



Warehouse/office For Lease

1551 Corporate Drive, Irving, TX 75308

Contact :

Cecilia Hampton

214.326.5903

Champton@kwcommercial.com

Property highlights:

Total Size: ± 169,715 SqFt

Available Size: ± 45,311 SqFt with HVAC

Lease Price: \$12/ SqFt +NNN

Office area: ± 2048 SqFt

Lease Price: \$15/ SqFt +NNN

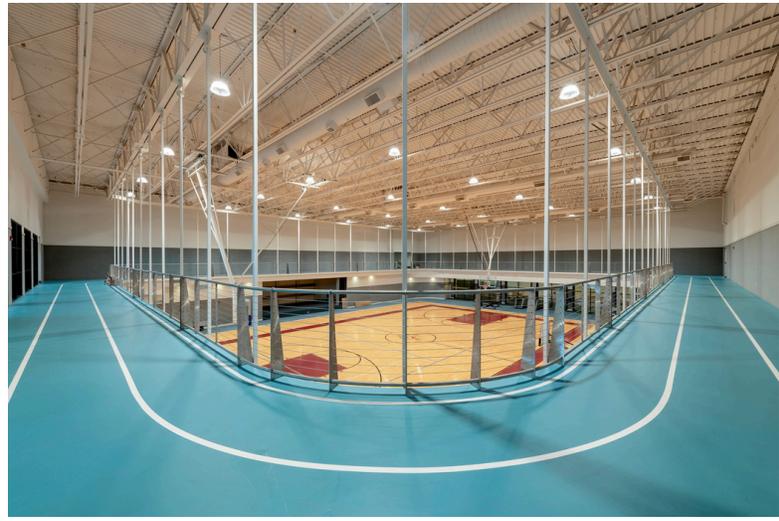
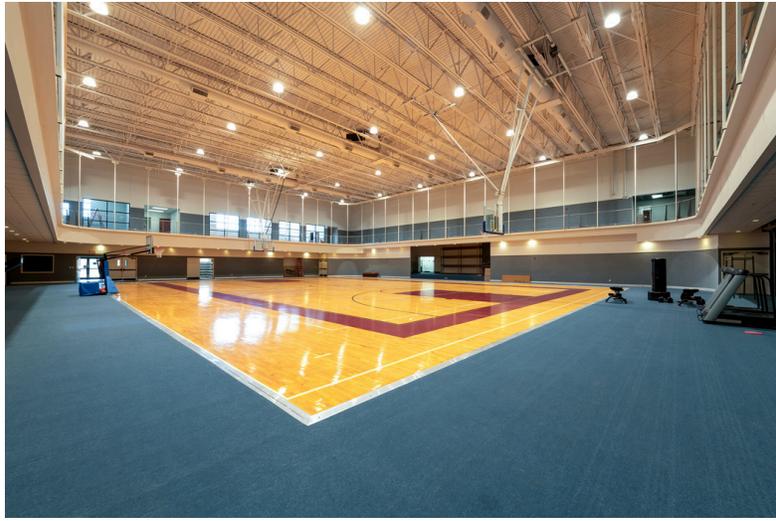
NNN: ±\$4.20/SqFt

Clear height: 22'-32'

Loading: 5 dock high doors

Parking: 450

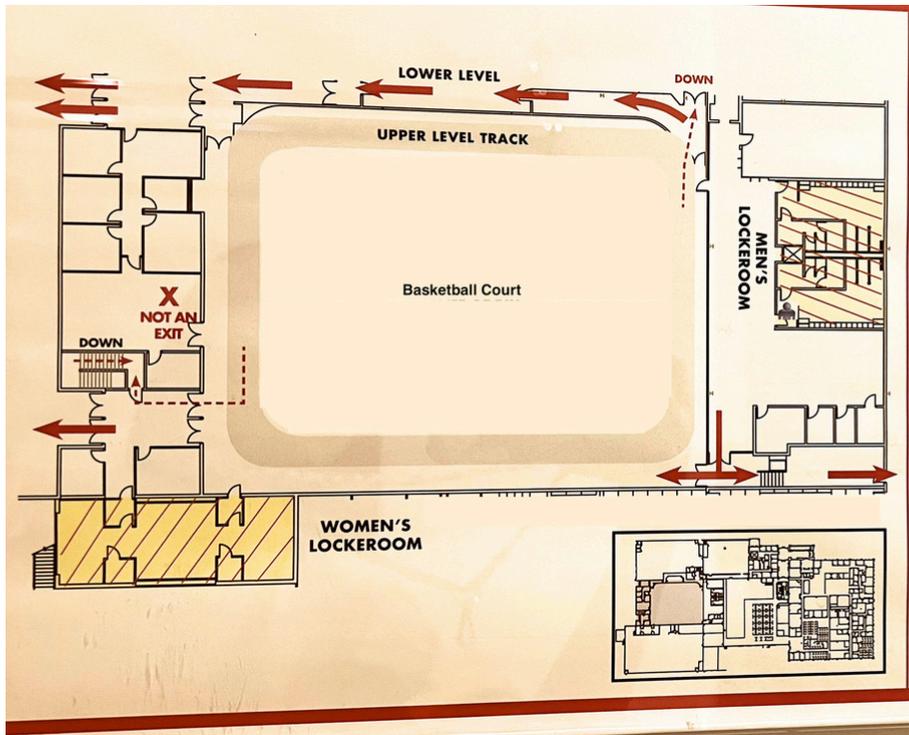




ceiling high: 32'
 path and studios: 2nd floor

- Basketball court: ± 12622.9 SqFt
- Women bath: ± 1113.87 SqFt
- Reception area: ± 171.36 SqFt
- single bathroom: ± 91.65 Sqft
- Office : ± 2048 SqFt
- Stage and back stage: ± 1604.50 Sqft
- Gym, Men bathroom/fit and gym offices: ± 4610.6 SqFt

Total ±22262.878 SqFt



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Basketball



Stage



Studio/ Class



Gym



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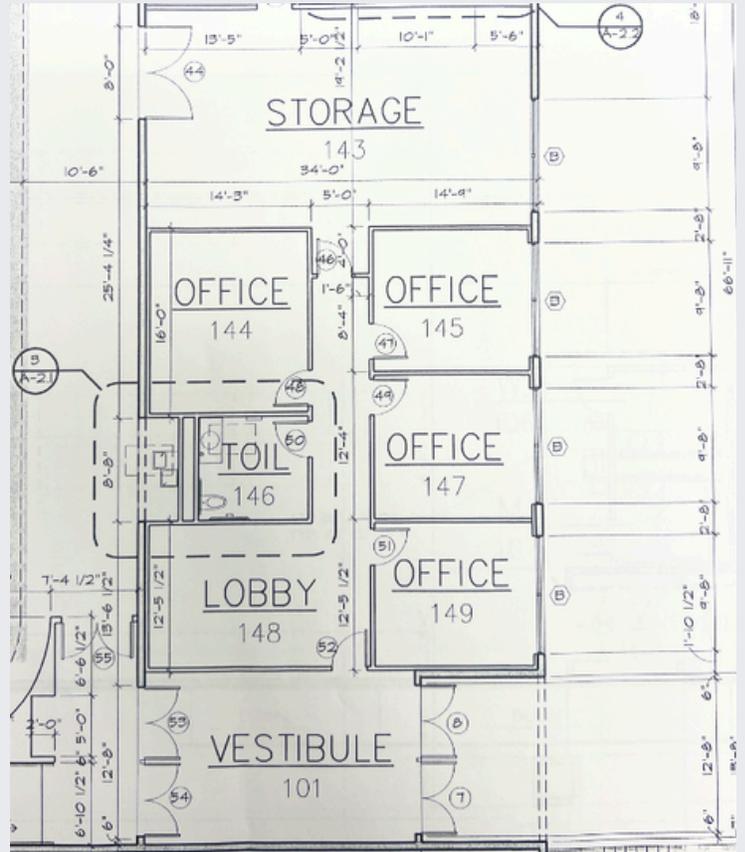
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Office: ± 2048 SqFt

- Office room: 4
- Storage: 1
- Lobby: 1



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Warehouse #1 HVAC ± 21000 SqFt

Ceiling : 22'

Office space: ±2887 SqFt

Office room: 4

Conference room: 1

breakroom: 1

bathroom

5 docks



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LOCATION HIGHLIGHTS

30 MINs to McKinney Airport



Demographics

Population	2 miles	5 miles	10 miles
2020 Population	38,585	216,226	891,935
2024 Population	37,521	217,934	903,088
2029 Population Projection	37,150	217,312	936,992
Annual Growth 2020-2024	-0.7%	0.2%	0.3%
Annual Growth 2024-2029	-0.2%	-0.1%	0.8%
Median Age	33.5	33.8	36
Bachelor's Degree or Higher	61%	46%	40%
U.S. Armed Forces	137	176	475

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FORTUNE 500 COMPANIES IN THE AREA

MCKESSON

FLUOR

Kimberly-Clark

DARLING
INGREDIENTS

VISTRA

FLOWSERVE

Nexstar
MEDIA GROUP, INC.

Builders
FirstSource

Other highly-regarded firms have significant offices

verizon

Microsoft

Humana.

CVSHealth.

Abbott

CHRISTUS
Health

T Mobile

AT&T

citi

COLLEGE FOOTBALL PLAYOFF

XFL

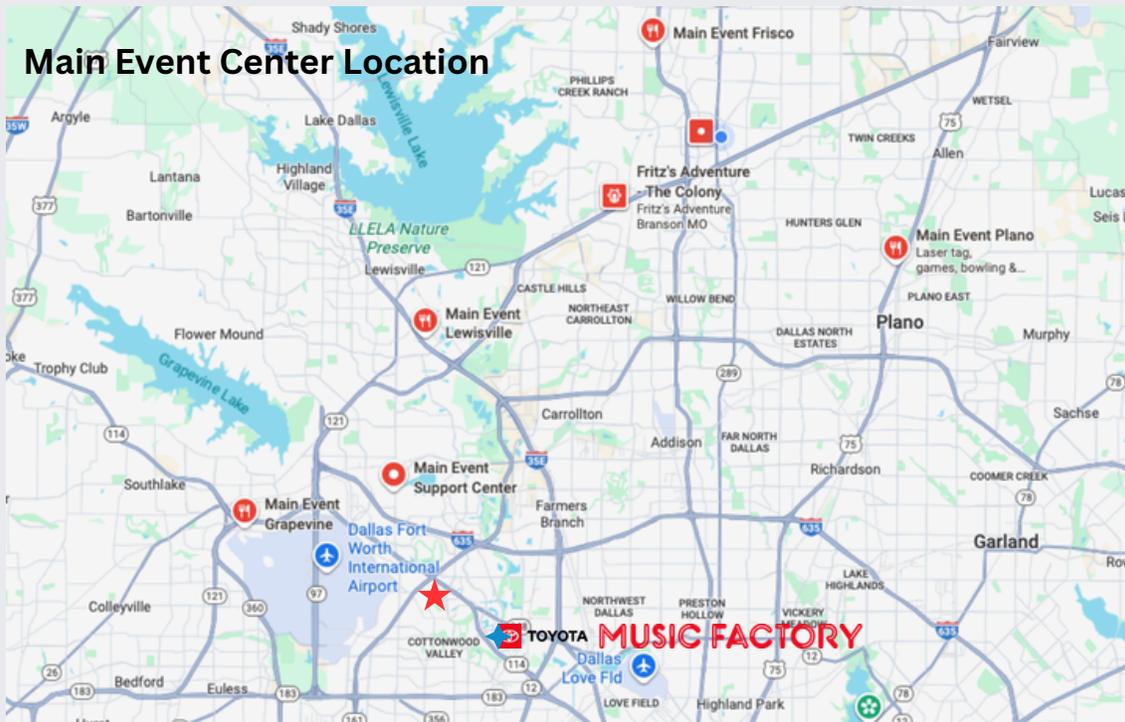
HOLLMAN
SINCE 1938

vizient.

Gartner.

Scouting
America

Main Event Center Location



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Access to 4.4 Million Workers in the Region

DFW Airport -Terminal F



- Geographic Center of College educated workforce in North Texas;
- 1.9 Million workers have a bachelor's degree or higher;
- + 152,598 Population fastest growing Region;
- #1 in the Country for 5 year job Growth

DFW Airport broke ground on its \$1.6 billion Terminal F project in late 2024, its sixth terminal and the first new construction of an entire terminal since 2005. A 400,000-square-foot concourse will greet flyers, and an additional 100,000 square feet of new check-in, security, and baggage claim facilities will support both Terminal E and F customers.

A new Skylink station will connect Terminal F to other airport facilities. Combined with other expansion efforts in Terminals A and C, DFW expects to deliver 24 new gates upon completion.



Toyota Music Factory

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Keller Williams Realty Allen Name of Sponsoring Broker (Licensed Individual or Business Entity)	490032-BB License No.	klrw246@kw.com Email	972-747-5100 Phone
Steve Roseberry Name of Designated Broker of Licensed Business Entity, if applicable	581846-B License No.	sroseberry@kw.com Email	972-747-5100 Phone
Sharon Cummings Name of Licensed Supervisor of Sales Agent/Associate, if applicable	464373-SA License No.	sharoncummings@kw.com Email	972-747-5100 Phone
Cecilia Hampton Name of Sales Agent/Associate	0628336-SA License No.	Ceciliahampton@kw.com Email	214-326-5903 Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

