

VALUE-ADD
INVESTMENT



2520 W IRVING BLVD

 Irving, TX 75061

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76,900 SF
TOTAL SQ FT



3.45 AC
LOT SIZE



1959 / 2008
YEAR BUILT



\$83,096
NOI



\$5,255,500 (\$70/SF)
PRICE

INVESTMENT OVERVIEW

- Professional Office Building w/ Strong Visibility & Contemporary Glass Façade
- Ideal for Owner-Users or Investors Seeking a Distressed Asset w/ Upside
- Gross Leases (No Additional Electric Charges)
- Flexible Floor Plans to Accommodate Any Size Tenant
- 1st Floor, Class A Build-out (Former Texas Work Force Solutions) Vacating Dec 2025
- May Utilize Pad Adjacent to Jack in the Box for QSR

AREA RETAILERS



TRAFFIC COUNTS



IRVING BLVD
STORY RD

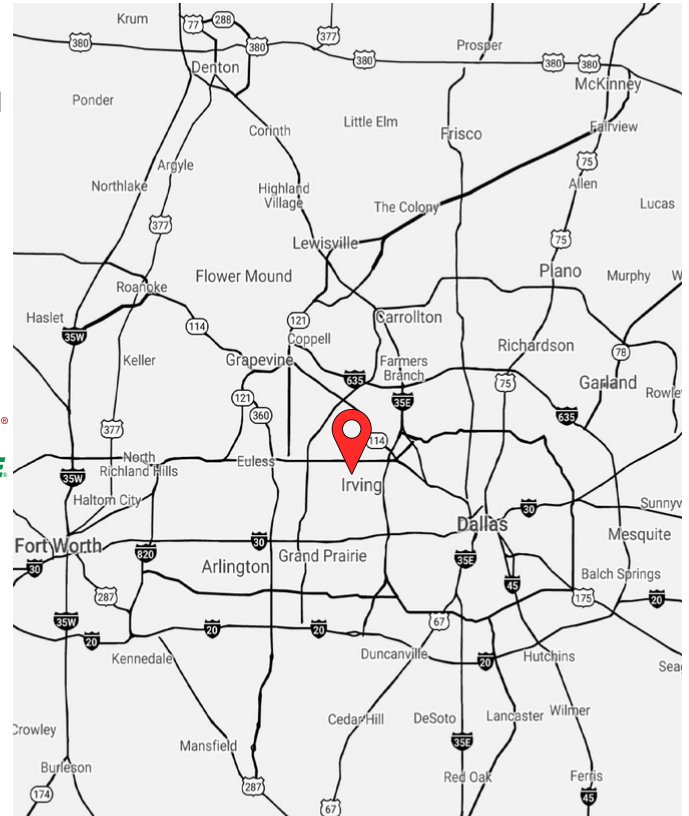
18,996 PVD ('25)

20,881 VPD ('25)

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	17,151	150,916	213,994
Average HH Inc	\$83,140	\$76,676	\$84,146
Households	5,451	51,592	78,691

**2024 CoStar Estimates*



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183
TEXAS



186,693 VPD (#24)



183
TEXAS



18,996 PVD (#25)

SITE

STORY RD

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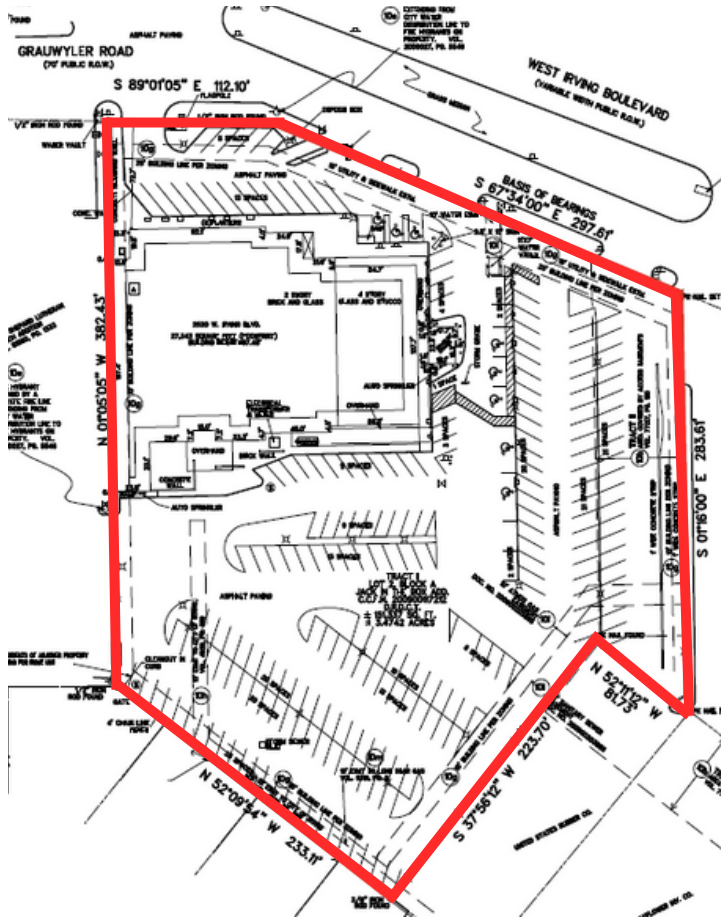
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SURVEY



RENT ROLL

Tenant	Bldg	Suite	GLA	%	Gross Rent/Mth	Gross Rent/Yr	\$/SF/Yr	Lease Type	Lease Start	Lease End	Renewal Options
vacant	Tower	100	13,929	18.55%	-	-	-	-	-	-	-
vacant	Tower	200	2,509	3.34%	-	-	-	-	-	-	-
Iglesia Andres Church	Tower	202-204	1,516	2.02%	4,000.00	48,000.00	12.33	Gross	08/01/25	08/01/27	
Iglesia Andres Church	Tower	202-204	1,225	1.63%	-	-	-	Gross			
Iglesia Andres Church	Tower	202-204	1,153	1.54%	-	-	-	Gross			
Progrite Systems Inc	Tower	205	920	1.23%	1,000.00	12,000.00	13.04	Gross	01/01/25	12/01/25	
Honduras Consulate	Tower	300	7,935	10.57%	8,190.00	98,280.00	12.39	Gross	03/01/24	02/01/28	
vacant	Tower	400	5,078	6.76%	-	-	-	-	-	-	-
vacant	Tower	402	550	0.73%	-	-	-	-	-	-	-
vacant	Tower	404	1,817	2.42%	-	-	-	-	-	-	-
Amigo Food mart	BofA	120	2,362	3.15%	2,400.00	28,800.00	12.19		02/01/25	02/01/27	2 Options (3 yr + 5 Yr)
Gift shop/Botique	BofA	122-124	757	1.01%	1,450.00	17,400.00	22.99	Gross	04/02/25	03/01/27	
Deli - Mi-Tienda	BofA	125	394	0.52%	750.00	9,000.00	22.84	Gross	03/01/24	02/01/28	
Samantha's Flowers	BofA	130-135	698	0.93%	1,200.00	14,400.00	20.63	Gross	08/01/24	07/01/27	
vacant	BofA	140	497	0.66%	-	-	-	-	-	-	-
Gift shop/Boutique	BofA	145	195	0.26%	500.00	6,000.00	30.77	Gross	08/01/25	07/01/27	
Long Life Services Inc	BofA	150	193	0.26%	700.00	8,400.00	43.52	Gross	12/01/24	12/01/25	
vacant	BofA	155	338	0.45%	-	-	-	-	-	-	-
Fruteria	BofA	160	863		1,500.00	18,000.00	20.86	Gross			
Amigo Event Hall	BofA	165	3,611		4,500.00	54,000.00	14.95	Gross	09/01/25	08/01/27	
vacant	BofA	170	1,109		-	-	-	-	-	-	-
vacant	BofA	180	1,011	1.35%	-	-	-	-	-	-	-
vacant	BofA	185	548		-	-	-	-	-	-	-
vacant	BofA	190	307		-	-	-	-	-	-	-
vacant	BofA	220	4,439		-	-	-	-	-	-	-
vacant	BofA	230	1,022	1.36%	-	-	-	-	-	-	-
The Redeemed Christian Church	BofA	240	3,434		3,250.00	39,000.00	11.36	Gross	04/01/2022	03/01/27	
EBENEZER	BofA	B10	5,337		3,700.00	44,400.00	8.32	Gross	03/01/2023	02/01/28	
The Luxury Samantha LLC	BofA	B35	408		450.00	5,400.00	13.24	Gross	04/01/2024	03/01/27	
Mexican Food Truck	Parking	Parking			2,400.00	28,800.00					
Vacant			10,925	14.55%							
TOTAL			75,078		\$35,990.00	\$431,880.00					
Vacancy			44,077	58.71%							
Occupancy			31,001	41.29%							
Annual						\$431,880.00					



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.

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.

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 or subagent by the buyer or buyer's agent.

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.

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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

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Associate License No. Email Phone

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Buyer/Tenant/Seller/Landlord Initials Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov