44.12 acres For Sale

AT&T Irving Campus

LAS COLINAS

OFFERING MEMORANDUM

CBRE

The Offering

CBRE is pleased to present the exclusive offering of the ±44.12-acre AT&T Irving Campus, a generational infill redevelopment opportunity consisting of three (3) separately platted parcels located at the northeast corner of Las Colinas Blvd & Colwell Dr in Irving, Texas. This highly strategic site offers investors and developers the ability to acquire one of the largest contiguous land positions available within the prestigious Las Colinas / Irving submarket.

Positioned along Las Colinas Blvd a major north-south arterial with strong traffic counts and direct connectivity to the region's primary employment corridors, the Property benefits from exceptional visibility, accessibility, and surrounding fundamentals. The site is located just minutes from State Highway 114 and President George Bush Turnpike, providing seamless regional access to DFW International Airport, Las Colinas Urban Center and Downtown Dallas.

44.12 acres

Three (3) separately platted parcels

Prominent Frontage

along Las Colinas BLvd minutes away from DFW Airport

Flexible Zoning

and development potential (subject to municipal approval)

Flexible Uses

Ideal for mixed-use, office, or institutional redevelopment

INVESTMENT HIGHLIGHTS

Rare Infill Scale

±44.12 acres of contiguous land represents one of the last large-scale redevelopment opportunities in the Las Colinas corridor, where developable sites of this size are increasingly scarce.

Premier Location & Connectivity

The Property offers exceptional visibility along along both Colwell Dr. and Las Colinas Blvd. with immediate access to SH-114 and PGBT, providing seamless connectivity to DFW International Airport and the broader Metroplex.

Strong Demographics & Demand Drivers

Surrounded by affluent residential communities and major employment hubs, the site is positioned within a high-growth trade area supported by strong income levels and population trends.

Flexible Redevelopment Potential

The site's scale, existing infrastructure, and strategic location support a wide range of uses—including mixed-use, multifamily, corporate campus, or senior living—allowing for a phased, value-maximizing development approach.

Property Description

The properties and parcel of land are located off Colwell Blvd with additional access from W Royal Ln. The parcel is improved with apartments totaling 324 units, a reception building, a pool facility, a tennis/basketball court and some limited parking surrounding it.

FUTURE LAND USE:

- Corporate Campus Redevelopment — New or multi-tenant office/HQ use (by right)
- Mixed-Use Development — Office + high-density residential (enabled by the UB Overlay)
- Hotel/Conference Facility — Strong precedent in the immediate area
- Life Sciences or Medical Office — Consistent with C-O uses
- Educational Campus — Universities and private academies are by-right uses

ACREAGE	±44.12-acre over 3 Platted Parcels
BASE ZONING:	C-O (Commercial Office)
SUB DISTRICT:	Urban Business Overlay (UB) District
SCHOOL DISTRICT:	Irving ISD

PROPERTY OVERVIEW

6000 Las Colinas Blvd

A centrally located conference and training facility featuring large-format meeting spaces and breakout areas, serving as the core hub for corporate events and campus programming.

PROPERTY TYPE	Office
CLASS	B
BUILDING SF	148,140
PARCEL SIZE	22.00 AC
PARKING SPACES	736 (5.24 / 1000)
YEAR BUILT	1998

PROPERTY OVERVIEW

6301 Colwell Blvd

A dedicated amenity and support building featuring dining, recreation, and operational facilities that enhance the functionality and campus-style environment of the overall training center.

PROPERTY TYPE	Office
CLASS	A
BUILDING SF	137,548
PARCEL SIZE	8.16 AC
PARKING SPACES	335 (3.00 / 1000)
YEAR BUILT	1987
LAND (ACRES)	8.16

PROPERTY OVERVIEW

6201 Colwell Blvd

A dedicated lodging facility offering on-site accommodations and supporting amenities, designed to serve extended-stay corporate training programs and campus users.

PROPERTY TYPE	Training Hospitality
BUILDING SF	199,066
PARCEL SIZE	13.84 AC
YEAR BUILT	1988

Demographics

	1 Mile	5 Miles	10 Miles
2025 Population	13,560	266,355	1,000,711
2030 Population Projection	14,389	269,485	1,011,276
2025-2030 Population Growth Rate	1.19%	0.23%	0.21%
2025 Households	5,879	104,339	413,992
2030 Households Projection	6,181	106,667	424,390
2025-2030 Household Growth Rate	1.01%	0.44%	0.50%
2025 Average Household Income	$156,833	$120,323	$137,501
2030 Average Household Income	$170,468	$131,709	$150,148
2025 Population 25 and Over	9,993	178,196	693,020
HS and Associates Degrees	1,960	62,527	268,237
Bachelor's Degree or Higher	7,877	90,226	344,841
2025 Businesses	650	16,385	59,543
2025 Employees	10,853	236,197	762,272


3 Miles
Subject Site
MACARTHUR PARK
Kroger
HomeGoods
T·J·maxx
ROSS DRESS FOR LESS
GAP
RACK ROOM SHOES
Michaels
MATTRESS FIRM
Office DEPOT
Hallmark
GameStop
Tuesday Morning
Sleep Experts
THE HOME DEPOT
24 FITNESS
MATTRESS FIRM
Walmart
sam's club
BEST BUY
KOHL'S
PETSMART
Walgreens
FERGUSON
EL RANCHO
CVS pharmacy
planet fitness
BIG LOTS!
ACE
Walmart
THE HOME DEPOT
CVS pharmacy
FERGUSON
Office DEPOT
IMAX
LA|FITNESS
orangetheory FITNESS
ANYTIME FITNESS
WHOLE FOODS MARKET
pure barre
LA|FITNESS
CVS pharmacy
Walgreens
LAS COLINAS URBAN CENTER
Multiple Fortune 500 Companies
400 Corporate Headquarters
Irving Convention Center
Toyota Music Factory
URBAN CENTER
LAS COLINAS PLAZA
Tom Thumb
petco
Kroger
LA MICHOACANA MEAT MARKET
Walgreens
Aaron's
EL RANCHO
CVS pharmacy
Dallas/Fort Worth International Airport
Sam Houston Trail Park
Cottonwood Valley Golf Course
University of Dallas Students: 2,489
97,727 VPD 22
82,585 VPD 22
60,658 VPD 22
210,605 VPD 22
202,106 VPD 22
77,072 VPD 22
13,736 VPD 22
16,520 VPD 22
130,907 VPD 22
21,034 VPD 22
33,646 VPD 22
77,263 VPD 22
111,183 VPD 22
635
35E
114
348
12
PGBT TOLL
413267

Affiliated Business Disclosure

CBRE, Inc. ("CBRE") operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Investment Management, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property") and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. Some content was originally generated by GenAI and modified by the author. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

FOR SALE

AT&T Irving Campus

LAS COLINAS

Contact Us

Andy Letherman
Vice Chairman
+1 214 979 5613
andy.letherman@cbre.com

David Glasscock
Senior Vice President
+1 214 979 6321
david glasscock@cbre.com

Arien Ramsire
Vice President
+1 214 979 6182
arien.ramsire@cbre.com