



4401 N State Highway 161, Irving, TX 75038

110,116 SF in Two (2) Freestanding Facilities on 24.538 Acres

EXECUTIVE SUMMARY



OPPORTUNITY OVERVIEW:

This opportunity sits on 24.538 acres at the northwest corner of President George Bush Tollway (PGBT) and Walnut Hill Lane in the shadow of DFW Airport. The main sanctuary building is a two-story, 96,646 square foot structure (Dallas County Appraisal District - DCAD), and the second structure is a 13,520 square foot student center building. The total improvements are 110,116 square feet (DCAD) and the site is 24.538 acres. The property was originally built in 2003 and is maintained in excellent condition. The existing building includes a 1,700-seat sanctuary, media control rooms, baptismal, offices, a chapel room, multiple kitchens, student center auditorium, kids indoor play place, and state of the art classrooms among others. The building is concrete-masonry, block, tilt-wall construction with a modified bitumen roof, concrete parking, porte cache and excellent landscaping.

INVESTMENT HIGHLIGHTS:

- Data Center redevelopment
- Oncor Electric confirmation of power capability
- Existing buildings to be razed for new data center multibuilding development
- Hard Corner Lot (Hwy 161 & Walnut Hill)
- Adjacent to DFW International Airport
- TX HWY 161 Frontage
- Minutes from Class A Industrial, several hotels, and other amenities
- Existing building uses include Church, College, Vocational School, Federal or Municipal Uses, Non-Profit

PROPERTY INFO	
RBA	110,166 sf
Lot Size	1,068,875 SF (24.538 Acres)
Year Built	2003
Parking	698 Total

DALLAS/FORT WORTH MSA

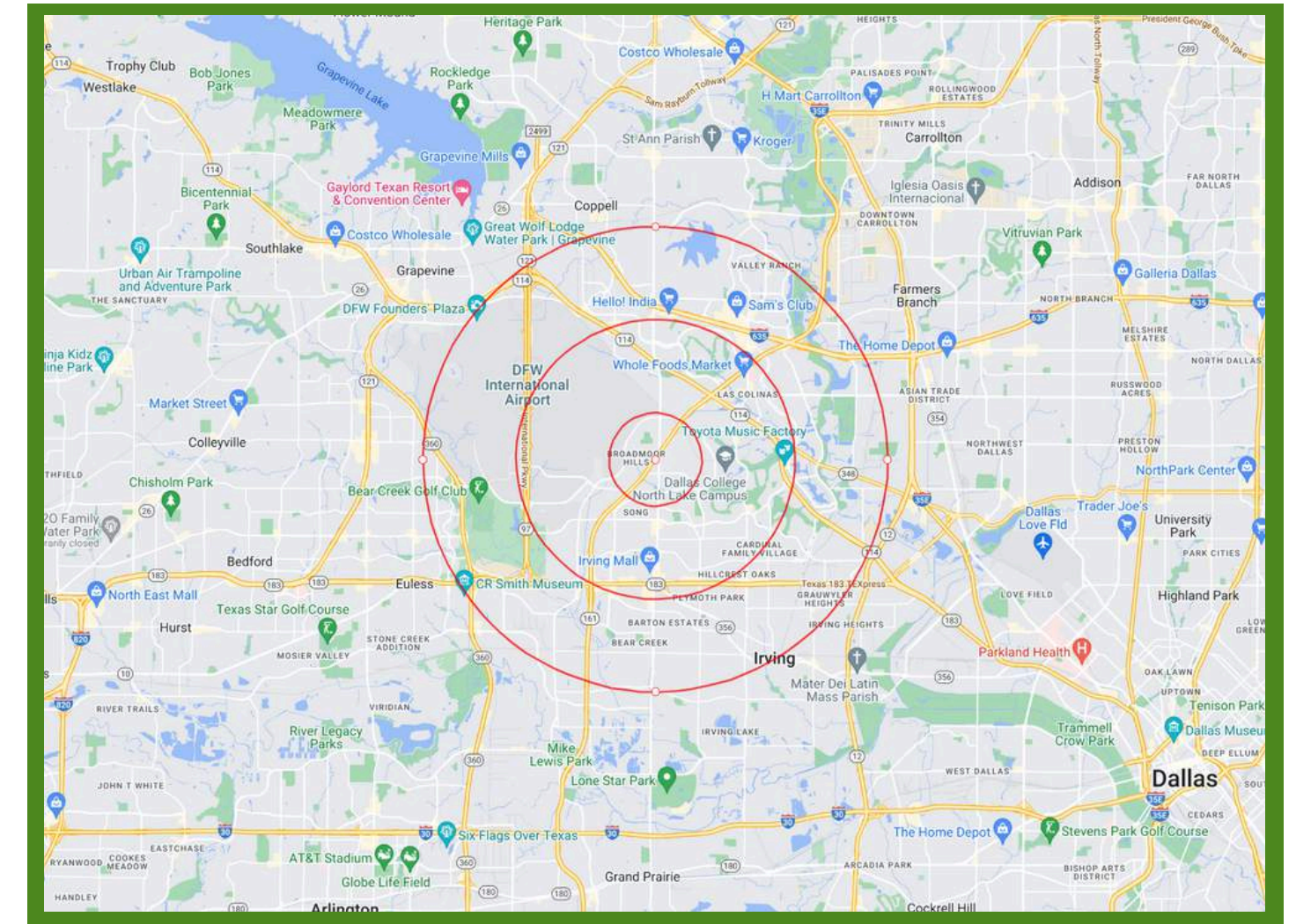


DFW COMMERCIAL MARKET STAYS STRONG

Strong underlying economic fundamentals strengthened by population growth, a diversifying economy, relative affordability, and business-friendly regulations

Central location in the USA, excellent highway and rail networks along with world-class airports

Corporate relocations and expansions fuel office demand in Dallas-Fort Worth with a highly skilled labor force and central location



DFW MSA STATS	
Population	7,943,685
Population Rank (USA)	4th
GDP	\$620 Billion
Labor Force	4,330,682
Unemployment Rate	4.3%
Median HH Incom	\$58k
Median SFR Value	\$418k
Population (65 or older)	10.7%

2023 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population (2022)	21,478	86,814	242,646
Growth (2010 -2023)	18.66%	14.57%	19.68
Growth (2023 -2028)	-0.10%	-0.63%	0.40%
Avg Households Size	2.2	2.5	2.4
Avg Household Income	\$63,259	\$73,766	\$90,367
Total Consumer	205.4	870M	\$2.82B
Spending Median Age	34.0	34.2	35.3

MAJOR CORPORATE PRESENCE

Sources : US Census, CoStar, Dallas Chamber of Commerce, City of Dallas, City of Irving, ESMILabor Market Analytics

MARKET AREA OVERVIEW



DFW
DFW

DALLAS
FORT WORTH
INTERNATIONAL
AIRPORT

QTS

SITE

target

DICK'S
SPORTING GOODS

LOWE'S

amazon

Kroger

DHL

ROMARK
LOGISTICS

BEST
BUY

Chick-fil-A

AMC
THEATRES

target

Texas 121 TEXpress

Cyxtera

BENIHANA
THE JAPANESE STEAK HOUSE

FUZZY'S
TACO SHOP

RaceTrac

Chick-fil-A

Sonesta
ES
SUITES

Comfort
SUITES

LA FITNESS

SPRINGHILL SUITES
Marriott

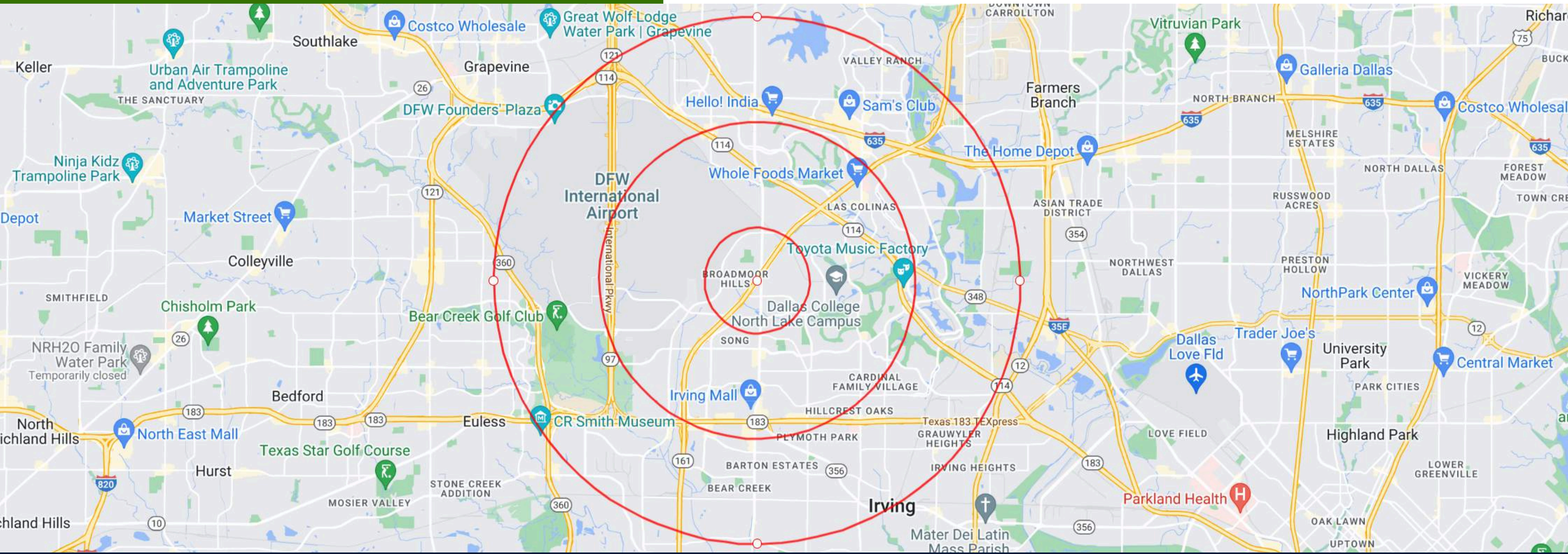
COURTYARD


TOYOTA
MUSIC
FACTORY


EQUINIX


EQUINIX


AREA DEMOGRAPHICS

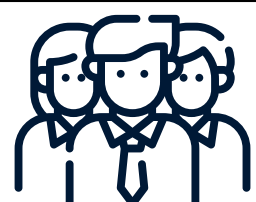


 2023 ESTIMATED POPULATION	
1 MILE	21,478
3 MILES	86,814
5 MILES	242,646

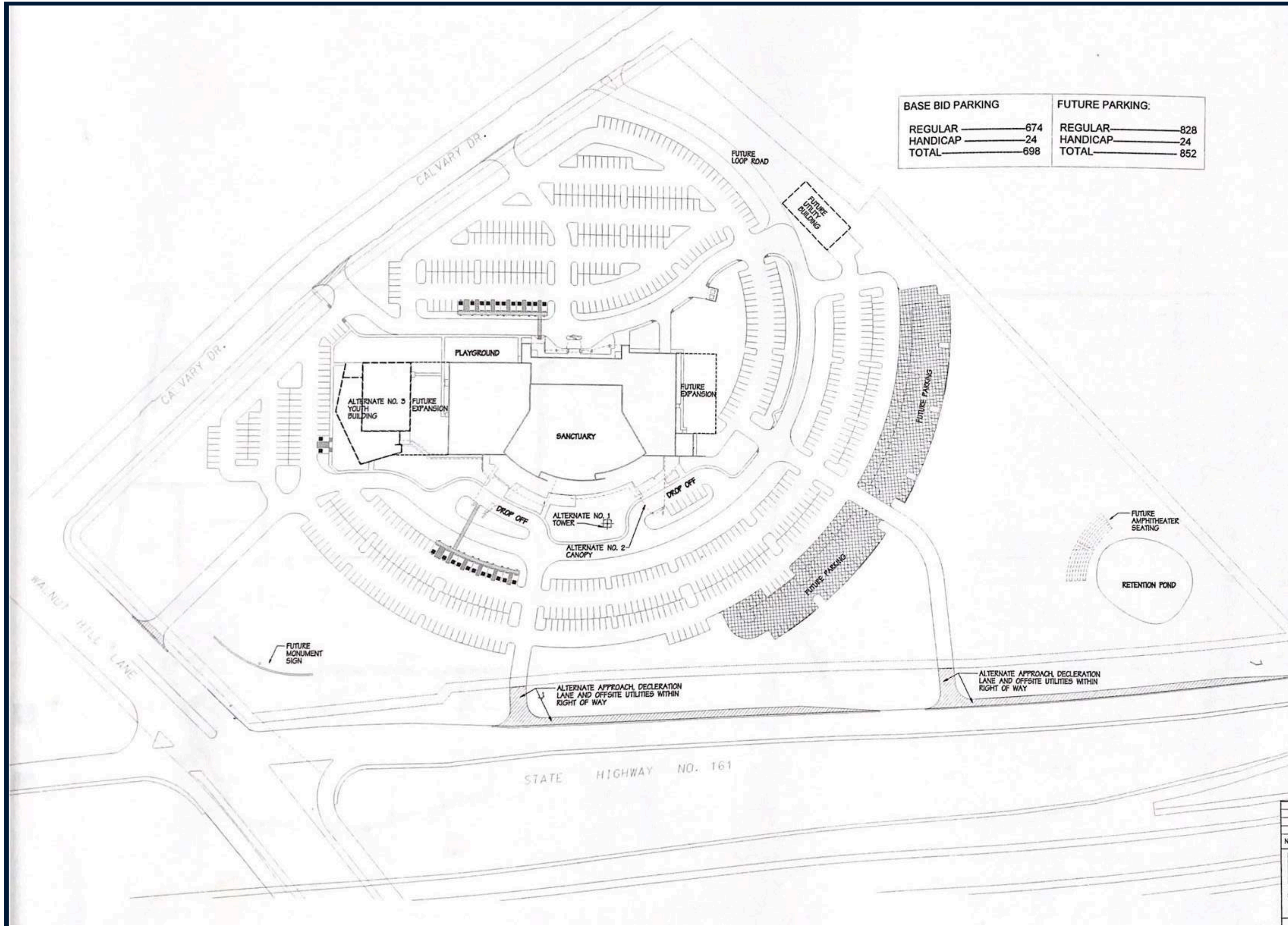
 2023 ESTIMATED HOUSEHOLDS	
1 MILE	9,292
3 MILES	33,859
5 MILES	97,680

 2023 ESTIMATED AVG HOUSEHOLD INCOME	
1 MILE	\$63,259
3 MILES	\$73,766
5 MILES	\$90,367

 2023 ESTIMATED ANNUAL SPENDING	
1 MILE	\$205M
3 MILES	\$870M
5 MILES	\$2.8B

 2022 ESTIMATED EMPLOYEES	
1 MILE	23,660
3 MILES	87,558
5 MILES	246,104

PROPERTY OVERVIEW



LOCATION
4401 State Hwy 161, Irving, TX 75038

BUILDING/LOT SIZE
110,166 SF / 24.538 ACRES

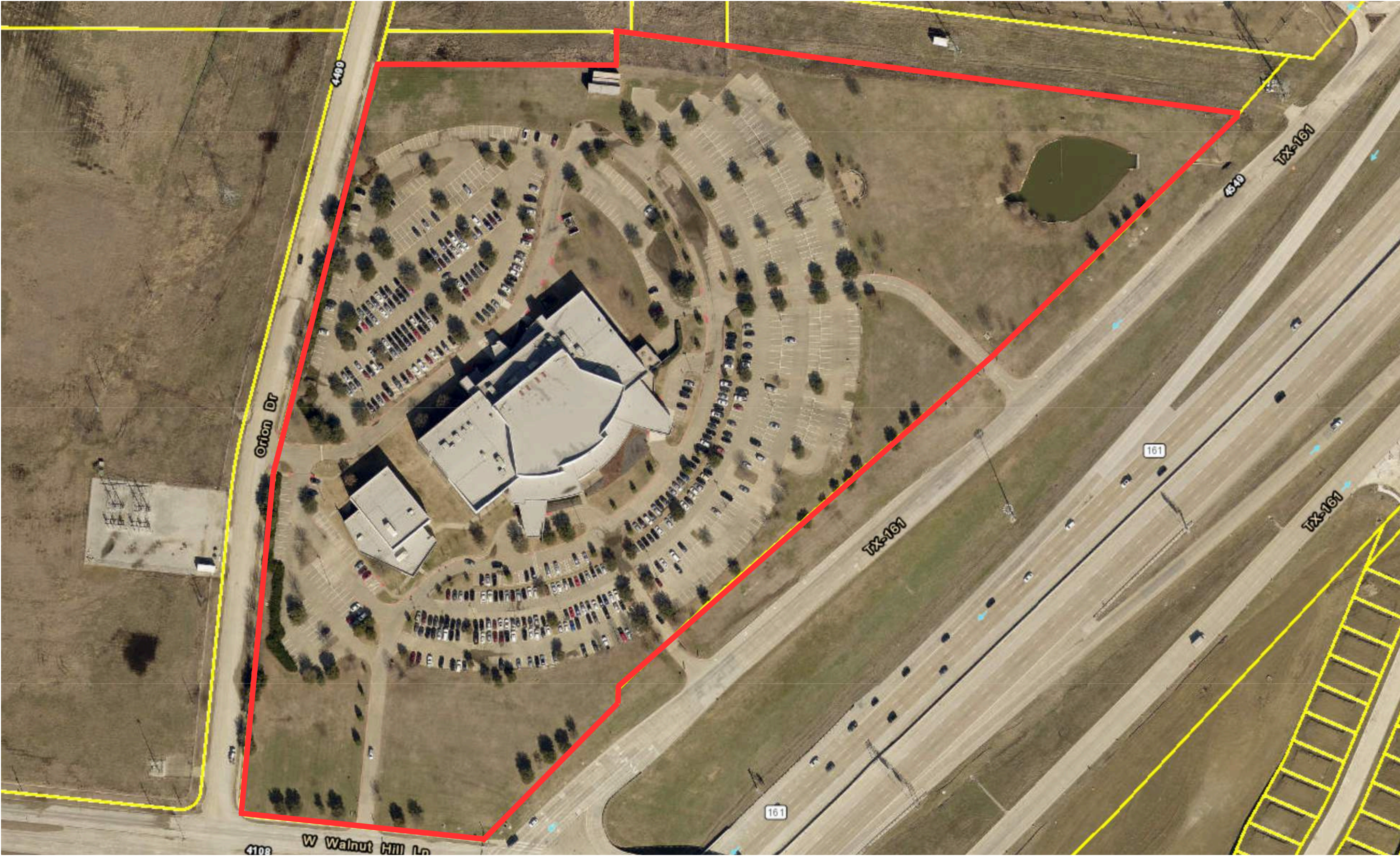
YEAR BUILT
2003

OCCUPANCY
OWNER USER

CURRENT ZONING
S-P-2 FOR C-O

PRICE
CONTACT BROKER FOR
ADDITIONAL DETAILS

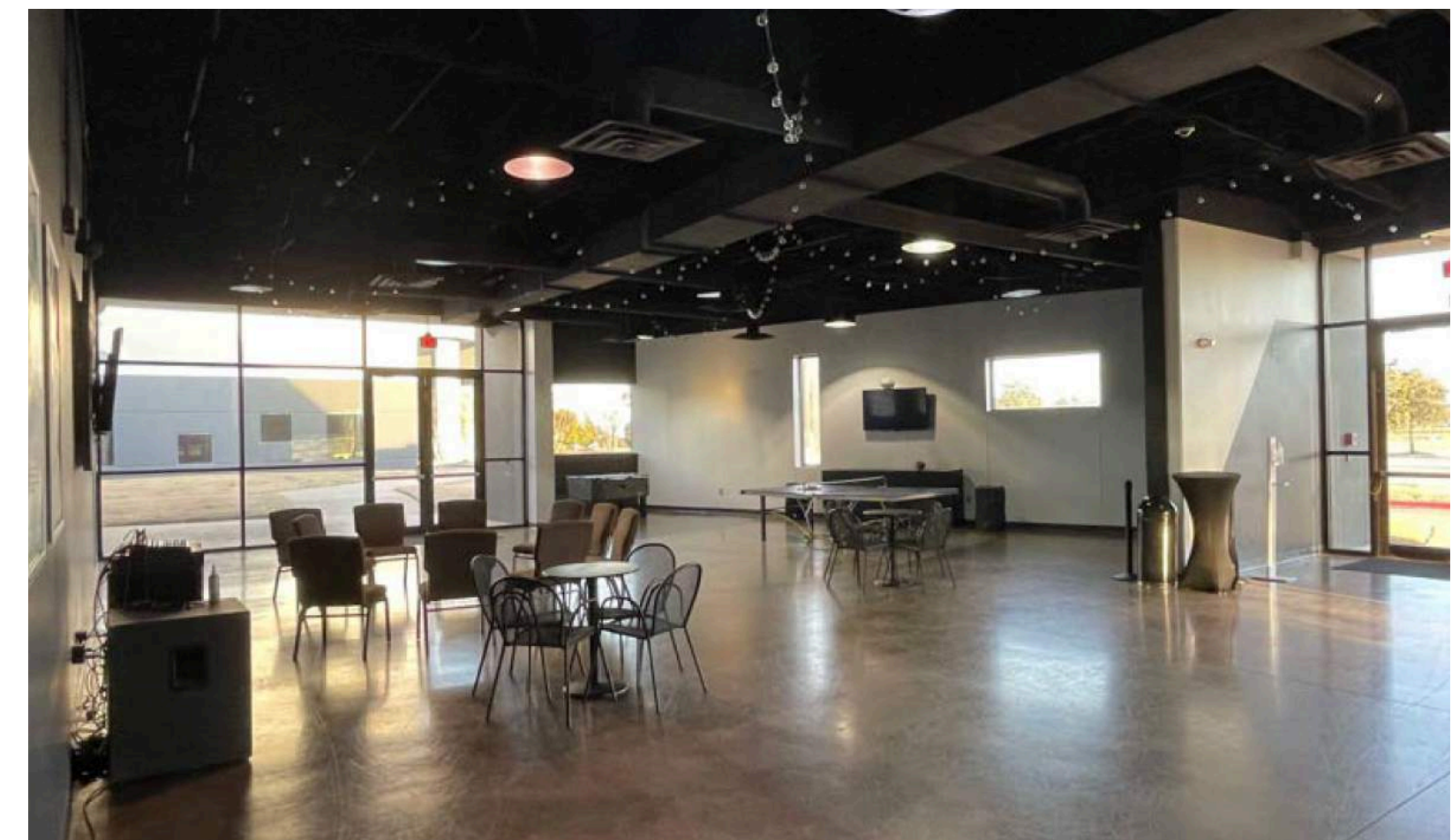
SITE OVERVIEW



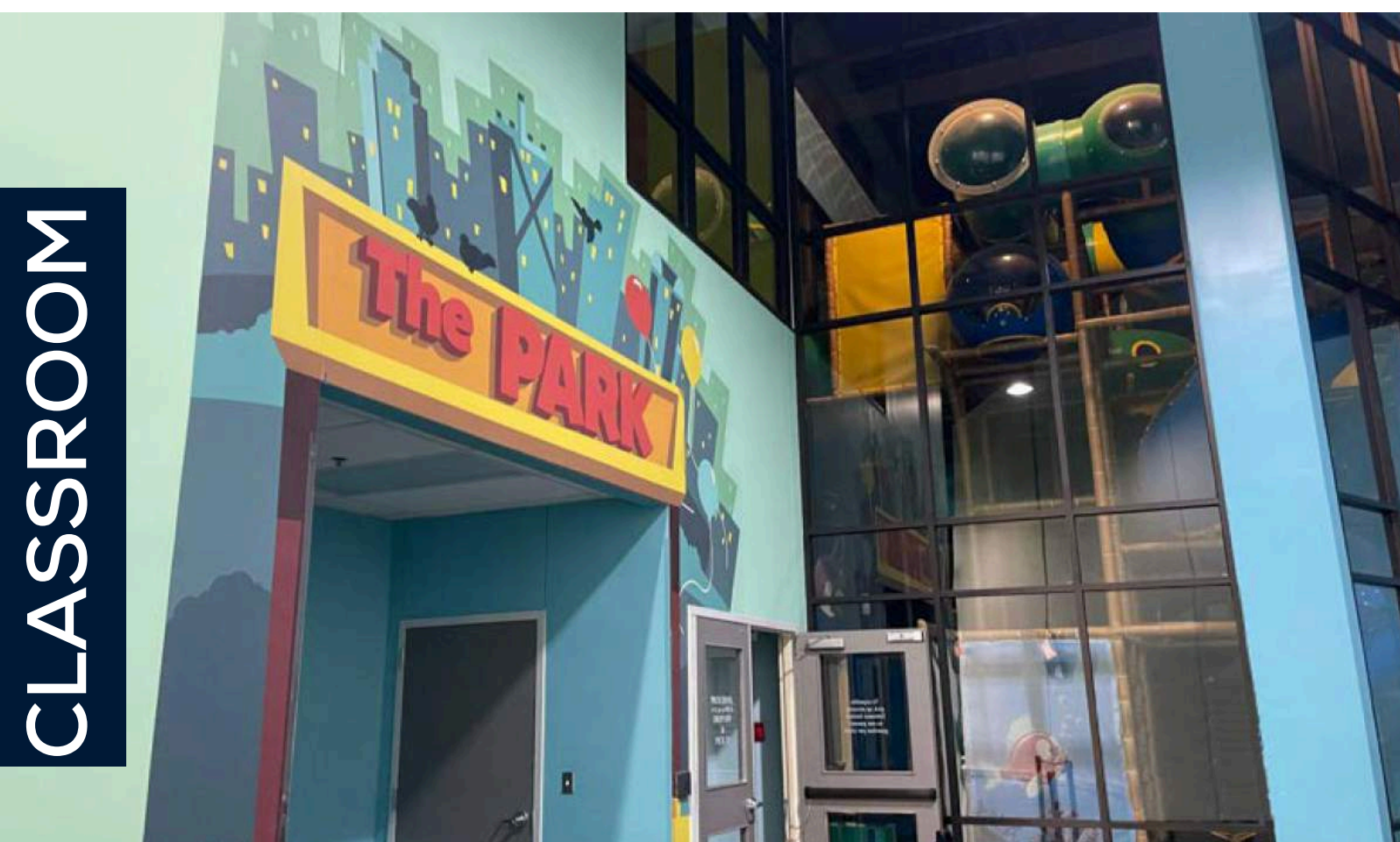
ENTRANCE



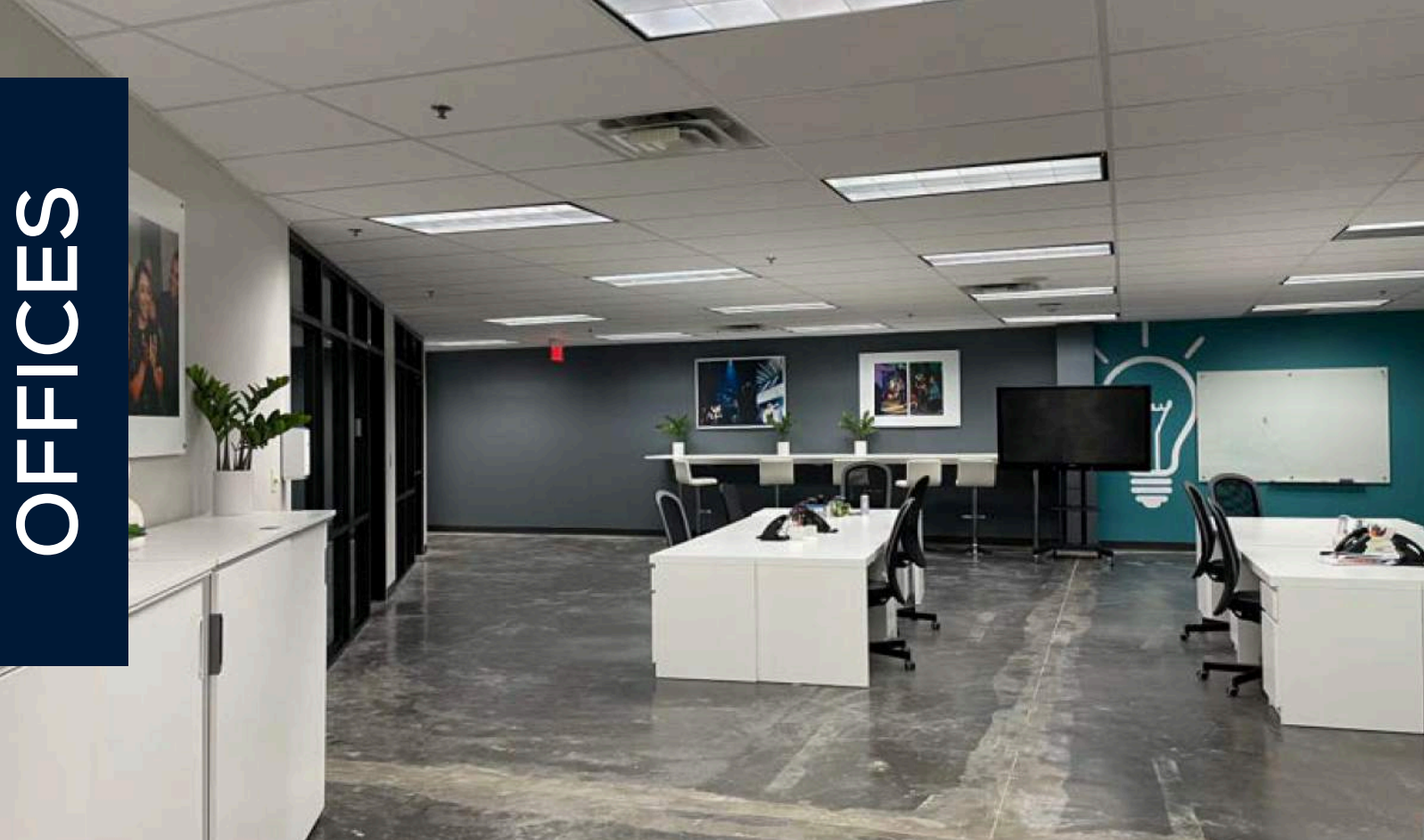
AMENITIES



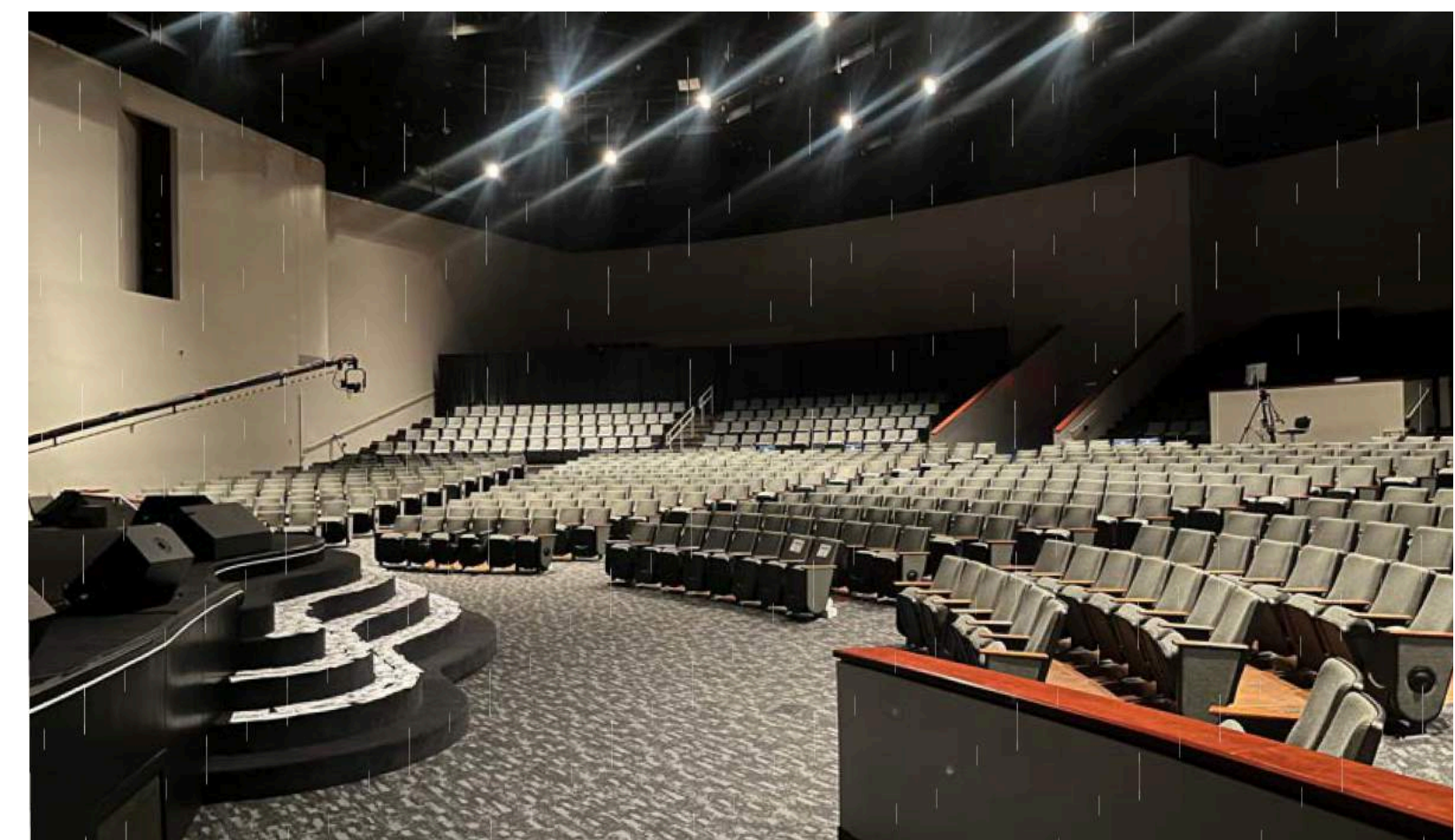
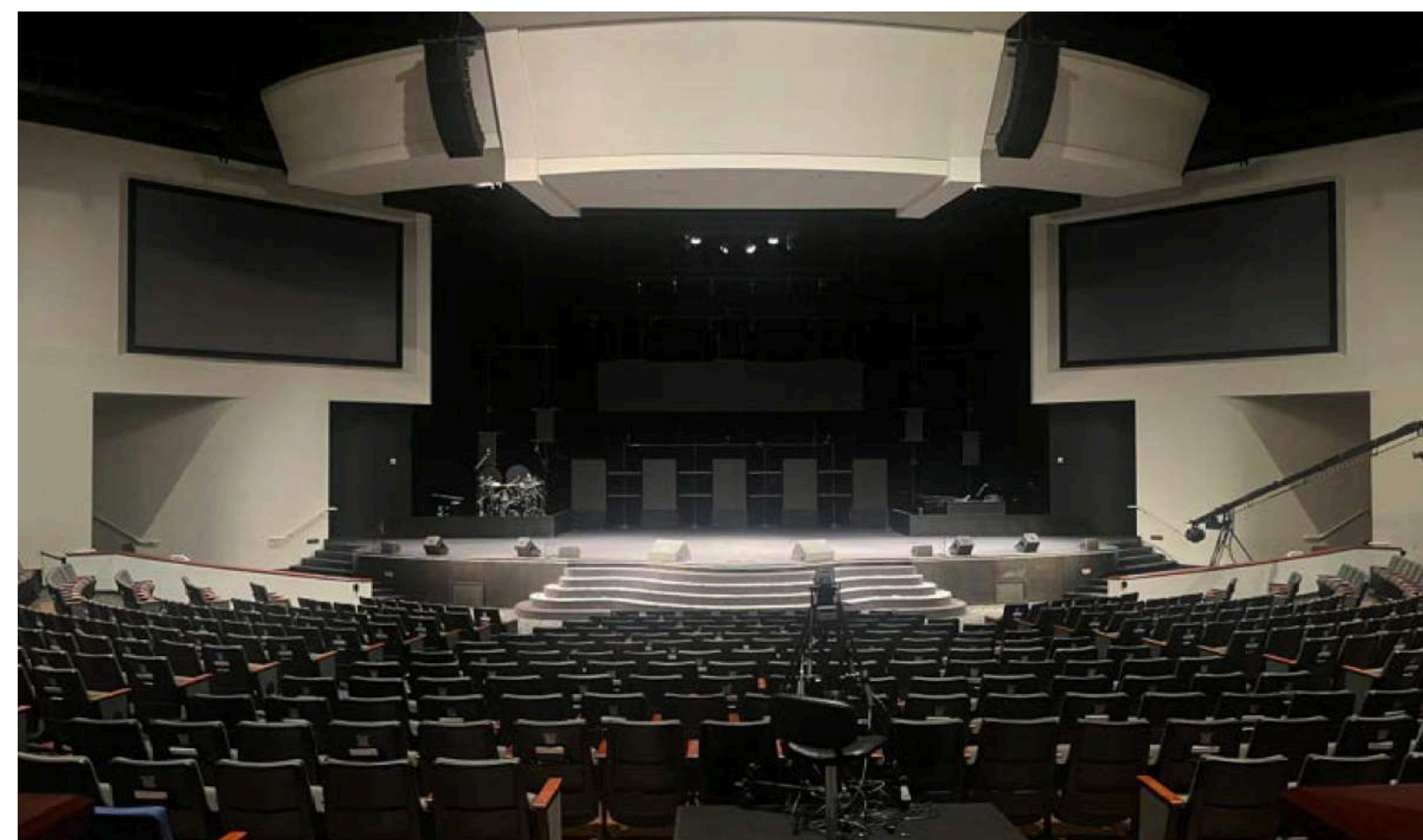
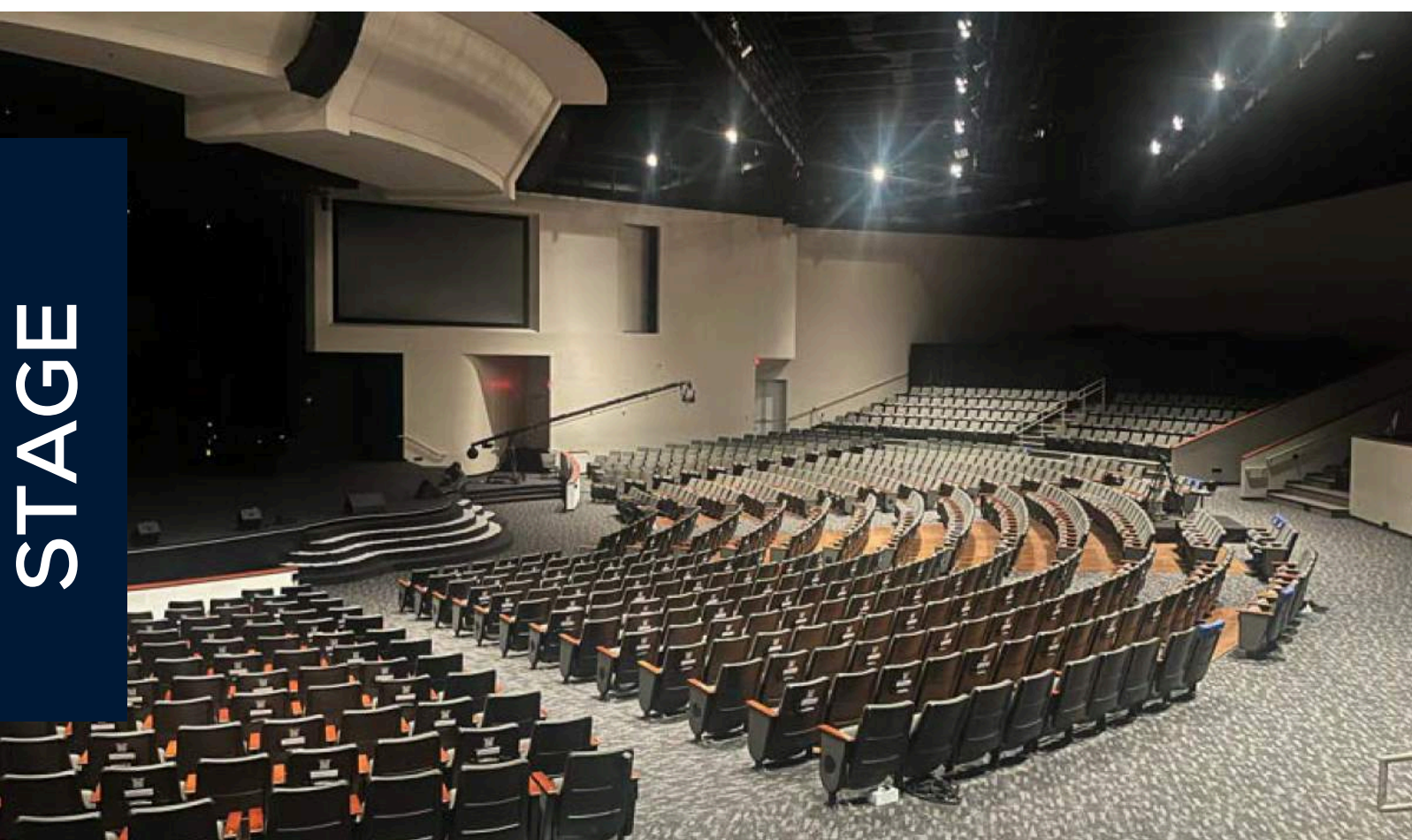
CLASSROOM



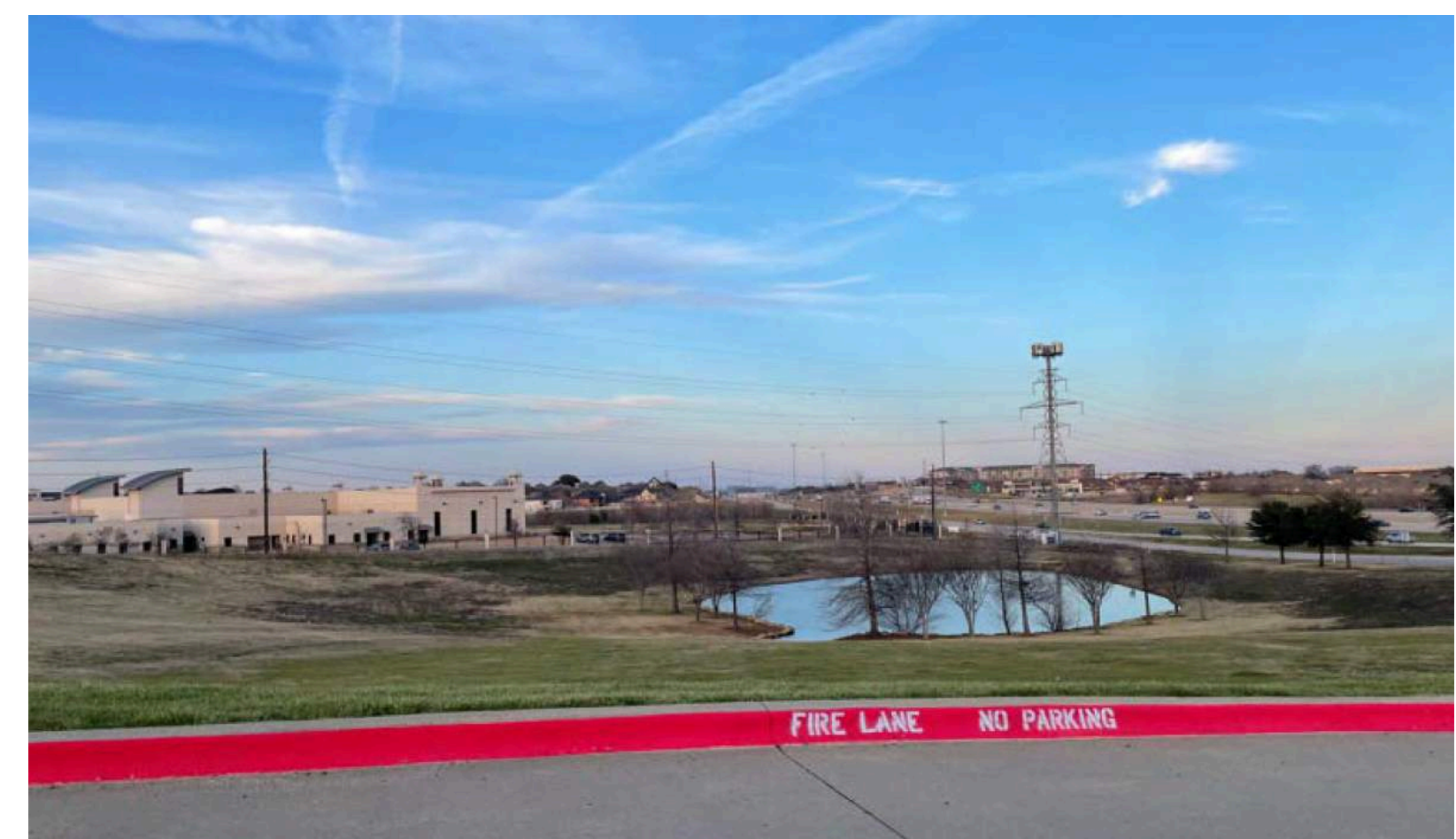
OFFICES



STAGE



EXTERIOR





COMMERCIAL

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www.GO-COMMERCIAL.com

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