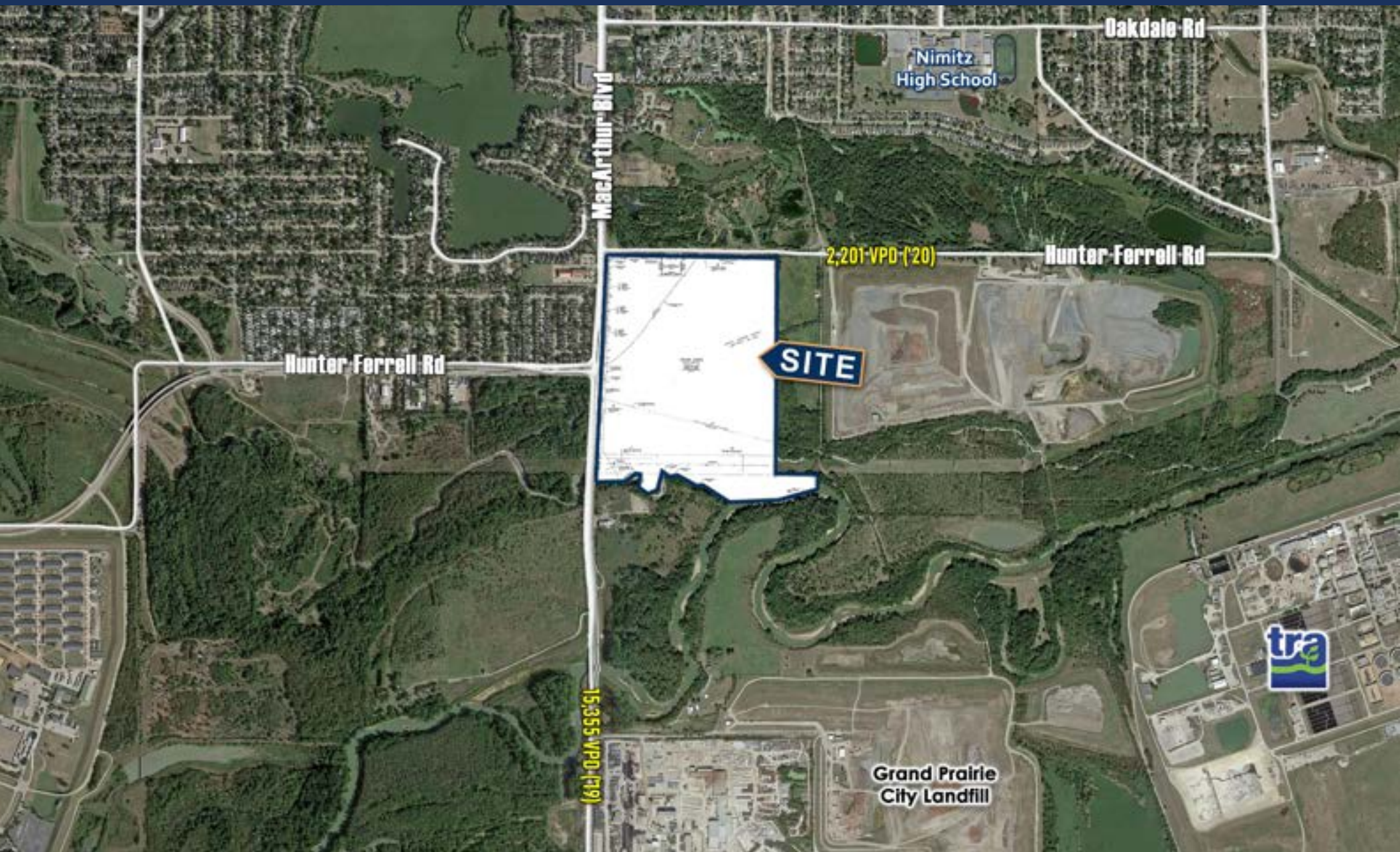
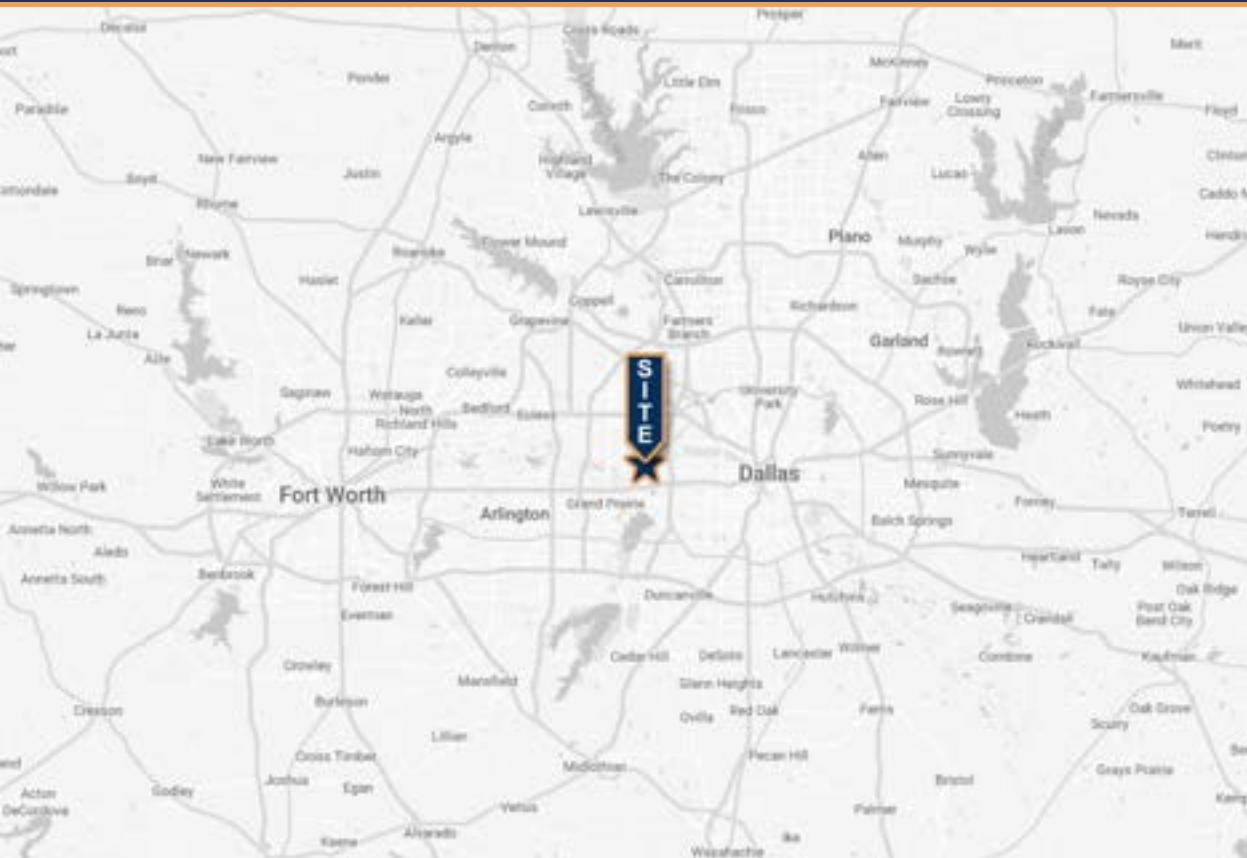


PRIME DEVELOPMENT LAND FOR SALE

IRVING, TX



PROPERTY DESCRIPTION



LOCATION

MacArthur Blvd & W Hunter Ferrell Rd,
Irving, TX 75060

SIZE

+/-128 AC

TRAFFIC COUNTS

MacArthur Blvd: 15,335 VPD ('19)
Hunter Ferrel Rd: 2,201 VPD ('19)

NEARBY TENANTS

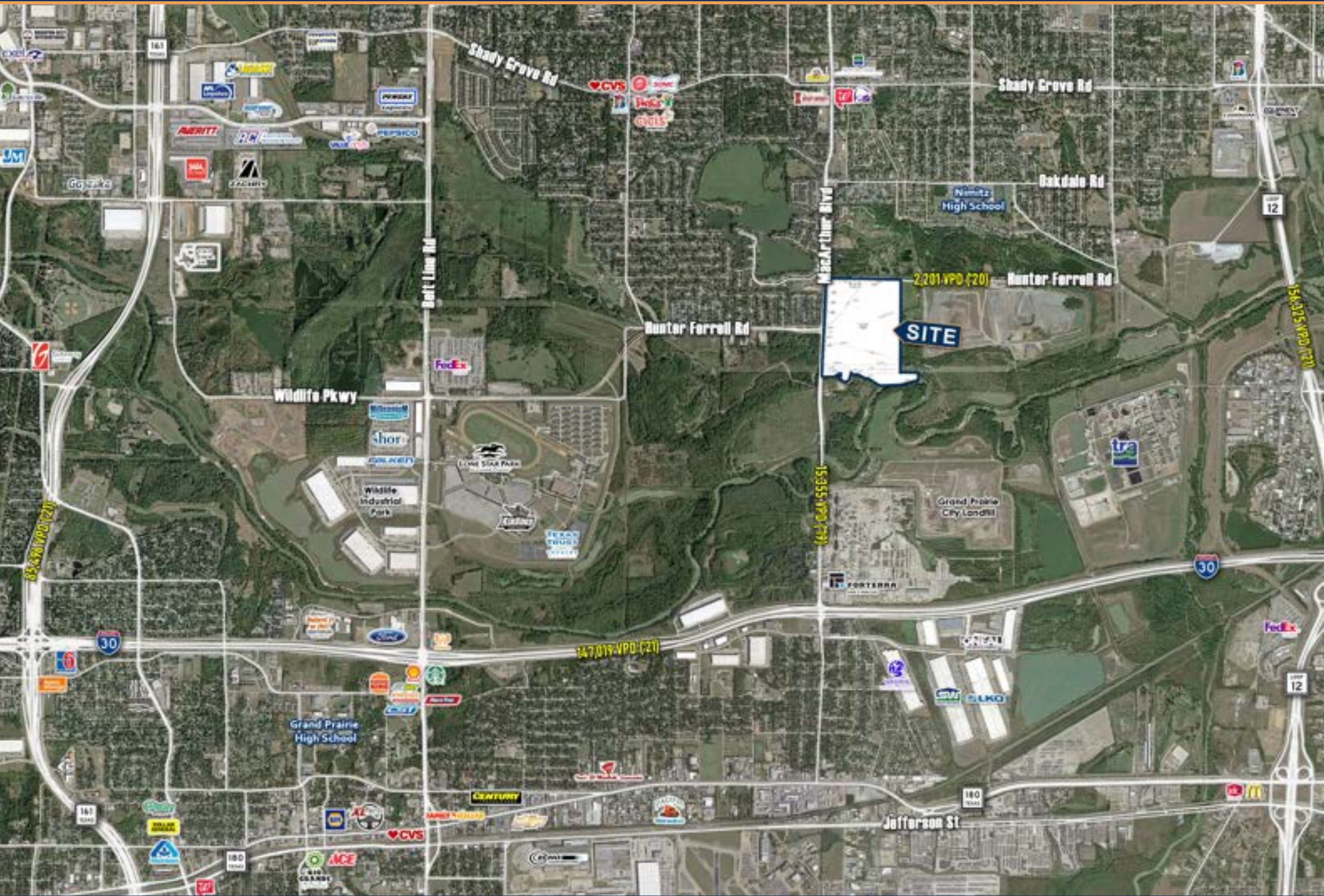


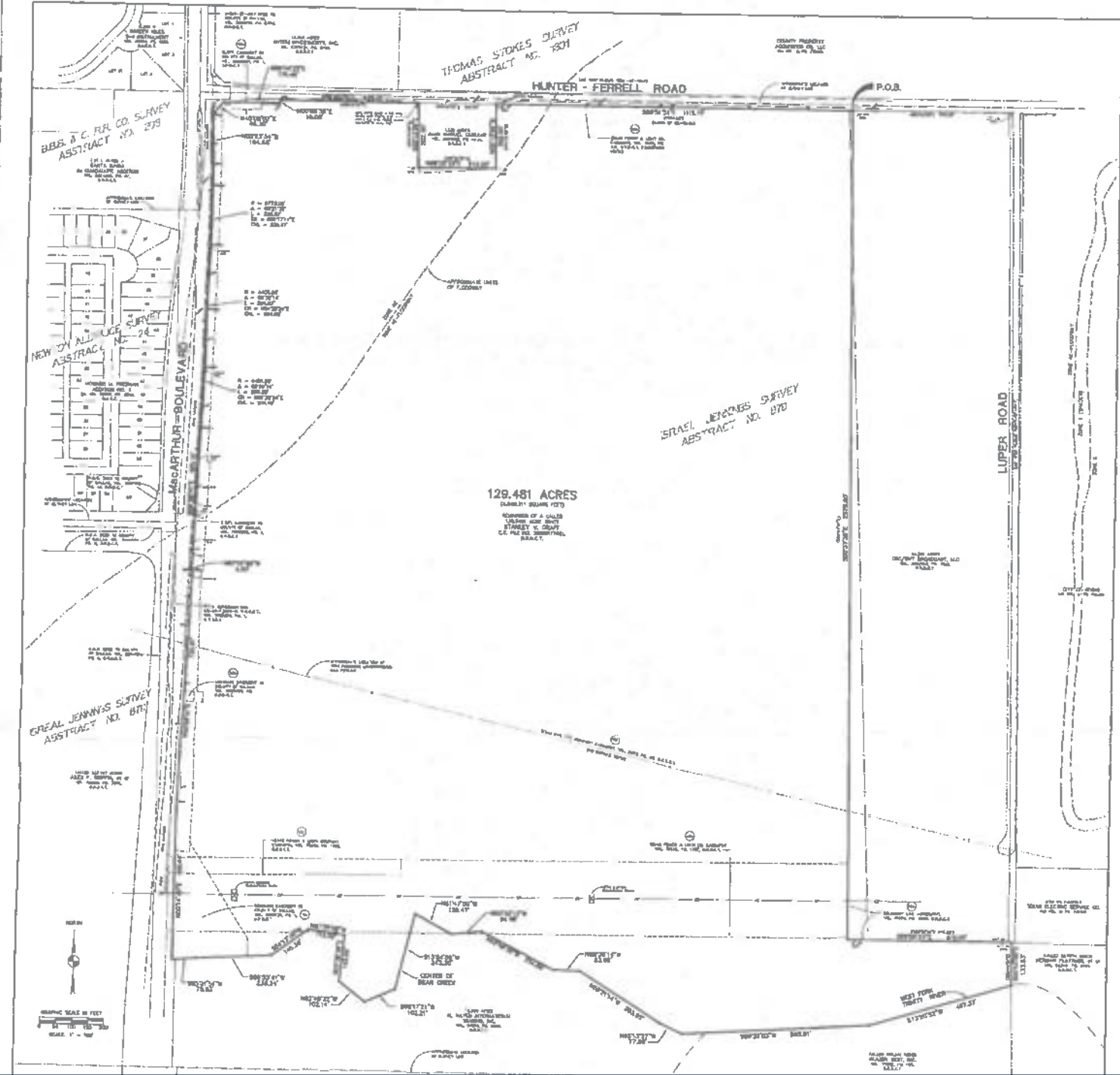
PROPERTY HIGHLIGHTS

- Irving is also home to the Irving Arts Center, which showcases various visual and performing arts events throughout the year. Sports enthusiasts can visit the Toyota Music Factory, a venue that hosts concerts and live performances, and the Irving Convention Center at Las Colinas, which hosts conventions and trade shows.
- Irving is home to numerous corporations and headquarters, including ExxonMobil, Fluor Corporation, Kimberly-Clark, and Pioneer Natural Resources.
- It is served by Dallas/Fort Worth International Airport, one of the busiest airports globally, providing convenient air travel options. Additionally, Irving has access to major highways, including the President George Bush Turnpike and the Lyndon B. Johnson Freeway (I-635)

2022 DEMOGRAPHICS

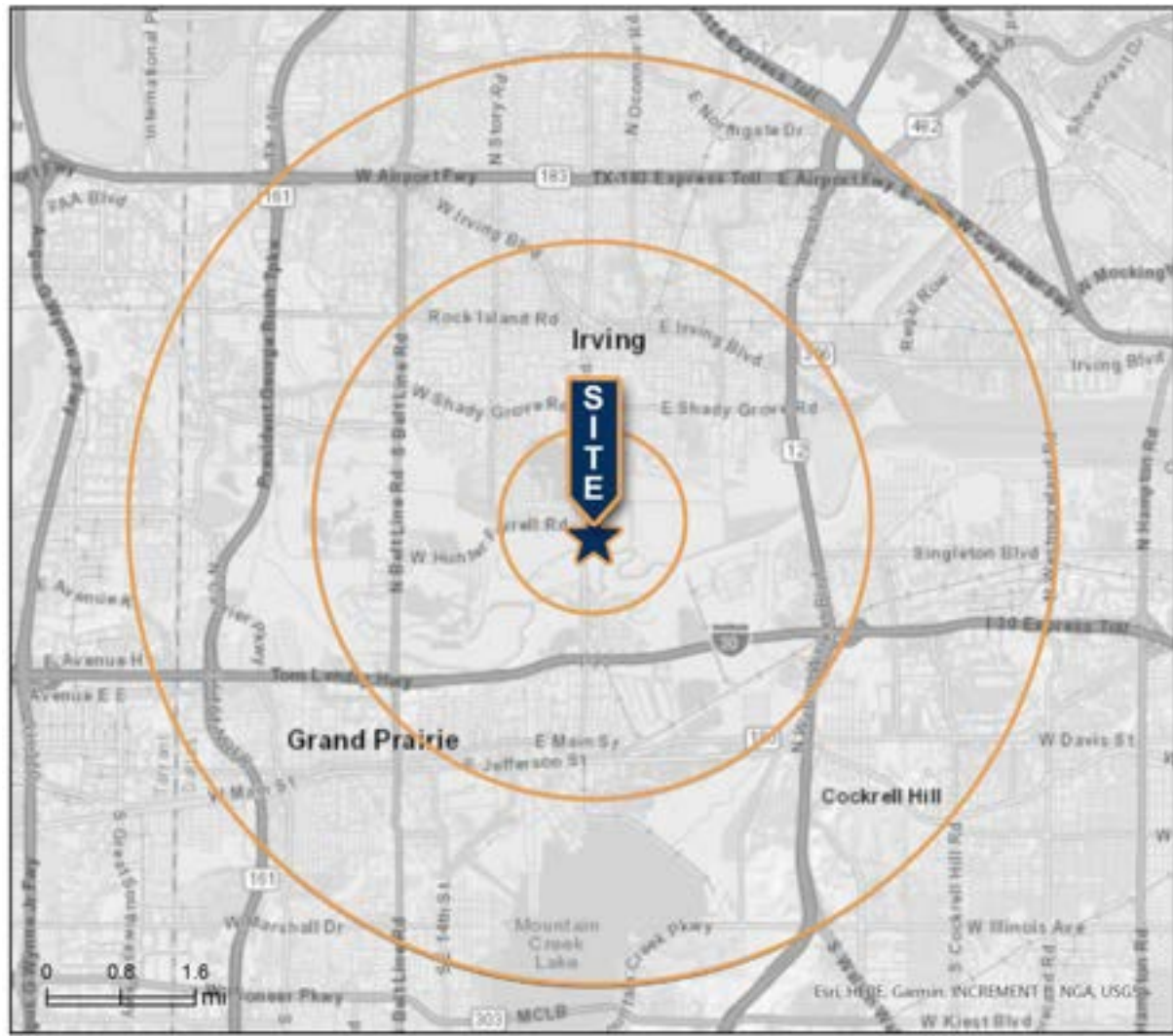
	1 MILE	3 MILE	5 MILE
TOTAL POP.	6,874	73,057	218,114
2027 POP.	6,731	71,920	218,004
AVG HH INCOME	\$97,363	\$79,370	\$77,561





DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	6,821	71,559	208,283
2020 Total Population	6,954	73,617	218,394
2020 Group Quarters	0	573	1,585
2022 Total Population	6,874	73,057	218,114
2022 Group Quarters	0	573	1,594
2027 Total Population	6,731	71,920	218,004
2022-2027 Annual Rate	-0.42%	-0.31%	-0.01%
2022 Total Daytime Population	4,168	65,795	228,094
Workers	1,092	30,232	120,798
Residents	3,076	35,563	107,296
Household Summary			
2010 Households	2,069	21,825	66,725
2010 Average Household Size	3.30	3.27	3.11
2020 Total Households	2,128	22,505	70,355
2020 Average Household Size	3.27	3.25	3.08
2022 Households	2,104	22,335	70,361
2022 Average Household Size	3.27	3.25	3.08
2027 Households	2,057	21,974	70,372
2027 Average Household Size	3.27	3.25	3.08
2022-2027 Annual Rate	-0.45%	-0.33%	0.00%
2010 Families	1,673	16,910	49,110
2010 Average Family Size	3.66	3.69	3.61
2022 Families	1,694	17,219	51,335
2022 Average Family Size	3.65	3.70	3.62
2027 Families	1,662	17,008	51,445
2027 Average Family Size	3.65	3.69	3.60
2022-2027 Annual Rate	-0.38%	-0.25%	0.04%
Housing Unit Summary			
2000 Housing Units	2,097	23,492	69,015
Owner Occupied Housing Units	86.1%	55.7%	49.7%
Renter Occupied Housing Units	13.4%	40.8%	46.2%
Vacant Housing Units	0.4%	3.5%	4.0%
2010 Housing Units	2,125	23,678	72,907
Owner Occupied Housing Units	80.1%	55.8%	48.7%
Renter Occupied Housing Units	17.3%	36.4%	42.8%
Vacant Housing Units	2.6%	7.8%	8.5%
2020 Housing Units	2,158	23,706	74,100
Vacant Housing Units	1.4%	5.1%	5.1%
2022 Housing Units	2,125	23,438	73,894
Owner Occupied Housing Units	78.5%	55.8%	47.9%
Renter Occupied Housing Units	20.5%	39.5%	47.3%
Vacant Housing Units	1.0%	4.7%	4.8%
2027 Housing Units	2,125	23,532	75,041
Owner Occupied Housing Units	76.8%	55.6%	47.5%
Renter Occupied Housing Units	20.1%	37.7%	46.3%
Vacant Housing Units	3.2%	6.6%	6.2%
Median Household Income			
2022	\$77,878	\$59,480	\$56,914
2027	\$89,467	\$68,102	\$64,872
Median Home Value			
2022	\$218,778	\$182,952	\$191,008
2027	\$274,344	\$259,091	\$264,230





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.

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.

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.

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

Airstream Realty

9013498

Licensed Broker / Broker Firm Name or Primary Assumed Business Name

License No.

Email

Phone

Michael Smith

635303

msmith@airstreamrealty.com

630.207.6569

Designated Broker of Firm

License No.

Email

Phone

Evan Lichterman

772686

elichterman@airstreamrealty.com

901.674.2868

Licensed Supervisor of Sales Agent / Associate

License No.

Email

Phone

Sales Agent / Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

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