

FREE STANDING COMMERCIAL BUILDING

630 N O'CONNOR RD
IRVING, TX 75061



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Accent Commercial
Real Estate

2909 COLE AVE, SUITE 210
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630 N O'CONNOR RD

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FOR LEASE

Property Summary

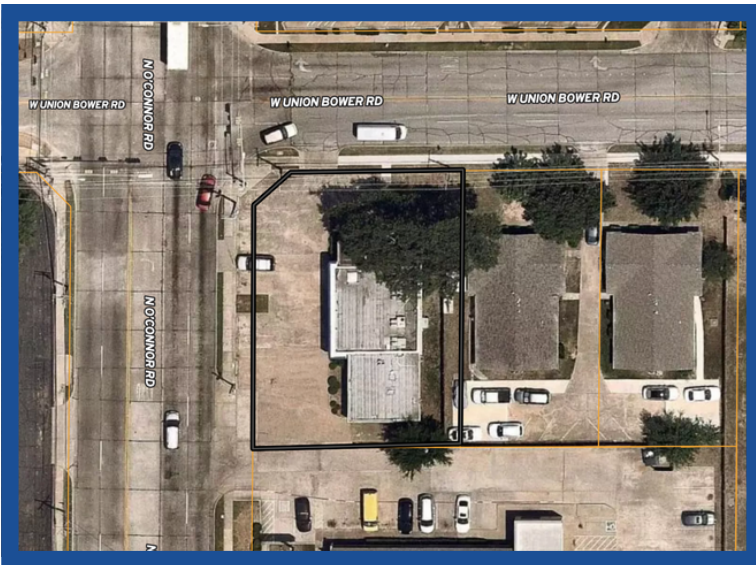
PROPERTY TYPE COMMERCIAL BUILDING

BUILDING SIZE 2,300 +/- SF

LEASABLE AREA 2,300 SF

LEASE PRICE: CALL FOR RATES

NNN: CALL FOR RATES



Zoning Summary

COMMERCIAL IMPROVEMENTS SITE PLAN (DETAILED)

District: S-P-1

The S-P-1 site plan district is utilized to develop difficult size and shaped land areas; to promote new planning concepts; to develop multiple land usage; and to establish compatible land use within a more restrictive neighborhood.

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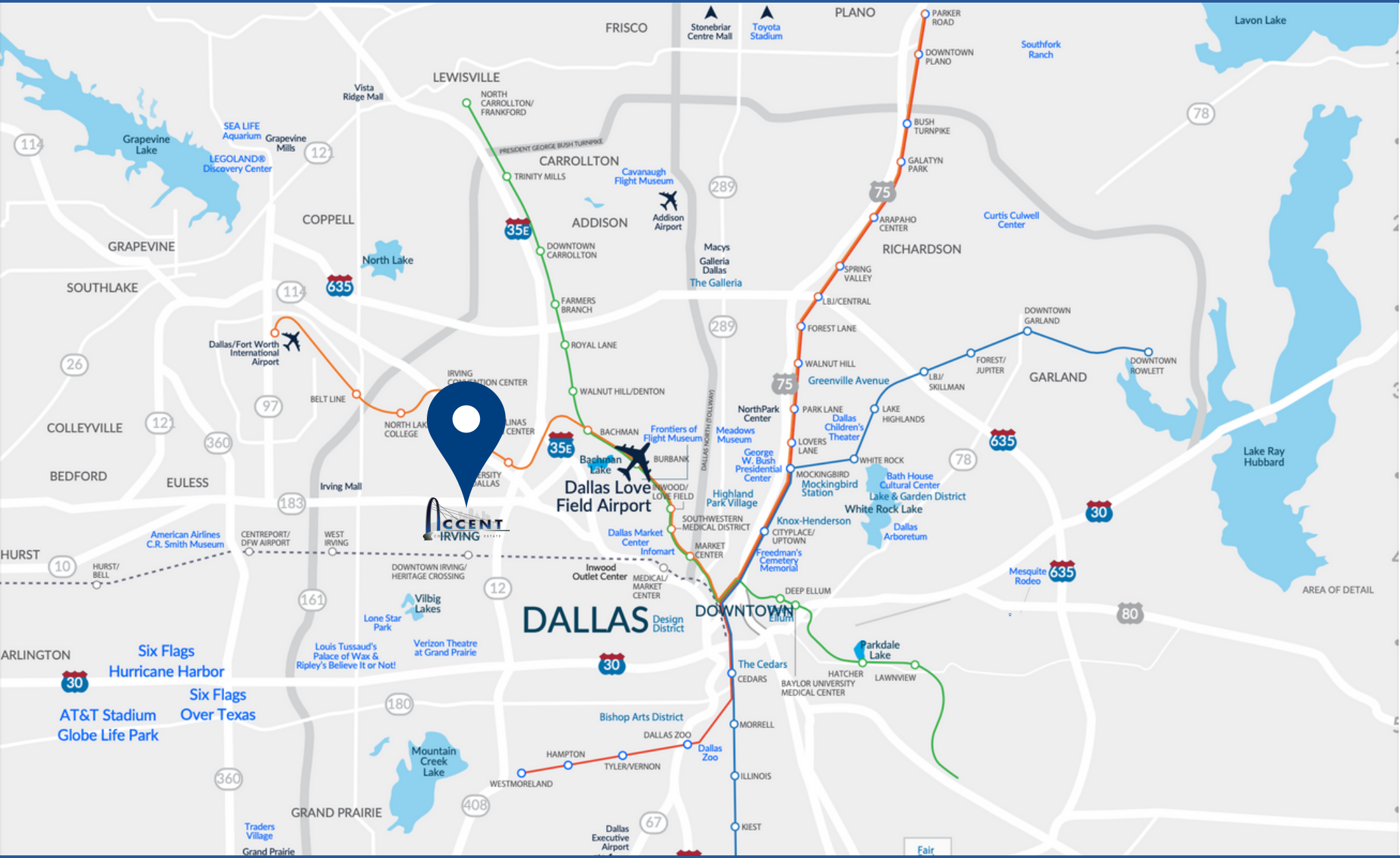
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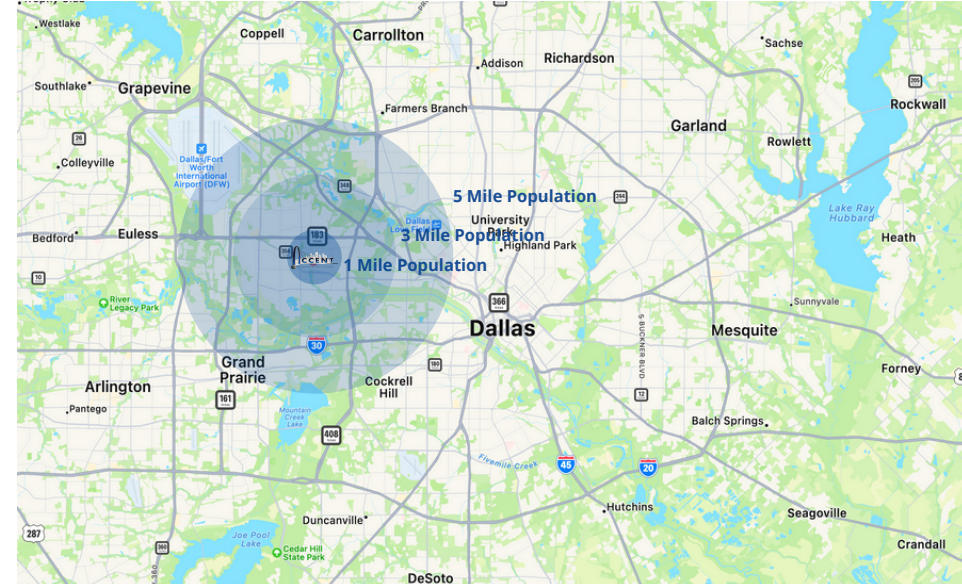


630 N O'Connor Rd Irving, TX 75061

PROPERTY OVERVIEW

Free standing commercial building located on North O'Connor Rd and W Union Bower Rd. Great use for medical/office use with near by excellent commercial retailers. Building contains 12 parking spaces and great frontage visibility.

AREA RETAILERS



POPULATION	1 Mile	3 Mile	5 Mile
2026 Projection	19,574	132,067	255,776
2021 Estimate	18,955	127,637	241,673
2021-2026 Annual Rate	0.64%	0.68%	1.14%
HOUSEHOLDS	1 Mile	3 Mile	5 Mile
2026 Projection - Total HH	6,776	45,727	97,532
2021 Estimate - Total HH	6,631	44,538	92,224
Projected Annual Growth 2021-2026	0.43%	0.53%	1.13%
INCOME	1 Mile	3 Mile	5 Mile
2021 Est. Avg. Household Income	\$66,546	\$68,250	\$78,668
2021 Est. Med. Household Income	\$49,940	\$53,482	\$59,928

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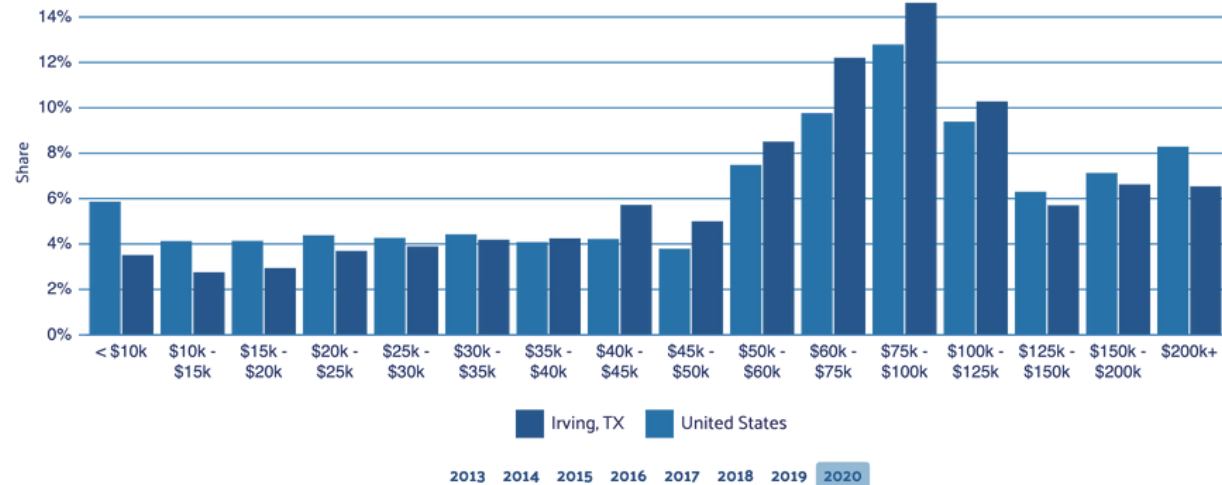
	Address:	630 N O'Connor Rd
	Property Type	Commercial
	Lot Size AC	.25 AC
	Building Size	2,298 SF
	City	Irving
	County	DALLAS
	Zoning	S-P-1 site plan district
	Parcel	32289500000200000
	Legal Des.	PT LOT 20 & 25' LOT 21
	School District	Irving ISD

Quickfacts - Irving, Texas

In 2020, Irving, TX had a population of 240k people with a median age of 32 and a median household income of \$66,567. Between 2019 and 2020 the population of Irving, TX grew from 239,783 to 240,475, a 0.289% increase and its median household income grew from \$64,868 to \$66,567, a 2.62% increase.

Economy - Irving, Texas

The median property value in Irving, TX was \$196,500 in 2020, which is 0.855 times smaller than the national average of \$229,800. Between 2019 and 2020 the median property value increased from \$177,500 to \$196,500, a 10.7% increase. The homeownership rate in Irving, TX is 37.7%, which is approximately the same as the national average of 64.4%.



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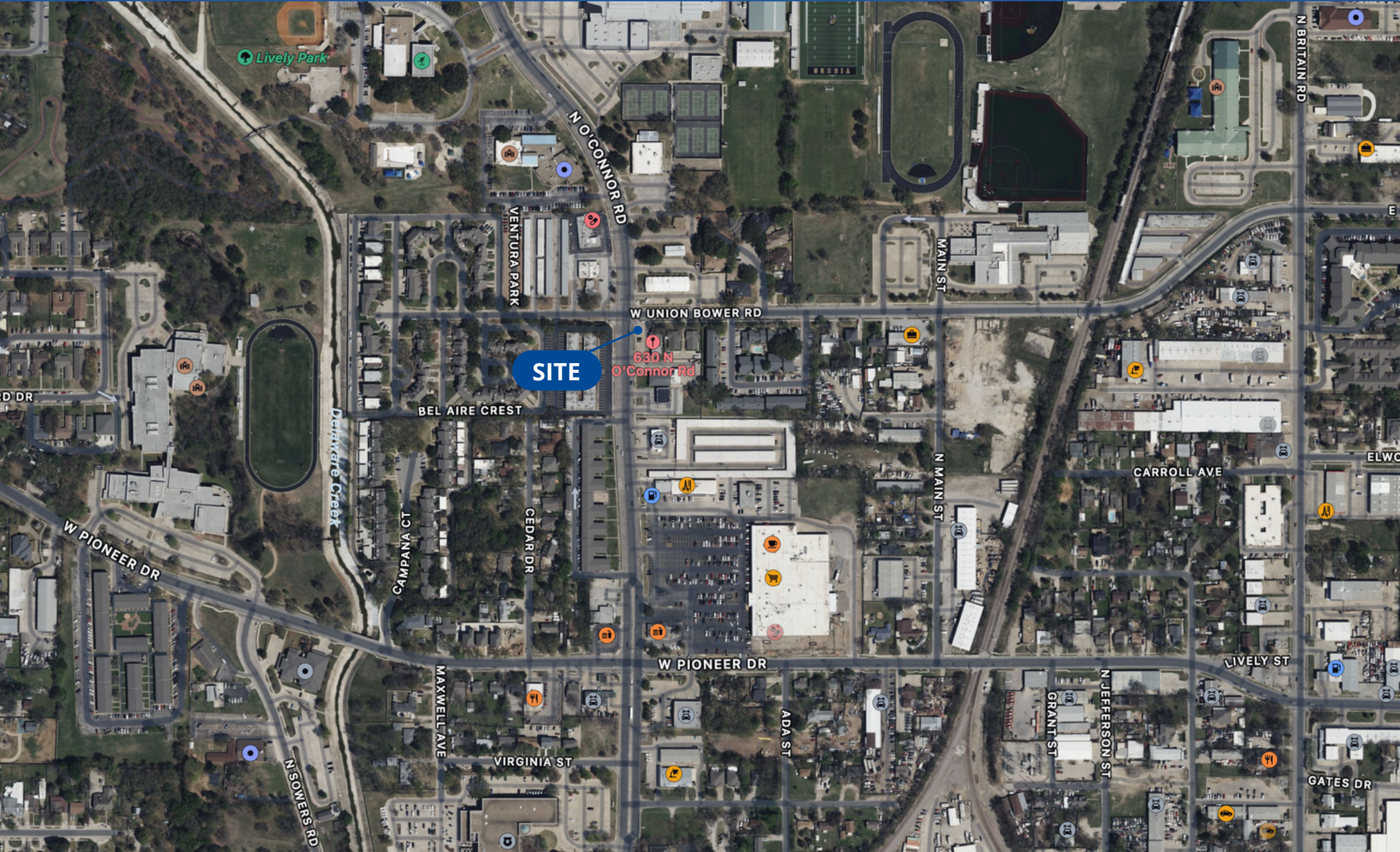
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Information About Brokerage Services

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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Luis Pina	474607	lpina@accentcre.com	214-597-7651
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Joseph Sebastian Rodriquez	715436	sebastian@accentcre.com	817-226-5765
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date