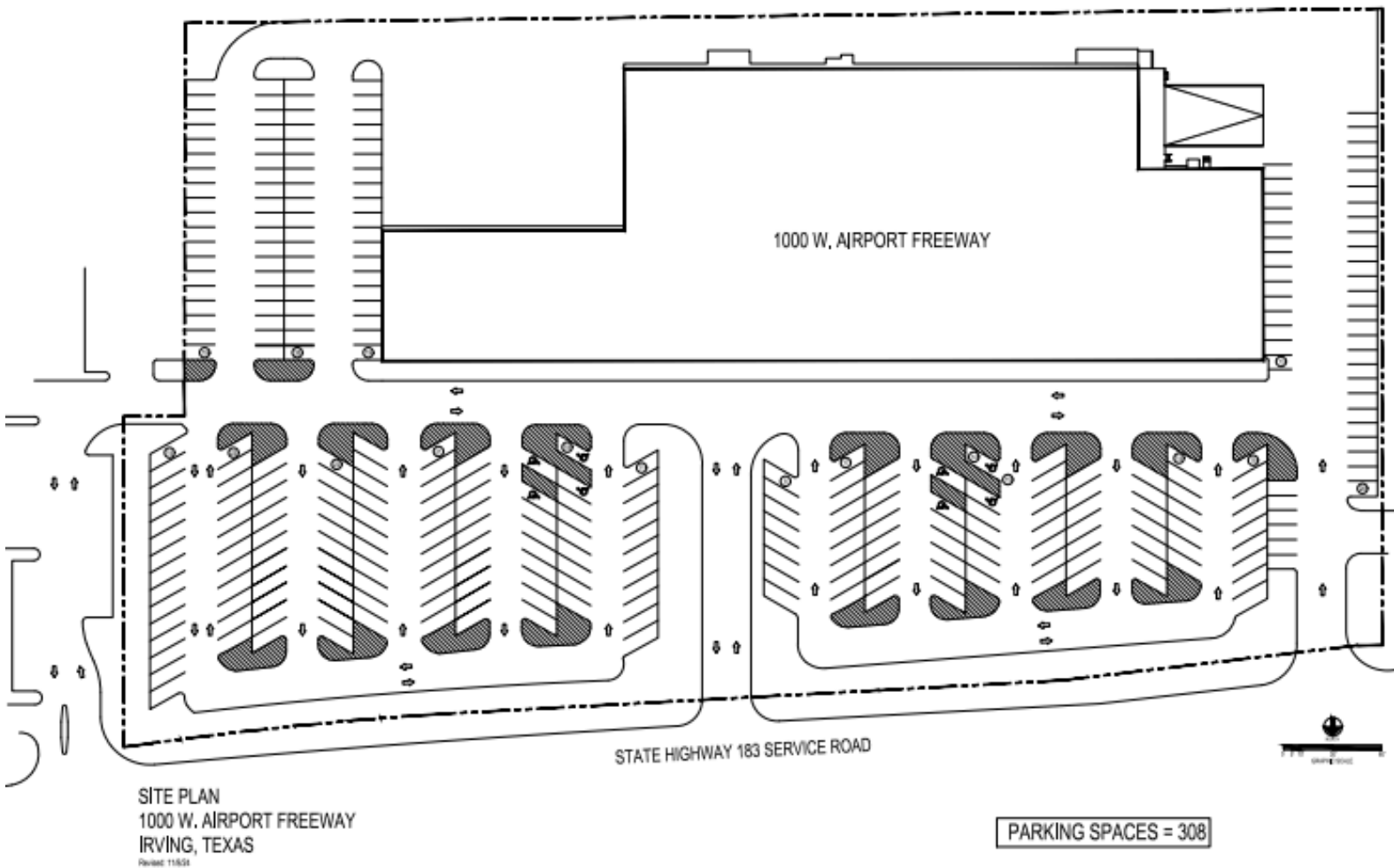
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10/14/2024 2:20 PM

Rent Roll

Property: o2956900 As of Date: 10/01/2024 By Property Notes : 1. * Future Active Lease / Future Active Amendment 2. ** Pending Amendments 3. *** Past / Superseded Amendments

Property	Unit(s)	Lease	Lease Type	Area	Lease From	Lease To	Term	Tenancy	Monthly	Monthly	Annual	Annual	Annual	Security	LOC Amount/ Bank Guarantee
									Years	Rent	Rent/Area	Rent	Rent/Area		

Irving Plaza (o2956900)	1000	Big Lots Store #4196 (t0078773)	Office Net	28,222.00	2/1/2016	1/31/2025	108.00	8.67	18,814.67	0.67	225,776.04	8.00	0.70	0.00	0.00	0.00
	Rent Steps	Charge BR OFF	Type Rent	Unit 1000	Area Label GLA	Area 28,222.00	From 2/1/2022	To 1/31/2025	Monthly Amt 18,814.67	Amt/A r e a 0.67	Annual 225,776.04	Annual/Area 8.00	Management Fee 0.00	Annual Gross Amount 225,776.04		
Irving Plaza (o2956900)	1001B	Office Depot (t0078774)	Office Net	25,409.00	6/1/2016	6/30/2026	121.00	8.33	15,351.27	0.60	184,215.24	7.25	1.21	0.00	0.00	0.00
	Rent Steps	Charge BR OFF	Type Rent	Unit 1001B	Area Label GLA	Area 25,409.00	From 7/1/2023	To 6/30/2026	Monthly Amt 15,351.27	Amt/A r e a 0.60	Annual 184,215.24	Annual/Area 7.25	Management Fee 0.00	Annual Gross Amount 184,215.24		
Irving Plaza (o2956900)	934	Bombay Sweets & Snacks (t0078775)	Office Net	3,733.00	1/1/2003	3/31/2027	291.00	21.75	2,799.75	0.75	33,597.00	9.00	3.54	0.00	1,947.00	0.00
	Rent Steps	Charge BR OFF	Type Rent	Unit 934	Area Label GLA	Area 3,733.00	From 4/1/2024	To 3/31/2025	Monthly Amt 2,799.75	Amt/A r e a 0.75	Annual 33,597.00	Annual/Area 9.00	Management Fee 0.00	Annual Gross Amount 33,597.00		
		BR OFF	Rent	934	GLA	3,733.00	4/1/2025	3/31/2026	2,955.29	0.79	35,463.48	9.50	0.00	35,463.48		
		BR OFF	Rent	934	GLA	3,733.00	4/1/2026	3/31/2027	3,110.83	0.83	37,329.96	10.00	0.00	37,329.96		
Irving Plaza (o2956900)	940	Murphys Music Inc (t0078776)	Office Net	7,400.00	8/1/2015			9.17	3,960.00	0.54	47,520.00	6.42	1.69	0.00	1,800.00	0.00
	Rent Steps	Charge BR OFF	Type Rent	Unit 940	Area Label GLA	Area 7,400.00	From 8/1/2015	To	Monthly Amt 3,960.00	Amt/A r e a 0.54	Annual 47,520.00	Annual/Area 6.42	Management Fee 0.00	Annual Gross Amount 47,520.00		
Irving Plaza (o2956900)	GROUND	Wells Fargo Bank CPG (t0078777)	Office Net	0.00	3/1/2005	3/31/2025	241.00	19.58	10,140.50	0.00	121,686.00	0.00	0.00	0.00	0.00	0.00
	Rent Steps	Charge BRGND	Type Rent	Unit GR OUND	Area Label GLA	Area 0.00	From 4/1/2020	To 3/31/2025	Monthly Amt 10,140.50	Amt/A r e a 0.00	Annual 121,686.00	Annual/Area 0.00	Management Fee 0.00	Annual Gross Amount 121,686.00		
Irving Plaza (o2956900)	1001A	VACANT		12,083.00												

Occupancy Summary	Area	Percentage
Occupied Area	64,764.00	84.28
Vacant Area	12,083.00	15.72
Total	76,847.00	100.00

Summary of Lease Types	# of Leases	Total Area
Office Net	5	64,764.00
VACANT		12,083.00

Occupancy Summary	Area	Percentage
Total Occupied Area	64,764.00	84.28
Total Vacant Area	12,083.00	15.72
Grand Total	76,847.00	100.00

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