

3350 REGENT BLVD

Offering Memorandum

IRVING, TX



HOLINER HOLDINGS
Commercial Real Estate Services

3350 REGENT BLVD, IRVING, TX



ADDRESS: 3550 Regent Blvd, Irving, TX

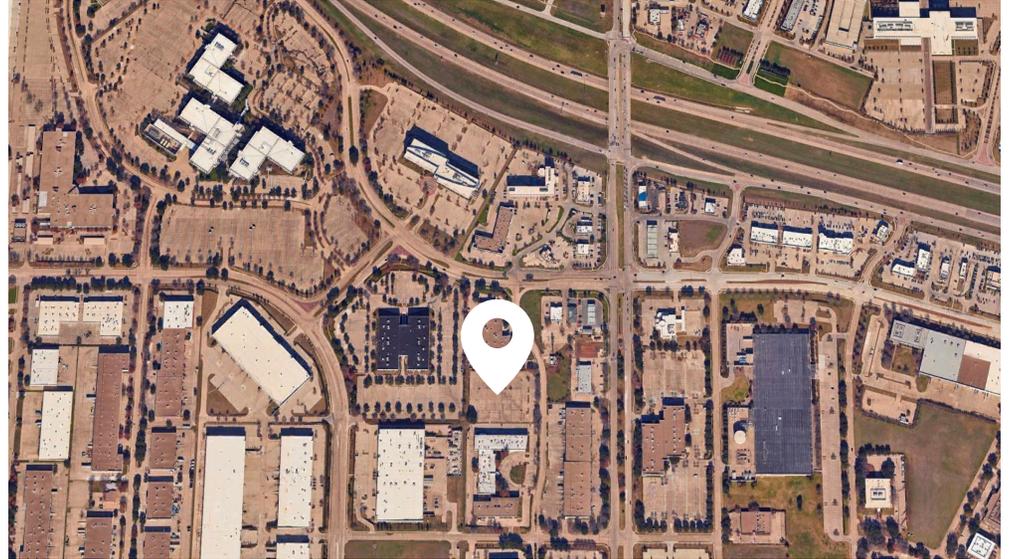
LAND SIZE: 1.445 acres // 62,944 sf

ZONING: Neighborhood Commercial (C-N)

UTILITIES: Available to the site (see plans pg.3)

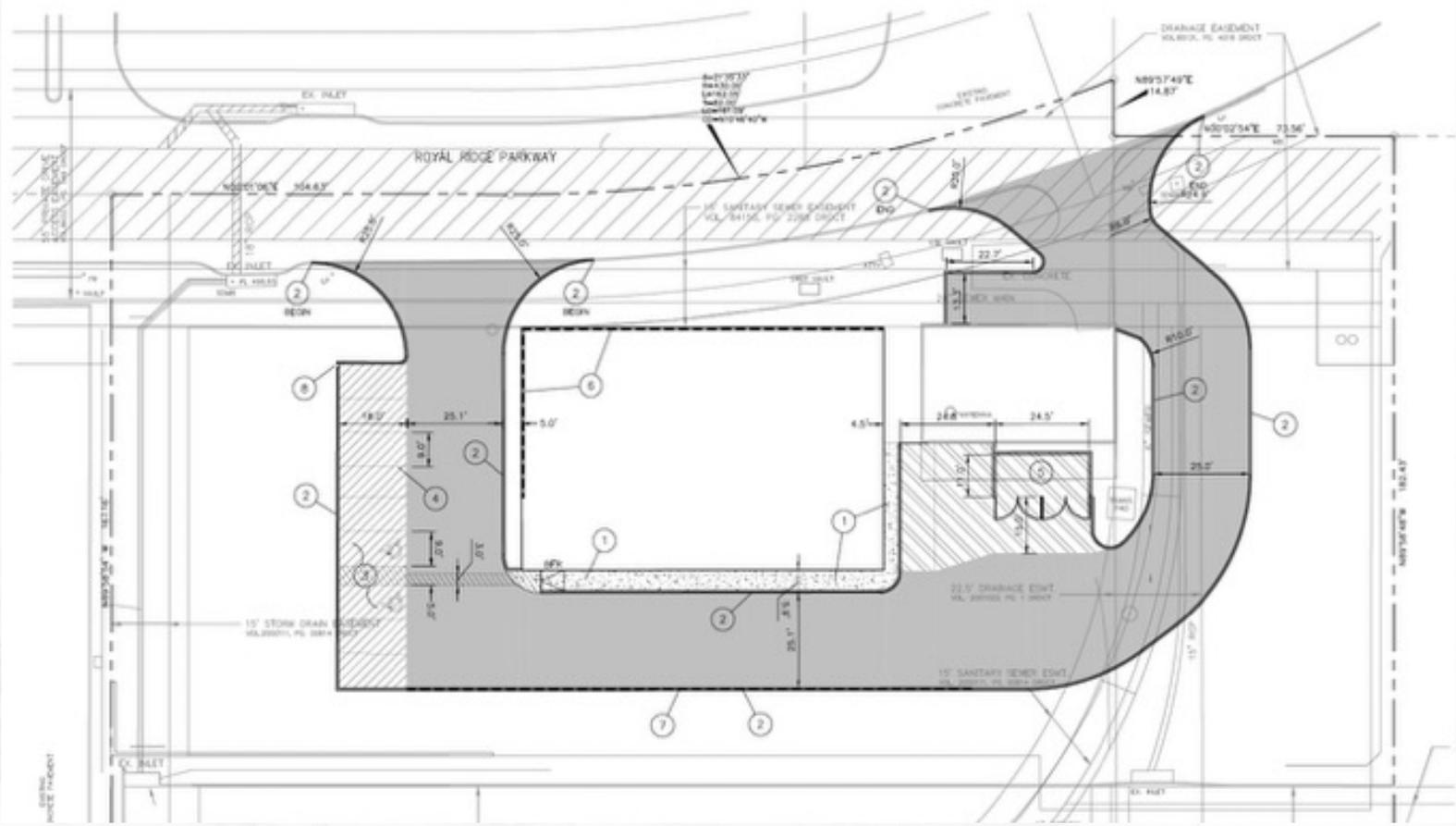
FLOOD: None per FEMA

MARKET & LOCATION INSIGHTS



Radius	Population	Households	Avg. HH Income
1 Mile	4,231	1,530	\$142,638
3 Miles	56,514	21,886	\$131,230
5 Miles	182,027	75,450	\$116,692

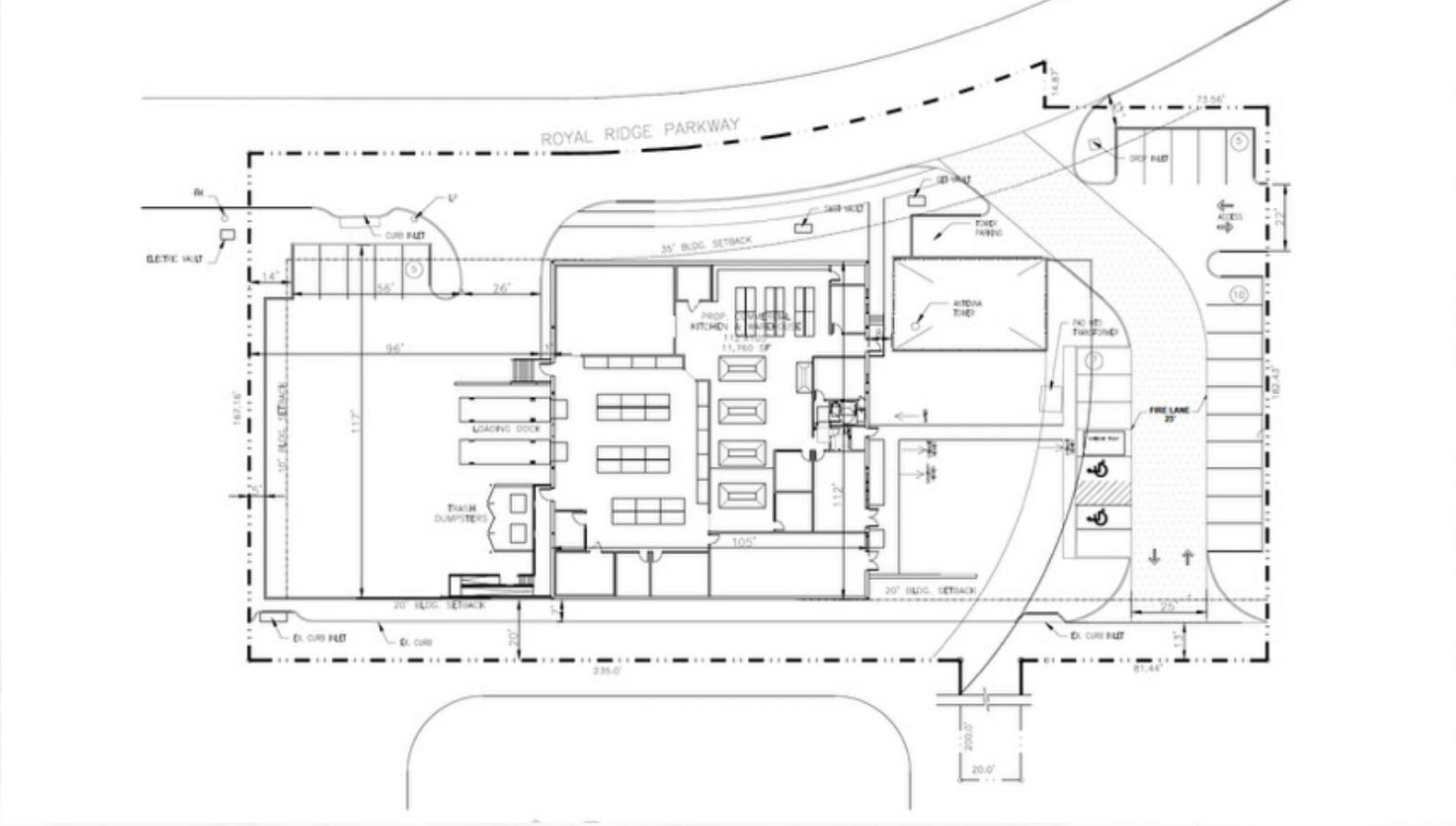
SUGGESTED BUILDING PLANS



6,000 SF retail strip rendering for builder. Not to be built by seller. \$32 – \$35 / SF + NNN if leased

Address	City	SF	Rent / SF
3601 Regent Blvd	Irving	1,800	\$30
3341 Regent Blvd	Irving	2,714	\$30
10045 N MacArthur Blvd	Irving	2,500	\$45

SUGGESTED BUILDING PLANS



11,000 SF retail strip rendering for builder. Not to be built by seller. \$30 – \$34 / SF + NNN if leased

Address	City	SF	Rent / SF
7600 N MacArthur Blvd	Irving	2,700	\$29
6350 N MacArthur Blvd	Irving	2,200	\$33
320 W Las Colinas Blvd	Irving	1,800	\$36



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