

# Cimarron Plaza 1800 Valley View Ln, Irving, TX 75061



**For Lease | Call for Pricing**

**PROPERTY HIGHLIGHT**

1800 Valley View Ln is a well-located commercial property in Irving, Texas, within the Dallas-Fort Worth (DFW) metroplex. The site offers convenient access to major highways including Highway 183, Interstate 35E, and Loop 12, as well as Dallas/Fort Worth International Airport. Surrounded by a mix of residential, retail, and office developments, the property benefits from strong demographics, steady daytime population, and consistent traffic in a growing trade area.













The property is well suited for a variety of commercial uses such as retail, office, medical, and service businesses seeking a central North Texas location. The Irving and Las Colinas submarket continues to experience strong economic activity and development, offering businesses a strategic position within a highly connected and active commercial corridor.

<b>PROPERTY TYPE</b>	Retail/Office
<b>PROPERTY RATES</b>	Call for pricing
<b>PROPERTY SIZE</b>	40,107 SF
<b>LEASABLE AREA</b>	10,070 SF <i>2nd generation office space</i> 1,550 SF <i>shell condition</i> (can be combined)

**OFFERING SUMMARY**

<p><b>Strategic Trade Area Presence</b></p> <p>Located within a well-established commercial corridor in Irving with strong surrounding business activity and neighboring commercial developments.</p>	<p><b>Convenient Regional Connectivity</b></p> <p>Positioned near major transportation routes, allowing for efficient movement across the Dallas-Fort Worth area.</p>
<p><b>Balanced Mix of Nearby Uses</b></p> <p>Surrounded by a blend of retail centers, office users, and residential communities that help sustain consistent area activity.</p>	<p><b>Felxible Tenant Appeal</b></p> <p>Accommodates a variety of business types seeking a practical, centrally located space within a high-demand DFW submarket.</p>

**AREA RETAILER**

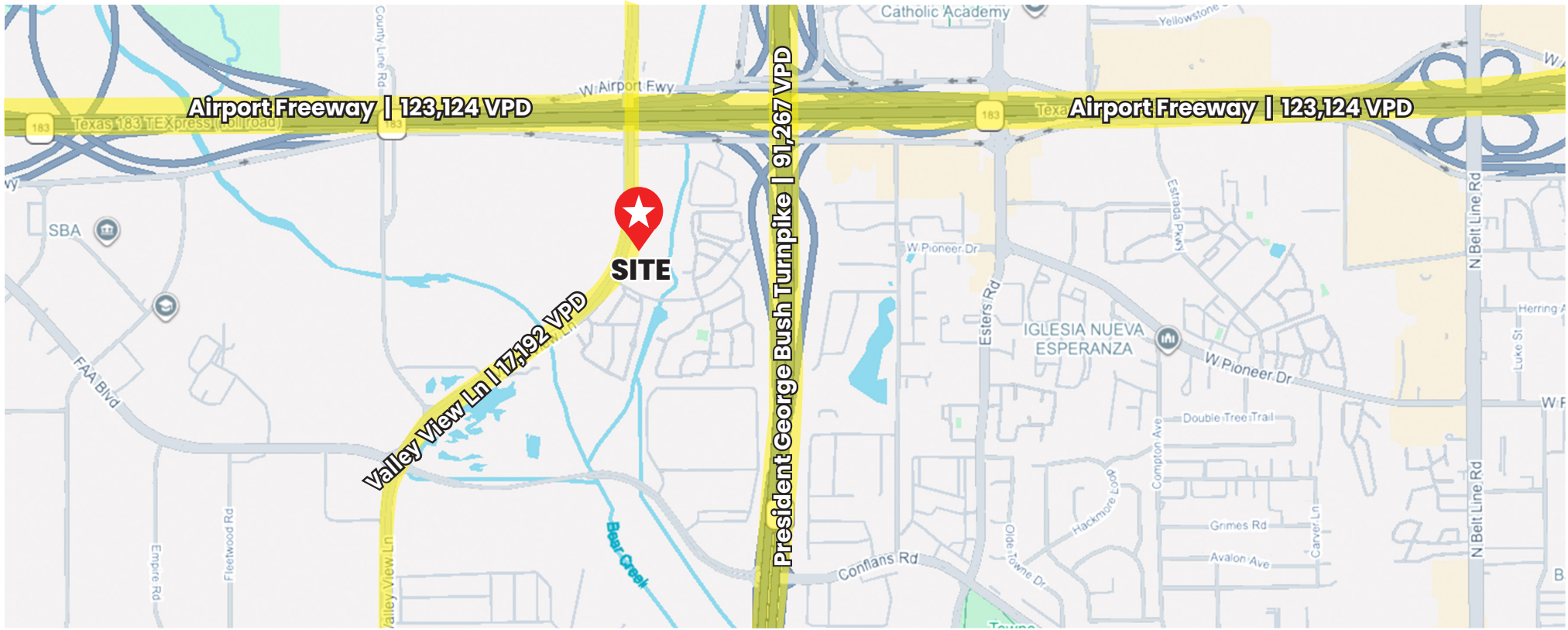
**DEMOGRAPHICS**

1 Miles      5 Miles      10 Miles

2024 Population (Pop.)	10,079	92,470	261,666
2024 Households (HH)	4,119	34,940	99,292
2024 Avg. HH Income	\$68,908	\$81,943	\$95,883
5-Yr. Pop. Growth (Total %)	2.80%	2.77%	3.64%

**TRAFFIC COUNTS**

Valley View Ln	17,192 VPD
President George Bush Turnpike	91,267 VPD
Airport Fwy	123,124 VPD
W Pioneer Dr	5,504 VPD

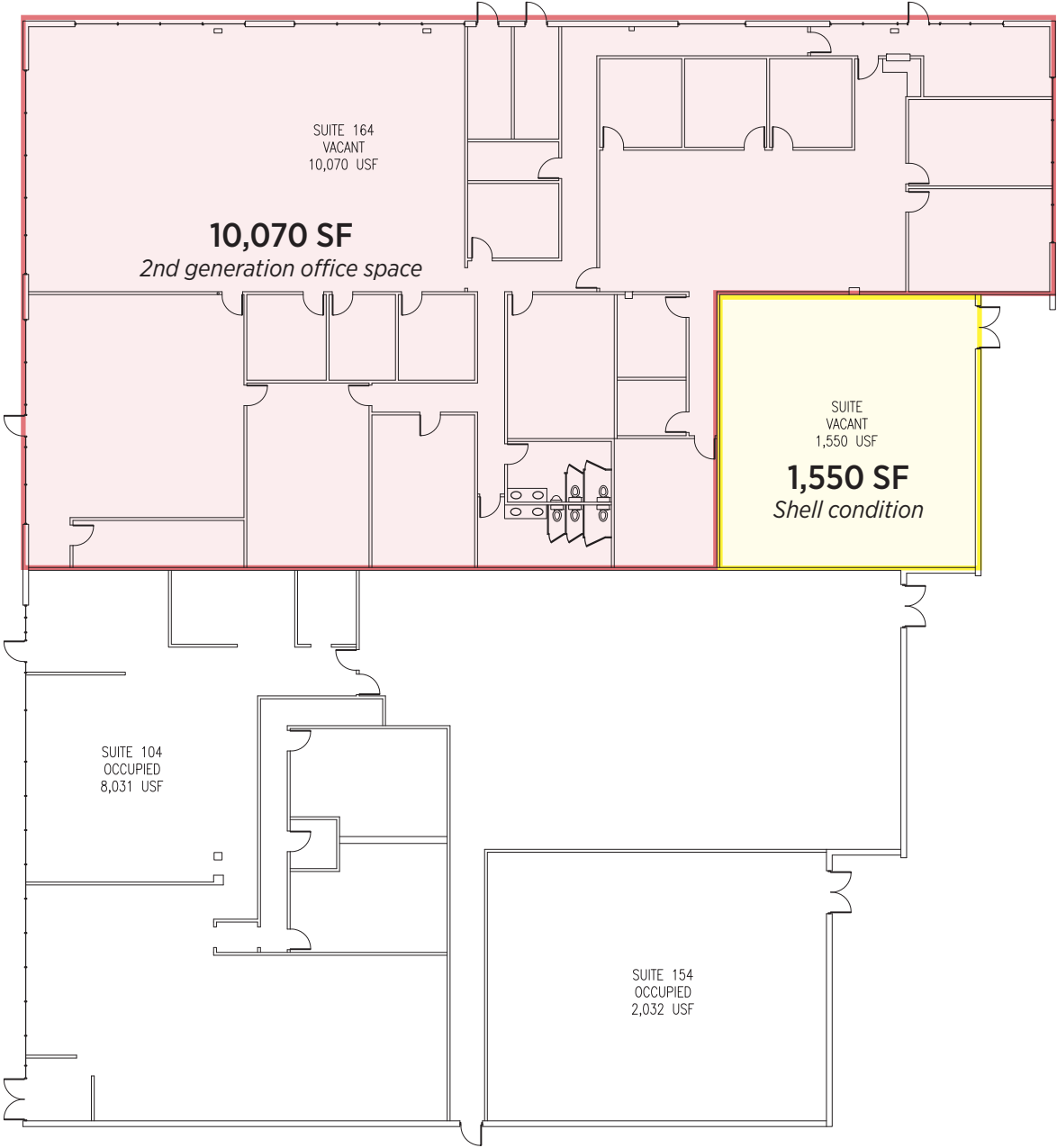








\*The space can be combined





# 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.

2-10-2025



## 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jou Cho	770697	jay.cho@txlegacyrealty.com	(469)878-1654
Sales Agent/Associate's Name	License No.	Email	Phone

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Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date