



4961 North O'Connor Road

IRVING, TX 75062

Marcus & Millichap

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4961 NORTH O'CONNOR ROAD

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SECTION 1



INVESTMENT SUMMARY

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OFFERING SUMMARY

4961 NORTH O'CONNOR ROAD



Listing Price
\$2,375,000



Pro Forma Cap Rate
8.75%



Pro Forma NOI
\$207,850

FINANCIAL

Listing Price	\$2,375,000
Pro Forma NOI	\$207,850
Pro Forma Cap Rate	8.75%
Price/SF	\$285.66

OPERATIONAL

Approximate Rentable SF	8,314 SF
Class	B
Zoning	CO - Dallas
Lot Size	1.16 Acres
Year Built	1987



OFFERING SUMMARY

4961 NORTH O'CONNOR ROAD

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present the opportunity to acquire a vacant 8,314-square-foot institutional building located at 4961 N. O'Connor Road in the Las Colinas submarket of Irving, Texas. The property is currently configured as a Montessori school and offers a compelling owner-user opportunity, with the flexibility to continue its educational use or reposition the asset for medical office occupancy.

The property benefits from strong healthcare adjacency, with proximity to Medical City Las Colinas and Baylor Scott & White Medical Center, reinforcing its placement within an established and growing medical corridor. This proximity supports patient accessibility, physician referrals, and long-term viability for outpatient and specialty medical users should the property be converted.

Strategically positioned between Dallas/Fort Worth International Airport and Dallas Love Field Airport, the asset offers exceptional regional accessibility. The property also benefits from convenient access to Interstate 35E, State Highway 114, and the 183 TEXpress, providing efficient connectivity throughout Las Colinas, Irving, Dallas, and the broader DFW Metroplex.

With its vacant status and adaptable footprint, the building is well suited for an owner-user seeking immediate occupancy, whether as an educational facility or a converted medical office. The property offers a unique opportunity to establish a long-term presence in a centrally located and highly accessible Las Colinas submarket.



HIGHLIGHTS

- Vacant 8,314-Square-Foot Institutional Building Offering Immediate Occupancy
- Currently Configured as a Montessori School with Owner-User Flexibility
- Potential for Medical Office Conversion for Owner-User or Outpatient Use
- Proximity to Medical City Las Colinas and Baylor Scott & White Medical Center
- Strategically Located Between DFW International Airport and Dallas Love Field
- Excellent Access to Interstate 35E, State Highway 114, and 183 TEXpress
- Centrally Located Las Colinas Submarket with Strong Demographic and Employment Base
- Flexible Layout Suitable for Educational, Medical, or Specialized Institutional Use



SECTION 2

PROPERTY INFORMATION

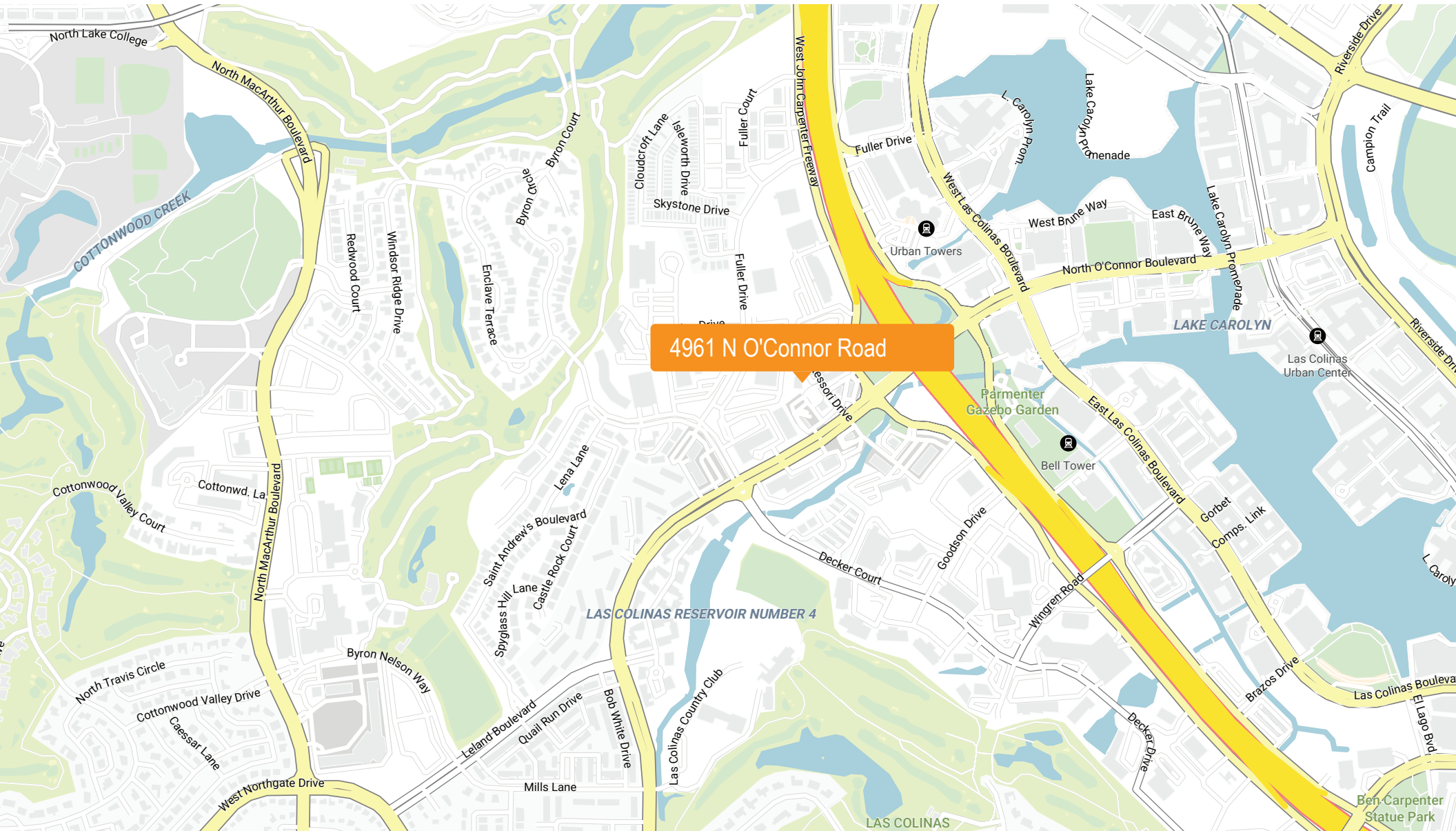
Locations Maps
Property Photo

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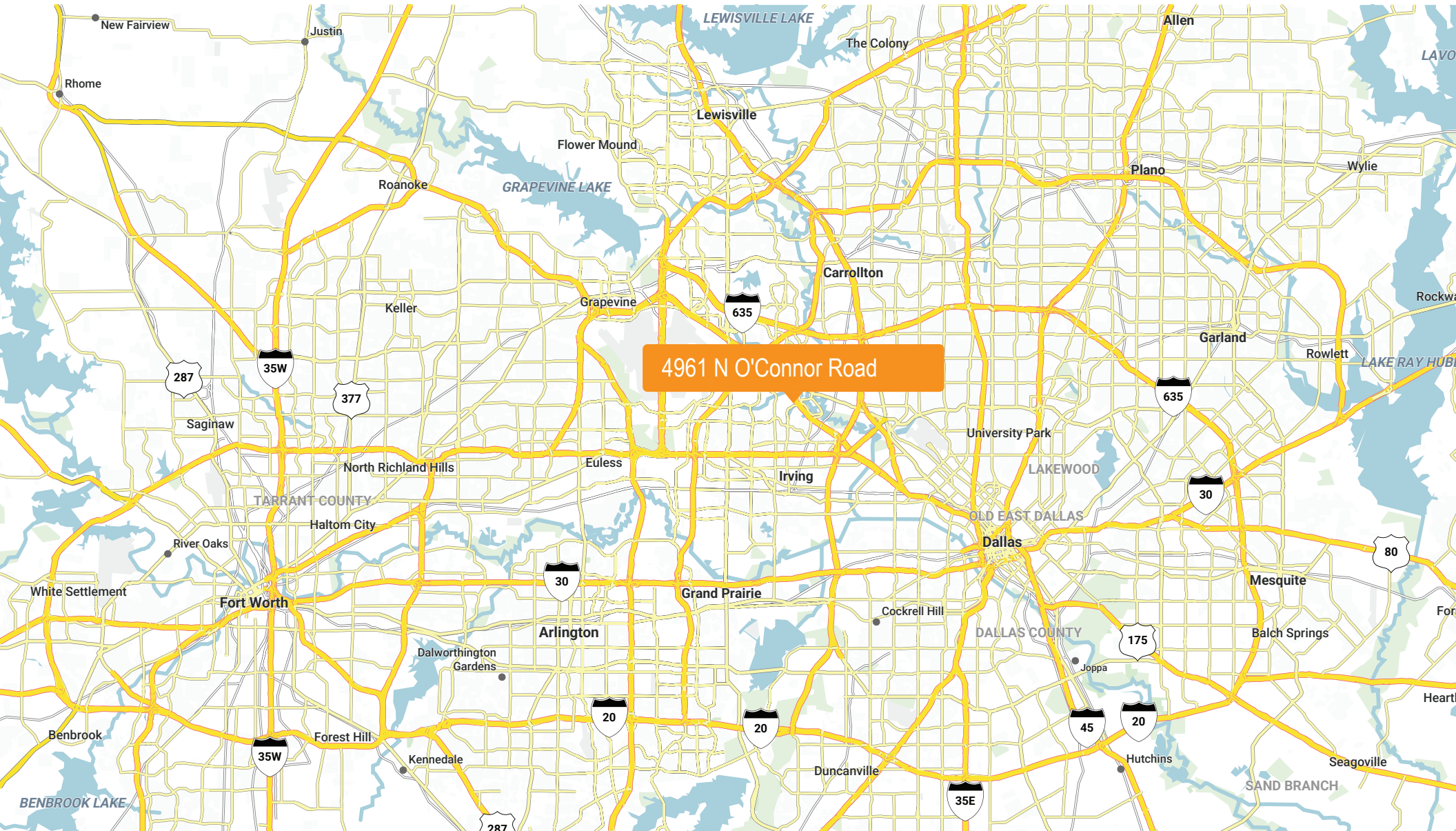
LOCAL

4961 NORTH O'CONNOR ROAD



REGIONAL

4961 NORTH O'CONNOR ROAD



RETAIL

4961 NORTH O'CONNOR ROAD



PROPERTY PHOTO

4961 NORTH O'CONNOR ROAD





SECTION 4

FINANCIAL ANALYSIS

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FINANCIAL ANALYSIS

4961 NORTH O'CONNOR ROAD

THE OFFERING

Price	\$2,375,000
Pro Forma Capitalization Rate	8.75%
Price/SF	\$285.66

PROPERTY DESCRIPTION

Year Built/Renovated	1987
Gross Leasable Area	8,314 SF
Type of Ownership	Fee Simple
Lot Size	1.16 Acres

LEASE SUMMARY

Tenant	Pro Forma
Lease Type	Triple Net (NNN)
Landlord Responsibility	None
Tenant Responsibility	All

RENT SCHEDULE

YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current - Vacant	\$0	\$0	\$0.00	0.00%
Pro Forma	\$207,850	\$17,321	\$25.00	8.75%

FINANCIAL ANALYSIS

4961 NORTH O'CONNOR ROAD

OPERATING INFORMATION	
Pro Forma Net Operating Income	\$207,850
Rent/SF	\$25.00 /SF/YR
Gross Leasable Area	8,314 SF

LEASE SUMMARY	
Tenant:	Pro Forma
Lease Type:	Triple Net (NNN)
Pro Forma Rent:	\$25.00 /SF/YR \$2.08 /SF/Month \$207,850 Annual Rent



SECTION 5

04



MARKET OVERVIEW

Irving, TX
Demographics

Marcus & Millichap



IRVING, TX

LOCATION OVERVIEW

Located in the heart of the Dallas-Fort Worth Metroplex, Irving is a globally connected city recognized for its thriving business community, diverse population, and high quality of life. With a population exceeding 250,000 residents, Irving is the twelfth most populous city in Texas and home to more than 15 Fortune 500 companies, including ExxonMobil, Kimberly-Clark, and Fluor Corporation. The city's Las Colinas district serves as a prominent corporate and financial hub, attracting global headquarters and major employers in technology, logistics, professional services, and telecommunications. Strategically located just 10 minutes from both Dallas/Fort Worth International Airport and Dallas Love Field Airport, Irving offers unmatched connectivity through major highways and a state-of-the-art rail and public transit system.

Highly regarded for its world-class arts and cultural institutions, Irving is home to the Irving Arts Center, Toyota Music Factory, and Irving Convention Center at Las Colinas, which maintains 100,000 square feet of meeting and exhibit space. A major entertainment complex, the Toyota Music Factory features an 8,000-seat music hall, amphitheater, and a variety of restaurants and retail venues. Meanwhile, the Irving Arts Center offers year-round symphonies, ballet, theater performances, and art exhibitions. Additionally, outdoor recreation opportunities are abundant with more than 80 city parks, including the scenic 13-mile Campion Trail, part of the regional 250-mile Trinity Trail system. Residents have access to six full-time recreation centers, four aquatic centers, and premium golf courses, all within the city's 67.9 square miles. Moreover, master-planned districts like Las Colinas, Valley Ranch, and Heritage Crossing offer a blend of retail, restaurants, and walkable community spaces. The city supports a highly educated workforce, with the University of Dallas and Dallas College North Lake Campus nearby.



HIGHLIGHTS

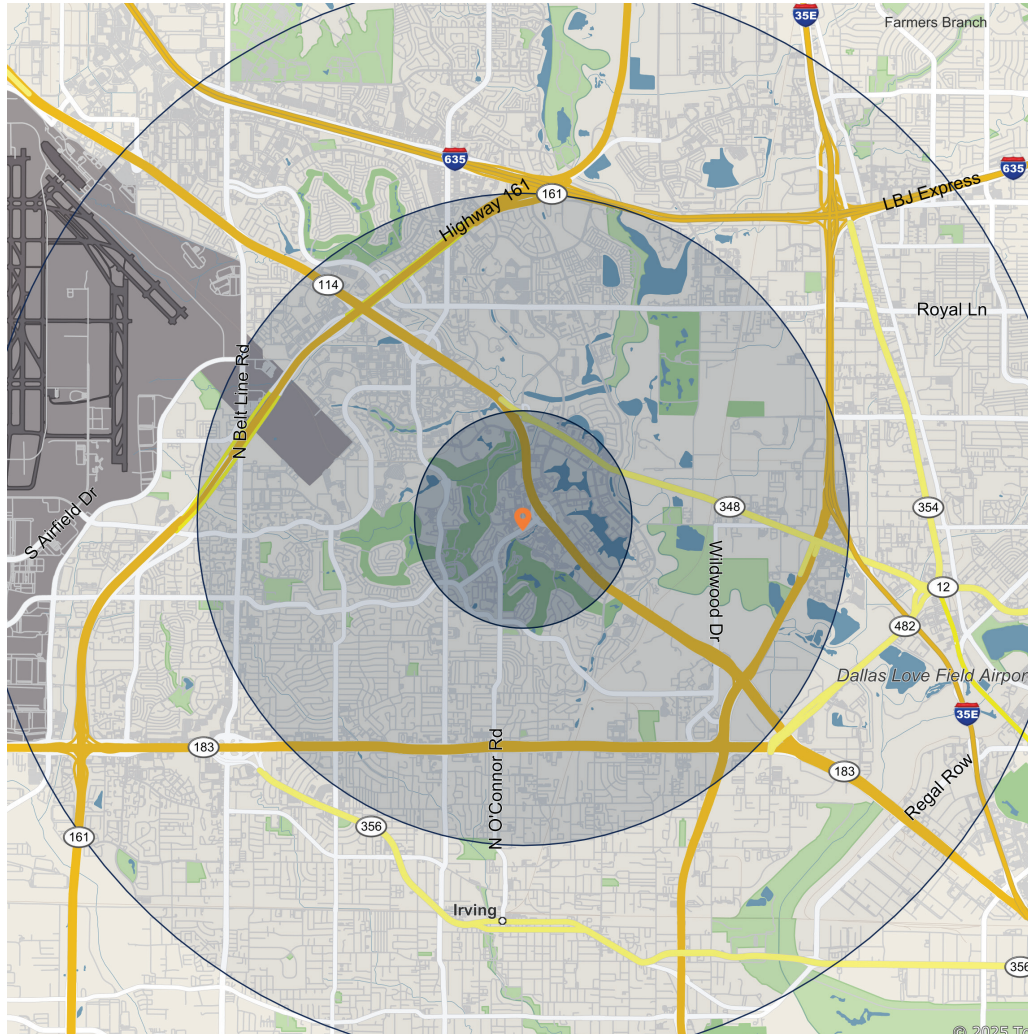
Corporate & Logistics Powerhouse: Home to more than 15 Fortune 500 companies and centrally located between DFW International Airport and Dallas Love Field.

Arts, Culture & Recreation: Features the Toyota Music Factory, Irving Arts Center, Irving Convention Center at Las Colinas, and over 1,800 acres of parkland including the Champion Trail.

Master-Planned Urban Growth: Includes Las Colinas and Valley Ranch districts, more than 100 shopping centers, over 500 restaurants, and nearby educational institutions.

DEMOGRAPHICS

4961 NORTH O'CONNOR ROAD



POPULATION

	1 Mile	3 Miles	5 Miles
2030 Projection	16,126	118,604	294,126
2025 Estimate	15,463	115,518	287,329
2020 Census	14,510	112,792	283,921
2010 Census	7,487	88,006	241,683

HOUSEHOLD INCOME

Average	\$131,248	\$103,344	\$97,929
Median	\$105,730	\$85,039	\$80,903
Per Capita	\$75,693	\$44,269	\$38,803

HOUSEHOLDS

2030 Projection	9,804	48,849	114,513
2025 Estimate	9,428	47,629	111,660
2020 Census	8,712	45,323	106,248
2010 Census	4,724	35,389	89,630

HOUSING

Median Home Value	\$453,531	\$312,626	\$317,763
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EMPLOYMENT

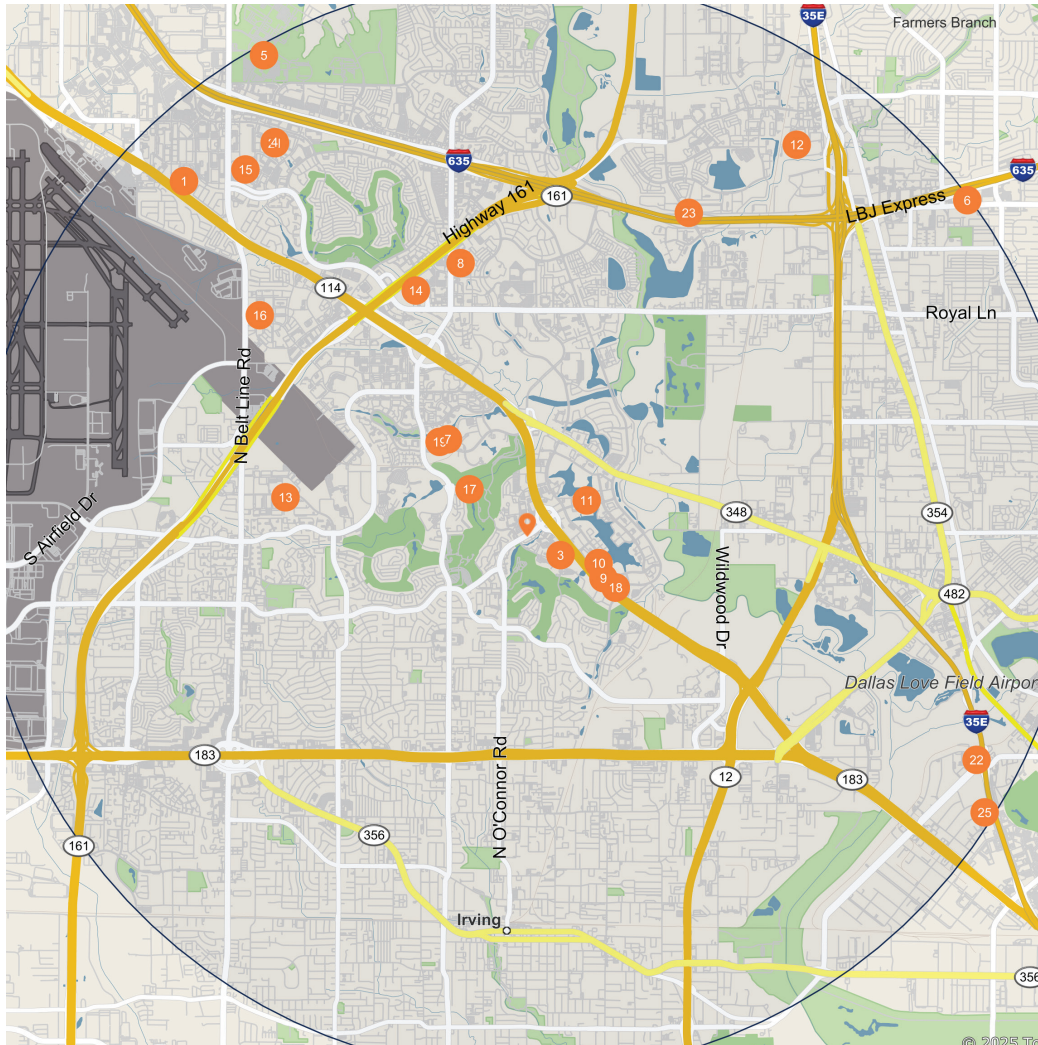
2025 Daytime Population	54,524	195,752	512,751
2025 Unemployment	1.80%	2.55%	2.91%
Average Time Traveled (Minutes)	22	25	26

EDUCATIONAL ATTAINMENT

High School Graduate (12)	0.08%	1.32%	1.90%
Some College (13-15)	7.28%	20.89%	23.37%
Associate Degree Only	12.34%	10.35%	10.43%
Bachelor's Degree Only	6.80%	6.72%	5.94%
Graduate Degree	66.31%	45.62%	37.86%

DEMOGRAPHICS

4961 NORTH O'CONNOR ROAD



Major Employers

Employees

1	Michaels Funding Inc-	50,600
2	Michaels Holdings LLC-MICHAELS	50,000
3	Associates Corp North America-	18,000
4	Mongolian Concepts LLC-	17,000
5	Ambience Parent Inc-	7,692
6	Network Inc-	7,370
7	Cplg LLC-	7,333
8	Hercules Holding II-Las Colinas Medical Center	5,922
9	Forterra US Holdings LLC-	5,565
10	Martin Fitcher Assoc Hldngs In-Allied Integrated Services	5,031
11	Clubcorp Usa Inc-Invited Clubs	4,284
12	Spirit Aerosystems Inc-	4,203
13	Raptim International Trvl Inc-	4,050
14	Vistra Corporate Services Co-	4,000
15	Odyssey Healthcare Inc-	4,000
16	Universal Protection Svc LP-Allied Universal Security	3,200
17	Cattle Winddown Ltd-Cash Store	3,000
18	Pds Tech Commercial Inc-	3,000
19	Christus Health Gulf Coast-CHRISTUS HEALTH SYSTEM	2,800
20	Driveline Merchandising Svcs-	2,580
21	Inergroup-	2,500
22	Bristol Hotel & Resorts Inc-	2,389
23	Haggar Womens Wear Ltd-Haggar Clothing Co	2,200
24	Expleo Technology Usa Inc-Trissential	2,100
25	Telvista Inc-	2,000

MMCC

MARCUS & MILLICHAP CAPITAL CORPORATION

Founded in 1995 to offer clients a wide array of commercial real estate financing options, Marcus & Millichap Capital Corporation (MMCC) is now one of the top financial intermediaries in the industry. We combine a highly experienced team of financial experts with a premier pool of domestic lenders. Our cumulative years of experience negotiating and structuring debt and equity transactions provide the foundation for guiding our clients through the often-complex loan closing process. We are dedicated to understanding each client's capital needs, to tailoring solutions to fulfill their financial goals, and to simplifying the entire process.

WHY MMCC?

We provide the most competitive rates and terms, and we are committed to making financing as simple and easy as possible for investors.

Access to more capital
sources than any other firm
in the industry

National platform operating
within the firm's brokerage offices

\$11.9 Billion
total national volume in 2025

Closed
1,659
debt and equity financings in 2025

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