

4435 W JOHN CARPENTER FWY

LAS COLINAS, IRVING, TEXAS

FOUNDRY
COMMERCIAL

±1.9 ACRES, COMMERCIAL



THE OFFERING



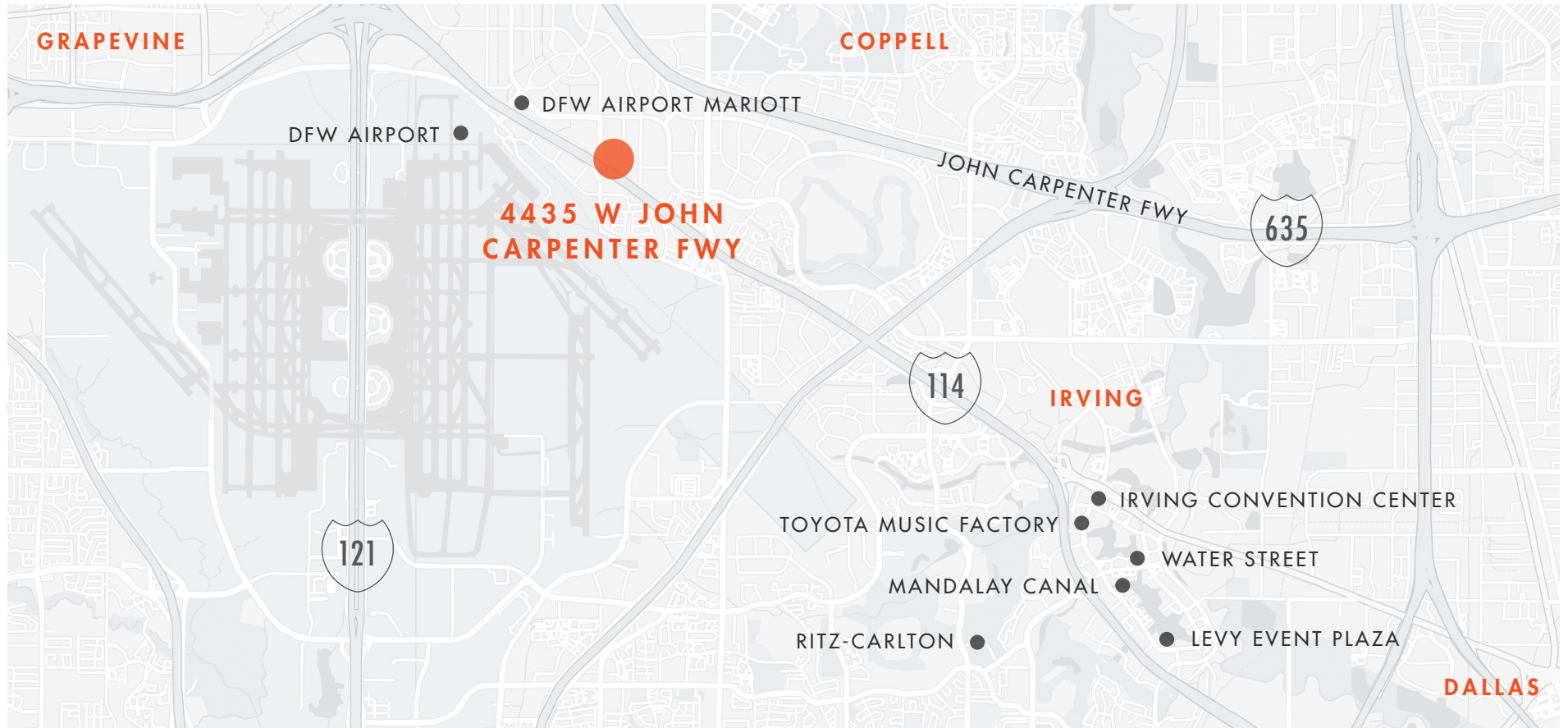
LAND OVERVIEW

Foundry Commercial invites you to review a high traffic land site that will allow a high variety of commercial uses under Commercial Corridor (SP-1) zoning. With hundreds of thousands of vehicles passing the site each day, this site holds immense potential for the right buyer.

PROPERTY DETAILS

LOCATION	4435 W John Carpenter Fwy, Irving, TX
SITE SIZE	1.9 acres
PUBLIC STREET FRONTAGE	±572 feet on John Carpenter Fwy
CURRENT ZONING	Commercial Corridor
UTILITIES	Available to site
TOPOGRAPHY	Level
VEHICLE TRAFFIC	±120,000 vehicles per day

LOCATION MAP



SHOPPING

MacArthur Crossing
MacArthur Marketplace
Las Colinas Village

ENTERTAINMENT

Toyota Music Factory
Levy Event Plaza
Mandalay Canal
Irving Convention Center
Water Street

TRAVEL

DFW International Airport - 6 Minutes Away
John Carpenter Freeway
Dallas/Fort Worth Airport Marriott
Love Field Airport

SITE SURVEY



12 PARKING INFORMATION

- 340 STANDARD PARKING SPACES
- 8 HANDICAP PARKING SPACES
- 349 TOTAL PARKING SPACES

13 LAND AREA

8.3670 ACRES
465,090 SQUARE FEET

14 BUILDING AREA

- BUILDING 1
27,821 SQ. FT.
 - BUILDING 2
10,192 SQ. FT.
 - BUILDING 3
10,882 SQ. FT.
 - BUILDING 4
10,682 SQ. FT.
- (SEE NOTE #1)

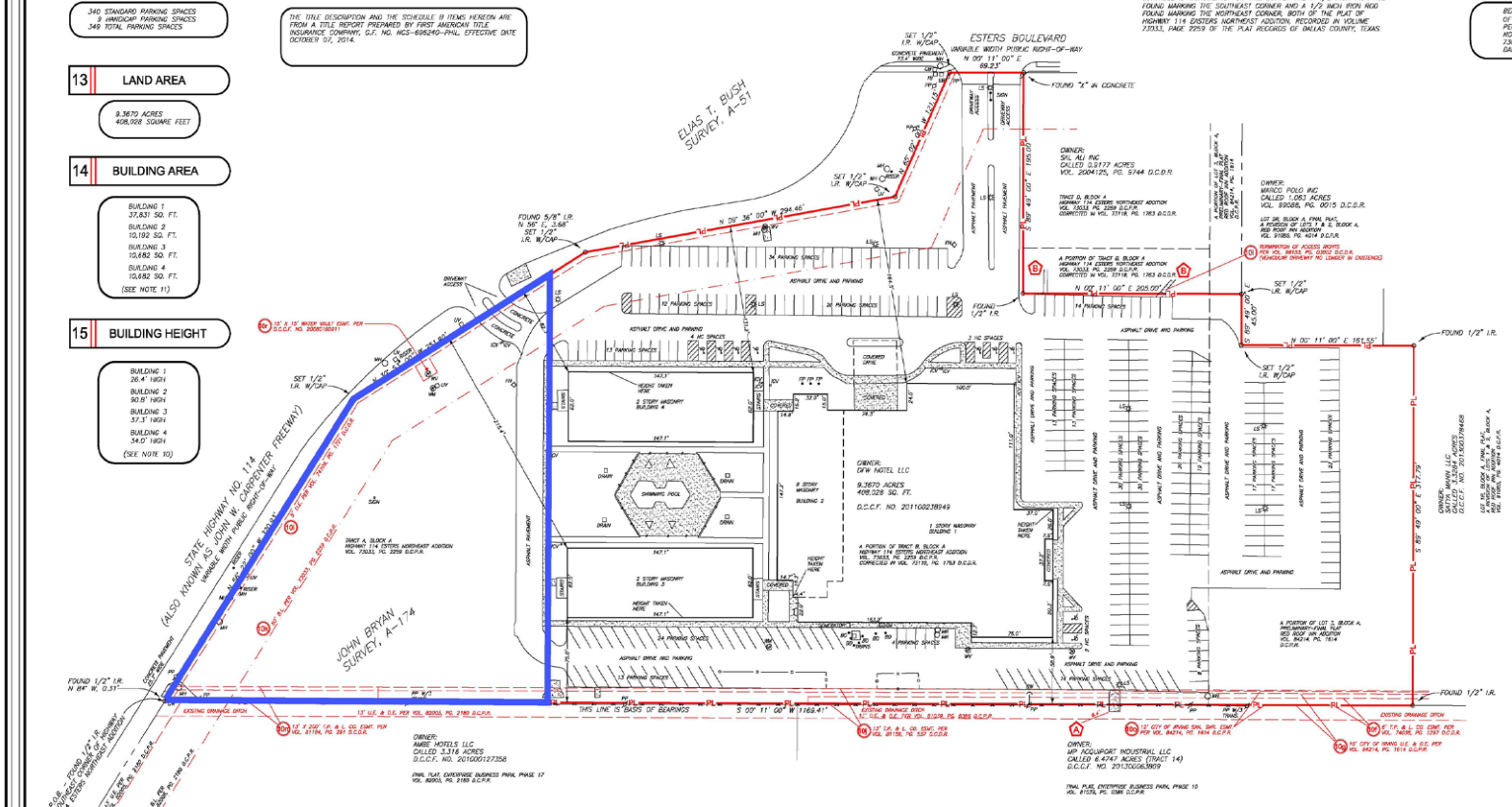
15 BUILDING HEIGHT

- BUILDING 1
26.4' HIGH
 - BUILDING 2
50.0' HIGH
 - BUILDING 3
37.3' HIGH
 - BUILDING 4
34.0' HIGH
- (SEE NOTE #3)

2 TITLE INFORMATION

THE TITLE EXEMPTION AND THE SCHEDULE B ITEMS HEREON ARE FROM A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, C.T. NO. HCS-69624-PPL, EFFECTIVE DATE OCTOBER 13, 2014.

19 SURVEY DRAWING



CONTROLLING MONUMENTS:

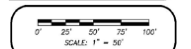
CONTROLLING MONUMENTS FOR THIS SURVEY ARE A 1/2 INCH IRON ROD FOUND MARKING THE SOUTHEAST CORNER AND A 1/2 INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER, BOTH OF THE PLAT OF HIGHWAY 114 EASTERS NORTHWEST ADDITION, RECORDED IN VOLUME 20335, PAGE 2729 OF THE PLAT RECORDS OF HUNT COUNTY, TEXAS.

10 BASIS OF BEARINGS

BEARING STRUCTURE BASED ON THE SOUTH LINE OF HIGHWAY 114 BEARING E 277°11'00" W PER THE PLAT OF HIGHWAY 114 EASTERS NORTHWEST ADDITION, RECORDED IN VOLUME 20335, PAGE 2729 OF THE PLAT RECORDS OF HUNT COUNTY, TEXAS.



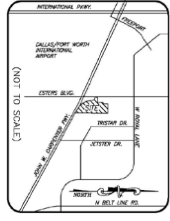
17 NORTH ARROW / SCALE



9 LEGEND

- | | |
|--------|--|
| BPPS | = BAYLOR COUNTY PLAT RECORDS |
| BPP | = BAYLOR COUNTY PLAT RECORDS |
| BPPS-F | = BAYLOR COUNTY PLAT RECORDS - FLOOD |
| BPPS-R | = BAYLOR COUNTY PLAT RECORDS - ROAD |
| BPPS-T | = BAYLOR COUNTY PLAT RECORDS - TOWNSHIP |
| BPPS-W | = BAYLOR COUNTY PLAT RECORDS - WATER |
| BPPS-L | = BAYLOR COUNTY PLAT RECORDS - LOTS |
| BPPS-D | = BAYLOR COUNTY PLAT RECORDS - DRAINAGE |
| BPPS-O | = BAYLOR COUNTY PLAT RECORDS - OIL |
| BPPS-G | = BAYLOR COUNTY PLAT RECORDS - GAS |
| BPPS-M | = BAYLOR COUNTY PLAT RECORDS - MINERALS |
| BPPS-S | = BAYLOR COUNTY PLAT RECORDS - SURFACE |
| BPPS-U | = BAYLOR COUNTY PLAT RECORDS - UNDERMINING |
| BPPS-V | = BAYLOR COUNTY PLAT RECORDS - VARIATION |
| BPPS-X | = BAYLOR COUNTY PLAT RECORDS - OTHER |
| BPPS-Y | = BAYLOR COUNTY PLAT RECORDS - YIELD |
| BPPS-Z | = BAYLOR COUNTY PLAT RECORDS - ZONING |

16 VICINITY MAP



7 POSSIBLE ENCROACHMENTS

- CONCRETE CROSSES THE PROPERTY LINE BY 6.4'
- CONCRETE PATH CROSSING THE PROPERTY LINE AS SHOWN (2ND LOCATION)

6 CEMETERY

THERE WAS NO VISIBLE EVIDENCE OF CEMETERY OR BURIAL GROUNDS OBSERVED AT THE TIME THIS SURVEY WAS PERFORMED.

18 ALTA/ACSM Land Title Survey

This survey prepared in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys (Effective February 23, 2011)

This Work Coordinated By:
CDS COMMERCIAL DUE DILIGENCE SERVICES
2650 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Main Office Phone: 800-465-2844
Toll Free: 888.457.7878

Prepared For:
BPG Hotel Associates LLC

20 PROJECT ADDRESS

4411 W. John Carpenter Fwy.
Irving, TX 75038

Project Name:
Doubletree Irving TX Update

CDS Project Number:
14-10-17672

The undersigned company, Commercial Due Diligence Services certifies to the accuracy and sufficiency of the survey provided herein.

CDS COMMERCIAL DUE DILIGENCE SERVICES
3650 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Main Office Phone No.: 800-465-2844

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Sheet 2 of 2

ZONING USES AND REGULATIONS

ZONING USES AND REGULATIONS

KEY USES	Office, retail, medical, technology/showroom, public storage, ect. Any use permitted in a P-O professional office district or C-N neighborhood commercial district subject to the regulations of this district.
PARKING REGULATIONS	Off-street parking shall be provided in accordance with the provisions of this ordinance and other applicable ordinances of the city.
DEPTH OF FRONT YARD	None
DEPTH OF REAR YARD	None, where no windows or other openings for light face the rear yard or rear lot line. In all other cases, one of the following, whichever is least: 5 feet plus the building height at that point; or one-half the length of the side of the building at that point.
WIDTH OF SIDE YARD	None, where no windows or other openings for light face the side yard or side lot line. In all other cases, one of the following, whichever is least: 5 feet plus the building height at that point; or one-half the length of the side of the building at that point.
WIDTH OF LOT	80 feet
DEPTH OF LOT	80 feet

DISTANCE BETWEEN DETACHED BUILDING	10 feet, where no windows or other openings for light face upon the space between buildings. In all other cases, one of the following, whichever is least: 10 feet plus the sum of the two (2) building heights at those points which establish the distance between; or one-half the smallest building side forming space between.
HEIGHT OF STRUCTURE	One-half shortest distance between the structure and the nearest developed lot in an R-40, R-15, R-10, R-7.5, R-6 or A district used as a single-family residence.
LOT COVERAGE BY BUILDINGS	50 percent
LOT COVERAGE BY BUILDINGS, DRIVEWAYS AND PARKING SPACES	100 percent

NORTH AIRPORT SUBMARKET/LAS COLINAS

SUBMARKET HIGHLIGHTS

The North Airport submarket is located at the center of the DFW Metroplex, and is one of the fastest growing job markets in the United States, lending itself as a commercially successful area. The cities of Irving, Grapevine, Coppell and Flower Mound make up most of this submarket.



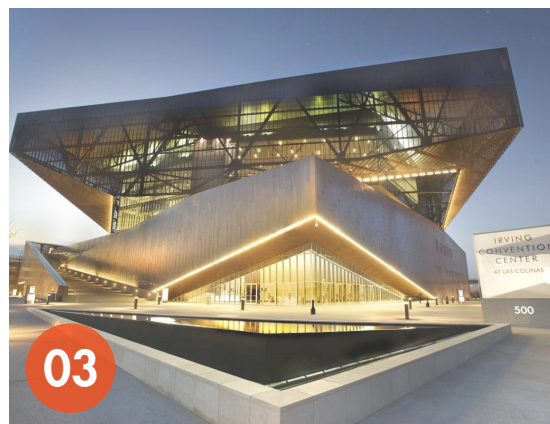
POPULATION GROWTH



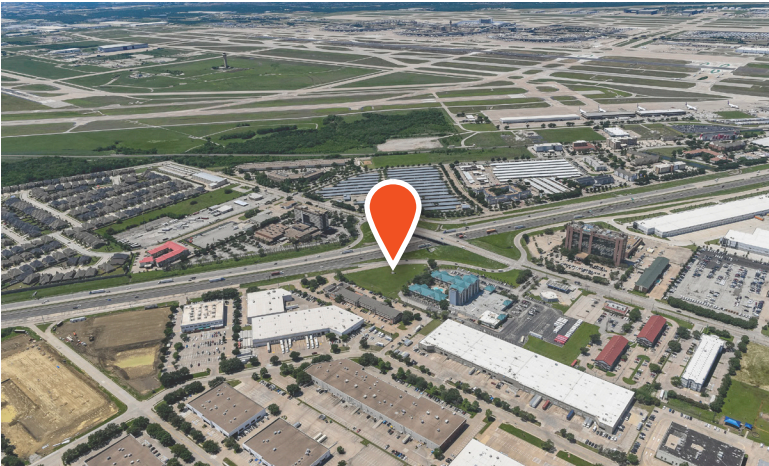
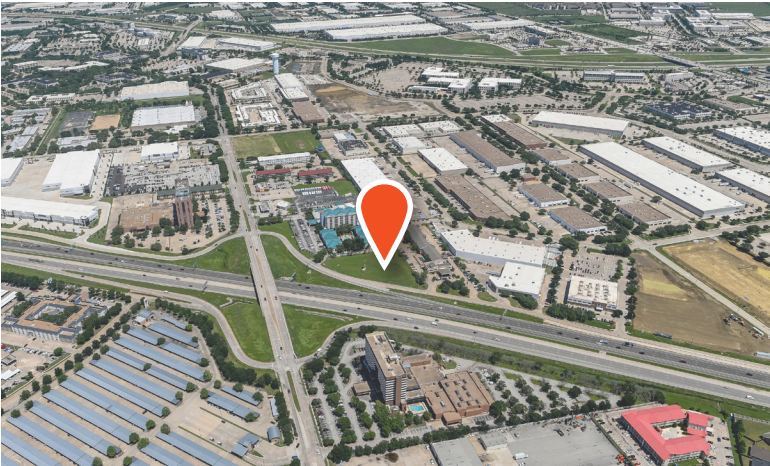
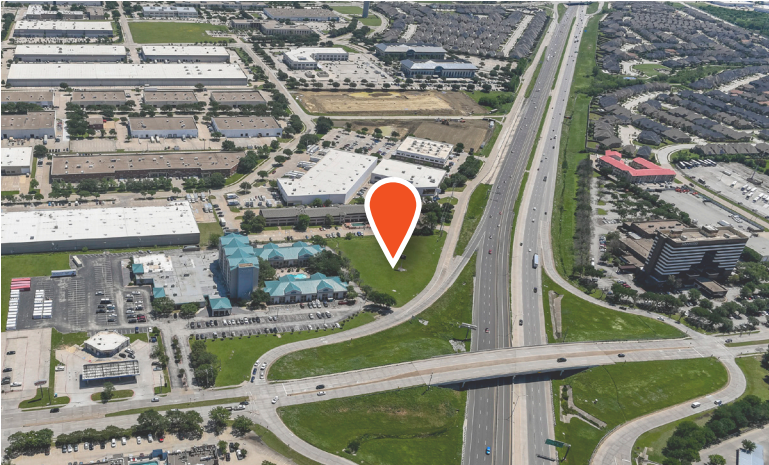
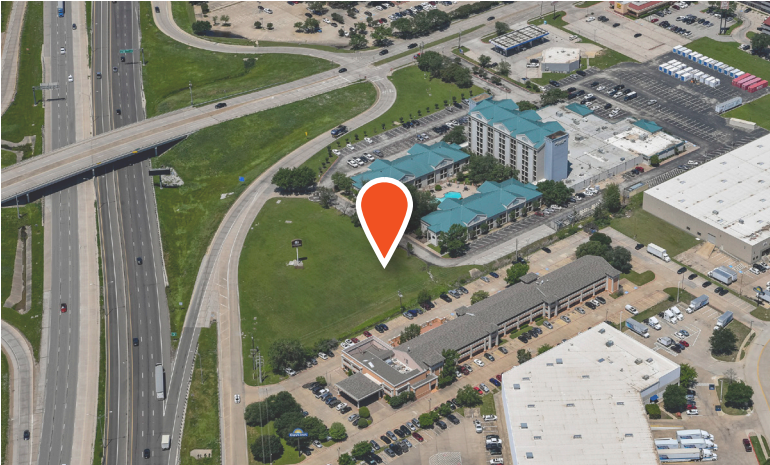
PREMIUM SHOPPING

KEY NEARBY LOCATIONS

- 01** DFW International Airport
- 02** Levy Event Plaza
- 03** Irving Convention Center
- 04** Toyota Music Factory
- 05** Mandalay Canals
- 06** Water Street



IMMEDIATE AREA



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CARPENTER FWY,
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