



FOR SALE

FORMER COOL RIVER RESTAURANT

 1045 Hidden Ridge Road, Irving, Texas 75038

TROY MORGAN, CCIM
214 466 1543

TROY@STRUCTURECOMMERCIAL.COM

ERIC DEUILLET
214 466 1545

ERIC@STRUCTURECOMMERCIAL.COM



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Structure Commercial has been exclusively retained to offer this incredible opportunity to acquire an iconic piece of real estate. The former Cool River Café located at 1045 Hidden Ridge in Irving, Texas was one of the most popular draws in the Las Colinas area the last 20 years with a major bar scene, and was the favored hangout during the annual Byron Nelson golf tournament at TPC Four Seasons in Las Colinas. It is over 20,000 SF on 3 acres with close to 200 parks.

This very well-known asset is surrounded by a dynamic mix of corporate, hospitality, and retail uses, all of which drive traffic to this site, and located just 1.5 miles west of the 275,000 SF Irving Convention Center.

As announced in October of this year, the TPC Four Seasons resort in Las Colinas was acquired by the Ritz Carlton brand at the 431-room luxury resort, and will undergo a \$55 million-dollar capital improvement project starting in late 2022.

QUICK FACTS

📏 **20,925**
Total Square Feet

📐 **2.98 AC**
Lot Size

🔧 **1997**
Year Built

HIGHLIGHTS

- 20,925 SF freestanding restaurant
- Zoning S-P-1 (R-AB)
- 181 parking spaces
- Excellent access to John Carpenter Freeway & Bush Turnpike

DEMOGRAPHICS

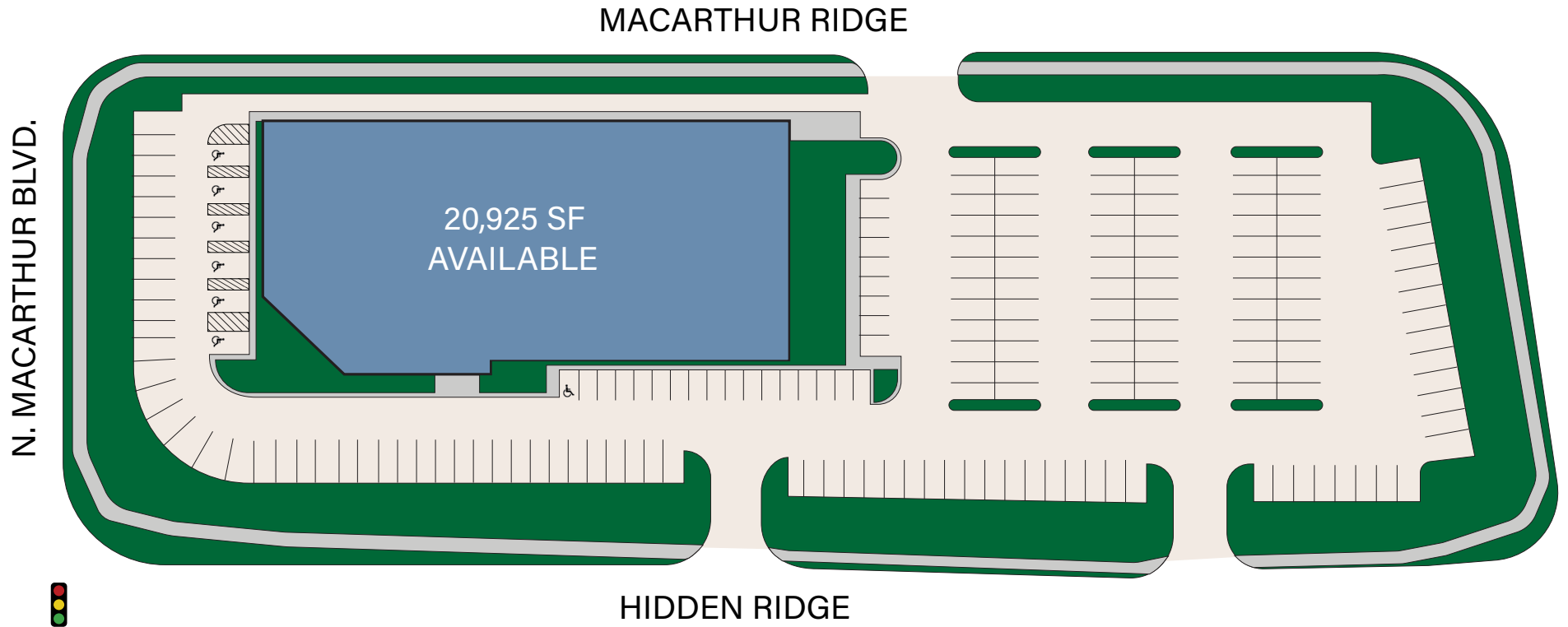
	1 Mile	3 Mile	5 Mile
Population	9,311	106,316	230,080
Average HH Inc	\$102,629	\$98,424	\$90,139
Households	3,939	45,924	89,754

**2022 Costar Estimates*



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IRVING / LAS COLINAS, TX ECONOMY



Eight Fortune 500 and four Fortune 1000 companies have their global headquarters located in Irving



Irving is home for more than 8,500 companies - large, small and mid-size.



With more than 140 international companies currently operating throughout the city, Irving is striving to be the leading international business center in America.

COMPANIES THAT CALL IRVING HOME:



8

Number of Fortune 500 Companies

0.5891

per \$100 of Assessed Value

\$649,000

Median House Value

32

Resident Median Age

IRVING NEWS UPDATES

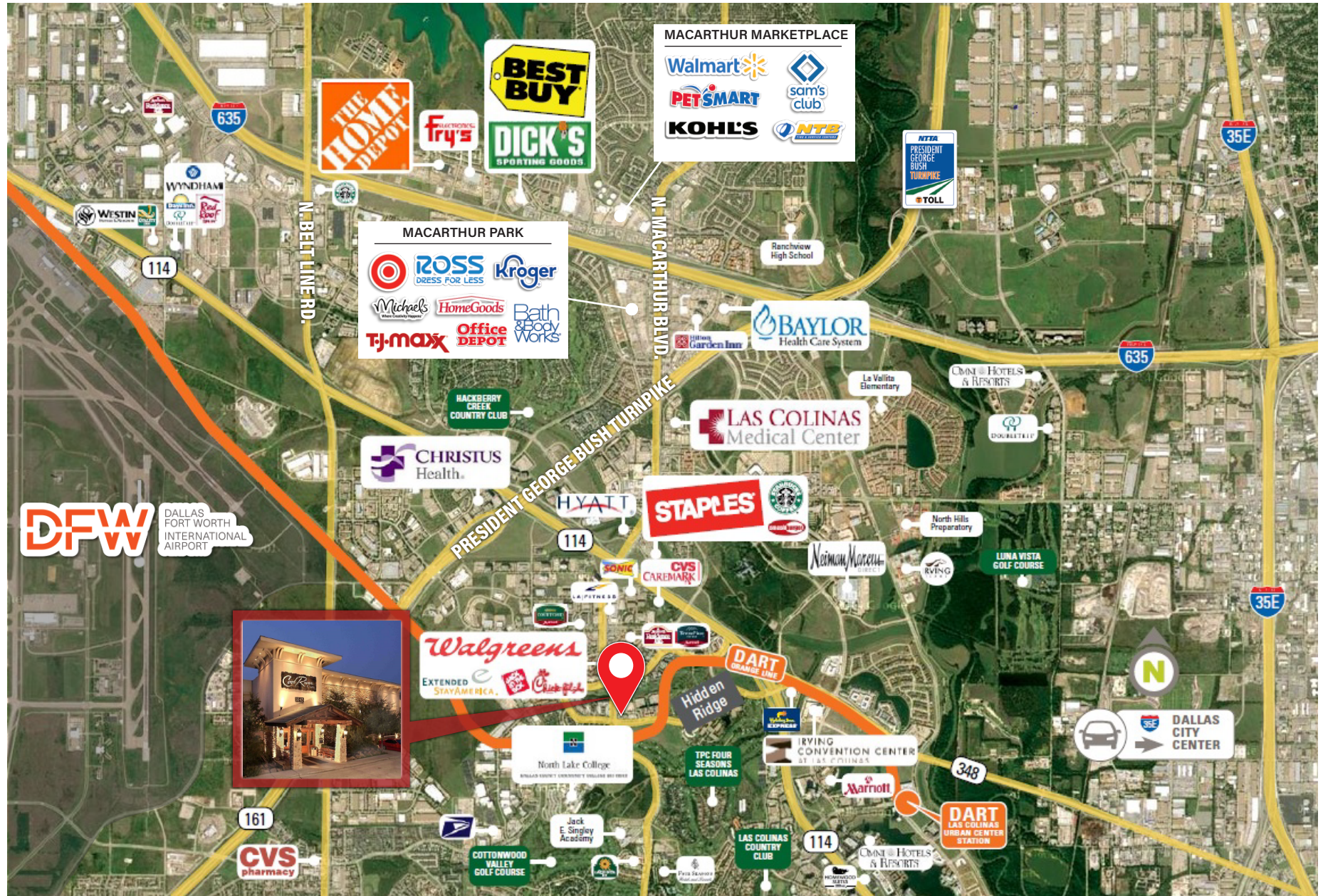
- Wells Fargo to Build New Campus at Las Colinas Urban Center
- Lakeside mixed-use development will join Wells Fargo's new Irving campus
- \$52M, 194-unit mixed-use project by Lafferty Companies headed to Irving Heritage District
- Planning firm Kimley-Horn relocated to Las Colinas in 2022
- New owners to convert Four Seasons to The Ritz-Carlton Las Colinas in \$55M repositioning
- QTS to Expand Data Center Footprint in Irving-Las Colinas



Source: CityofIrving.org

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