

DOWNTOWN IRVING RETAIL PORTFOLIO

“CAN BE SOLD SEPERATELY”

202-208 E. Irving Blvd, Irving, Texas 75060



For More Information:

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 **FOUR CORNERS**
PROPERTY COMPANY

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OFFERING MEMORANDUM



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7,830 SF

GLA



Lot Size

0.41 AC



**Year Built/
Renovated**

1972/2025

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PROPERTY OVERVIEW

Prime Urban Retail Value-Add Opportunity:

Irving Blvd Retail is a **7,830-SF multi-tenant retail asset** located at **202–208 East Irving Boulevard** in the **Heritage District of Irving, Texas**, within the Dallas–Fort Worth Metroplex. The property benefits from a central urban location and strong surrounding redevelopment activity, making it well-positioned for value-add investors or owner/users.

Recently Improvements:

The subject property features **newly renovated storefronts, distinctive retro signage, new roof**, and a **new exclusive parking lot**, enhancing curb appeal and tenant visibility while reducing near-term capital needs.

Strategic DFW Location:

Irving is centrally located between **Dallas and Fort Worth**, with convenient access to major thoroughfares, **Dallas/Fort Worth International Airport**, and **Dallas Love Field**. This connectivity supports both tenant demand and long-term asset appreciation.

Strong Employment Base:

Irving is a major business hub, home to **10 Fortune 500 headquarters, four Fortune 1000 headquarters**, and **more than 8,500 large, small, and mid-sized companies**. Over **140 international companies** operate throughout the city, supporting a diverse and resilient economic base.

Heritage District Redevelopment Momentum:

The property is located within the **Irving Heritage District**, an area undergoing active revitalization. City incentives are available for property enhancements.

Walkable Urban Environment:

The Heritage District offers a **pedestrian-friendly atmosphere** with cultural attractions such as the **Irving Archives and Museum, Millennium Fountain**, and **Centennial Park**, along with dining, retail, and entertainment options along Main Street—supporting tenant visibility and consumer traffic.

Attractive Demographics:

Average household income of almost **\$97,000 within a five-mile radius**, providing a strong consumer base to support retail tenancy and long-term leasing demand.

FINANCIAL SUMMARY

CURRENT RENT ROLL

TENANT NAME	SUITE	SQUARE FEET	BLDG SHARE	LEASE DATES		RENT PER SQ. FT.	TOTAL RENT PER MONTH	TOTAL RENT PER YEAR	CHANGES ON	RENT INCREASE	LANDLORD RESPONSIBILITIES
				COMM.	EXP.						
Frost Bank	202	3,518	44.9%	2/1/25	1/31/35	\$14.00	\$4,104	\$49,248	Feb-2030	\$15.68 PSF	Roof & Structure
New Tenant	208	4,312	55.1%	TBD	TBD	\$0.00	\$0	\$0	TBD	TBD	TBD
Total	7,830					\$14.00	\$4,104	\$49,248			
Occupied Tenants: 1				Occupied GLA: 44.90%				Unoccupied GLA: 55.10%			

Notes: Rent Roll takes into consideration a new lease executed with Frost Bank and suite 208 vacant.

List Price: \$1.6M

Price PSF: \$204





TENANT OVERVIEW

Tenant:

Frost Bank

(a subsidiary of Cullen/Frost Bankers, Inc.)

Industry:

Financial Services / Banking

Headquarters:

San Antonio, Texas

Frost Bank is one of the most established and respected financial institutions in Texas, with a history dating back more than 150 years. As the primary banking subsidiary of Cullen/Frost Bankers, Inc. (NYSE: CFR), Frost Bank operates a strong statewide branch network and serves a diverse customer base that includes consumers, small businesses, and large commercial clients.

Strong Credit & Financial Profile

Cullen/Frost Bankers, Inc. is a publicly traded company with a long track record of conservative management, strong capitalization, and consistent profitability. Frost Bank is widely recognized for its low credit risk, relationship-driven banking model, and resilience through multiple economic cycles.

Recession-Resistant Business Model

As a full-service bank offering deposits, lending, treasury management, and wealth advisory services, Frost Bank benefits from essential-service demand that remains stable during economic downturns. The brand's emphasis on local decision-making and personalized service further strengthens customer loyalty and branch performance.

Brand Recognition & Market Presence

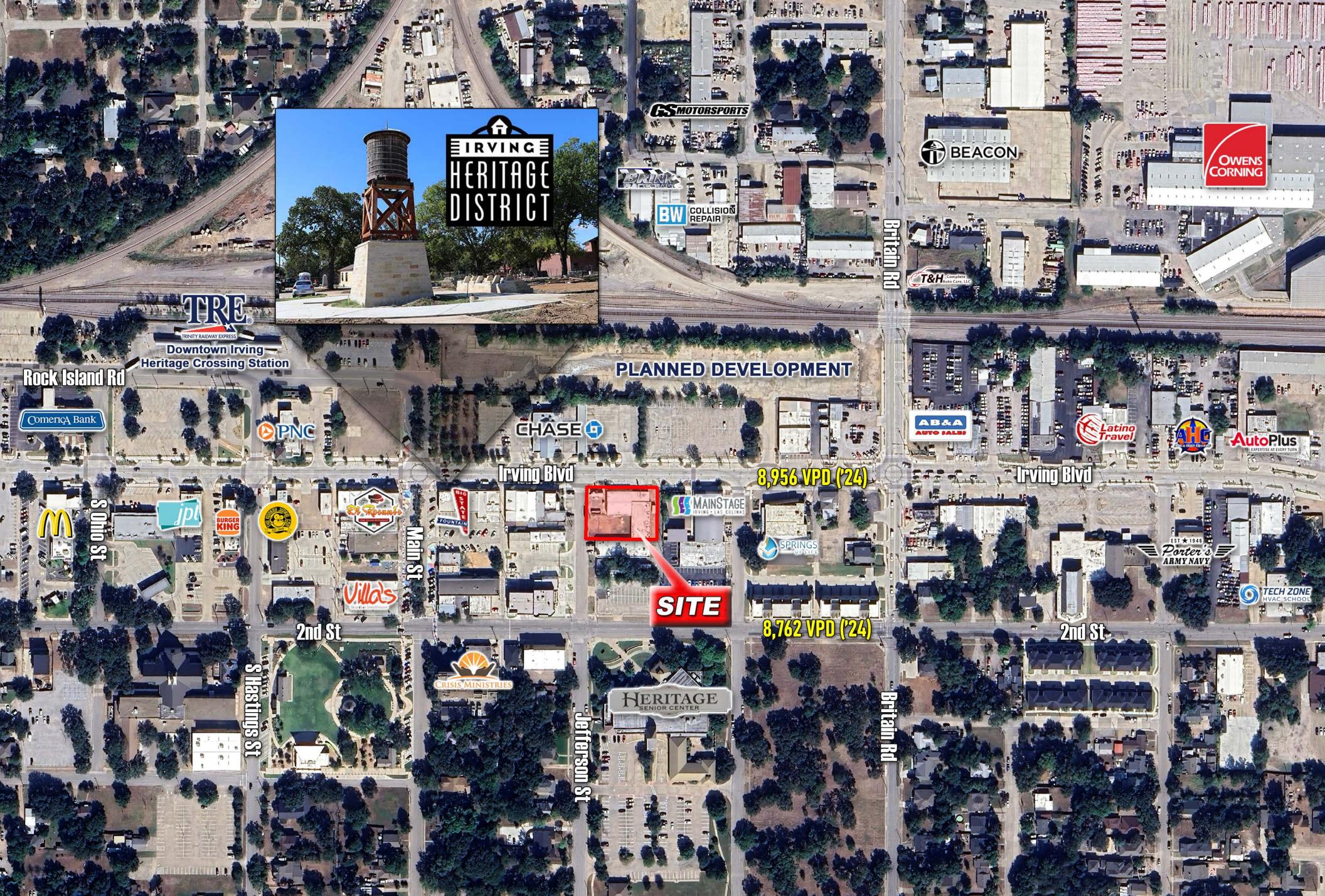
Frost Bank is a household name in Texas, consistently ranked among the state's top banks for customer satisfaction. Its branches are strategically located in high-visibility, high-traffic corridors to support both retail and business banking activity.



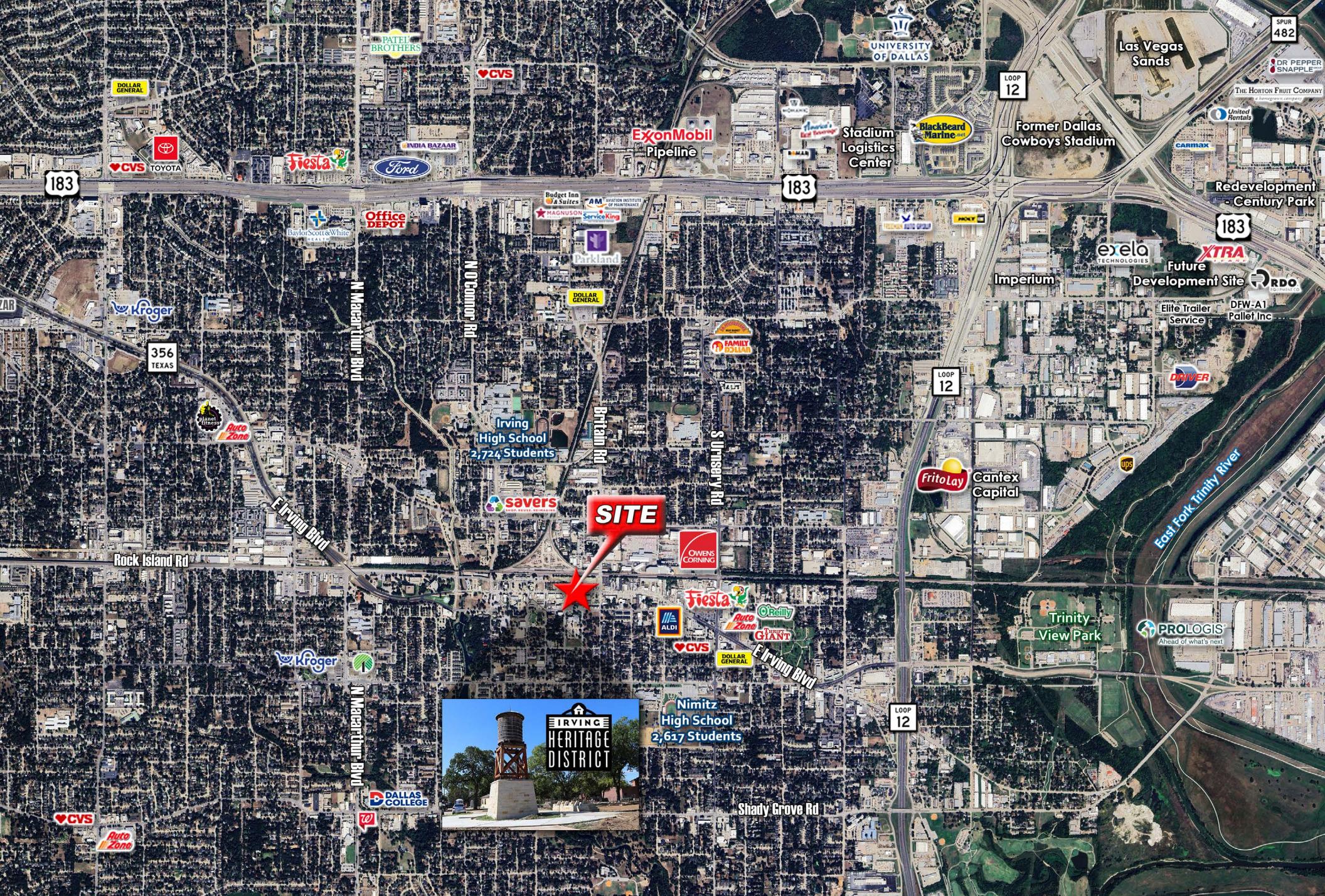
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MARKET OVERVIEW - DFW METROPLEX

The Dallas-Fort Worth Metroplex, also known as the DFW Metroplex, is a bustling region in North Texas that includes 13 counties and more than 200 cities. The DFW Metroplex is the largest urban agglomeration in Texas and the fourth largest in the United States spanning an area of 9,286 square miles with a population of almost 8 million people.

- Dallas-Fort Worth was the 3rd fastest growing US metro in 2024.
- DFW boasts the fourth-largest concentration of Fortune 500 companies in the U.S.
- If the Metroplex were a country, its economy would be the 20th largest in the world.
- DFW is ranked 36th best metropolitan area for STEM professionals.
- The region's innovation economy is attracting high-growth startups and corporate innovation centers.
- The DFW Metroplex is home to several prestigious universities, including Southern Methodist University (SMU), the University of Texas at Dallas (UTD), and Texas Christian University (TCU).
- The Dallas Arts District is the largest urban arts district in the United States, spanning 19 city blocks, and is home to several museums, theaters, and performing arts venues.
- Sundance Square is a 35-block entertainment district in downtown Fort Worth with restaurants, bars, live music, and a variety of cultural events.
- Bishop Arts District is a trendy neighborhood in Dallas with independent boutiques, art galleries, and restaurants.
- The DFW Metroplex is home to several professional sports teams, including the Dallas Cowboys (NFL), Dallas Mavericks (NBA), Dallas Stars (NHL), Texas Rangers (MLB), and FC Dallas (MLS).

DISTANCE FROM SITE:

- Las Colinas: ±6.5 miles
- Dallas Medical District: ±7 miles
- Dallas Love Field Airport: ±8 miles
- DFW International Airport: ±11 miles
- Downtown Dallas: ±12 miles
- American Airlines Center: ±11 miles
- AT&T Stadium: ±12.5 miles

POPULATION GROWTH:

Between 2023 and 2024, Dallas-Fort Worth-Arlington added approximately 178,000 residents, securing its position as the third largest-gaining metro area in the nation, according to the U.S. Census Bureau. Its estimated total population reached 8.34 million in 2024.

JOB GROWTH:

As of May 2025, the DFW-Arlington metro area saw non-farm employment increase by approximately 46,800 jobs over the past year, marking a 1.1% annual growth rate, aligning with national averages.

DFW Airport

97

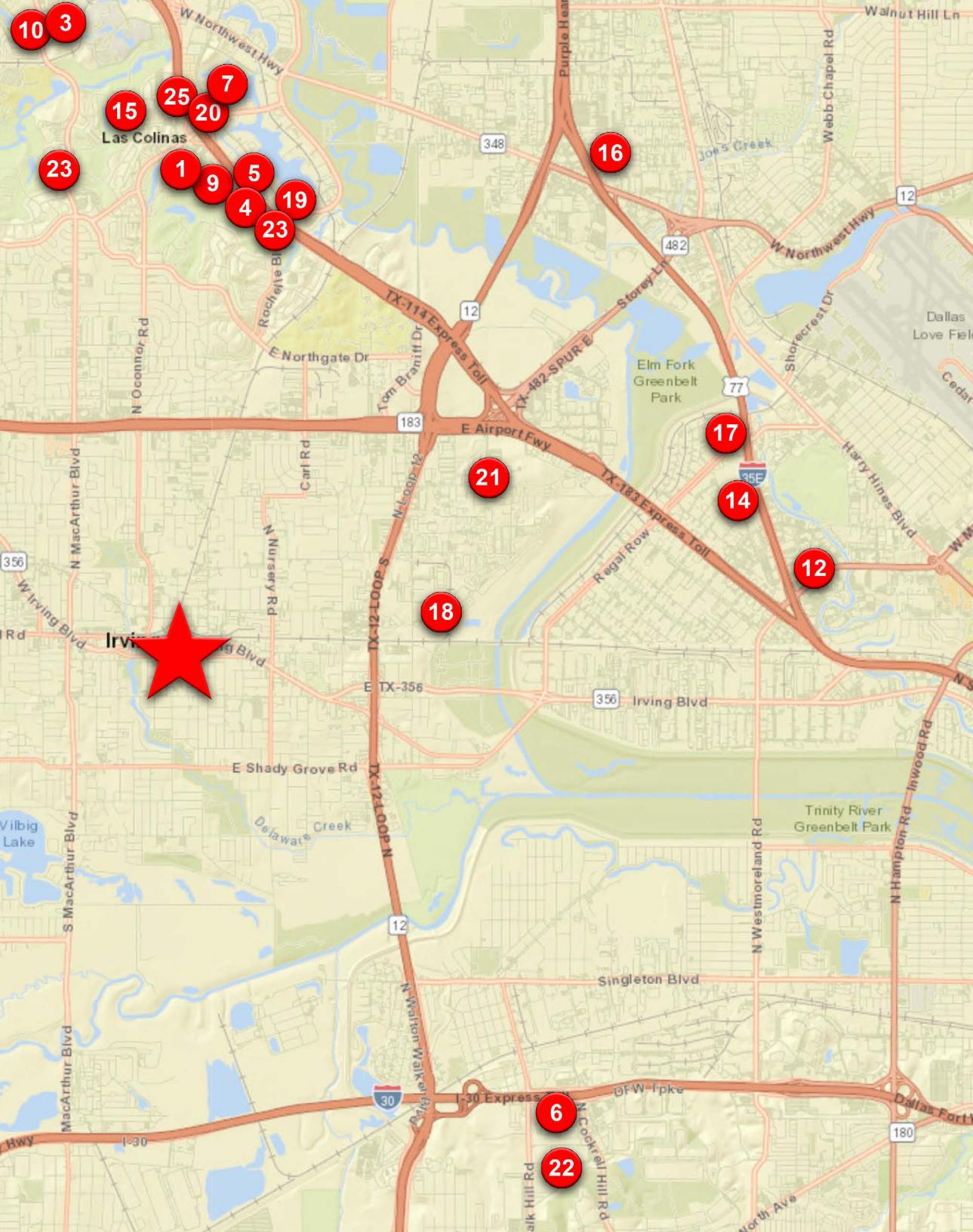
S Airfield Dr

W Airfield Dr
S Airfield Creek
W Walnut Hill Ln

8

Nearby Employers & Employee Counts

1. Associates Corp North America – 18,000
2. Driveline Merchandising Services – 8,137
3. Cplg LLC – 7,333
4. Forterra US Holdings LLC – 5,565
5. Martin Fletcher Associated Holdings / Allied Integrated Services – 5,050
6. Staff Force Inc – 4,971
7. ClubCorp USA / Invited Clubs – 4,284
8. Raptim International Travel Inc – 4,050
9. PDS Tech Commercial Inc – 3,000
10. Christus Health Gulf Coast / Christus Saint Catherine Hospital – 2,800
11. Anschutz Texas LP – Verizon Theatre at Grand Prairie – 2,603
12. Parkland Foundation / Parkland Health & Hospital System – 2,588
13. SQS USA Inc / Trissential – 2,100
14. Telvista Inc – 2,000
15. Kimberly-Clark Corporation – 1,997
16. Associated Building Services – Dallas – 1,554
17. Bristol Hotel & Resorts Inc – 1,224
18. Potter Concrete Houston Inc / Potter Supply – 1,200
19. JPI Lifestyle Apartment Communities LP – 1,199
20. Caterpillar Inc – 1,176
21. Banctec Inc – 1,139
22. Stitch Fix Inc – 1,120
23. Four Seasons Hotels Ltd / Four Seasons Resort & Club – 900
24. BRE Las Colinas LLC / Four Seasons Resort – 800
25. Celanese Acetate LLC – 800



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