



**GOLDEN PIONEER PLAZA
FOR SALE**

Golden Pioneer Plaza

3620 West Pioneer Drive, Irving, TX 75061

eXp Commercial | 7005 Chase Oaks Blvd., Ste. 200 | Plano, TX 75025 | expcommercial.com

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Offering Summary

Sale Price:	Subject To Offer
Building Size:	31,326 SF
Available SF:	15,014 SF
Number of Units:	11
Price / SF:	-
Cap Rate:	5.7%
NOI:	\$199,608
Year Built:	2004
Zoning:	Commercial

Property Overview

This 31,326 SF neighborhood multi-tenant shopping center is situated on approximately 2.7 acres of land. It is located on West Pioneer Drive near the intersection of North Belt Line and West Pioneer Drive, minutes from TX-183.

Property Highlights

- Great Location
- Minutes from TX-183
- High Traffic Area
- Excellent Tenant Mix
- Below Market Rent
- Value Add Opportunity

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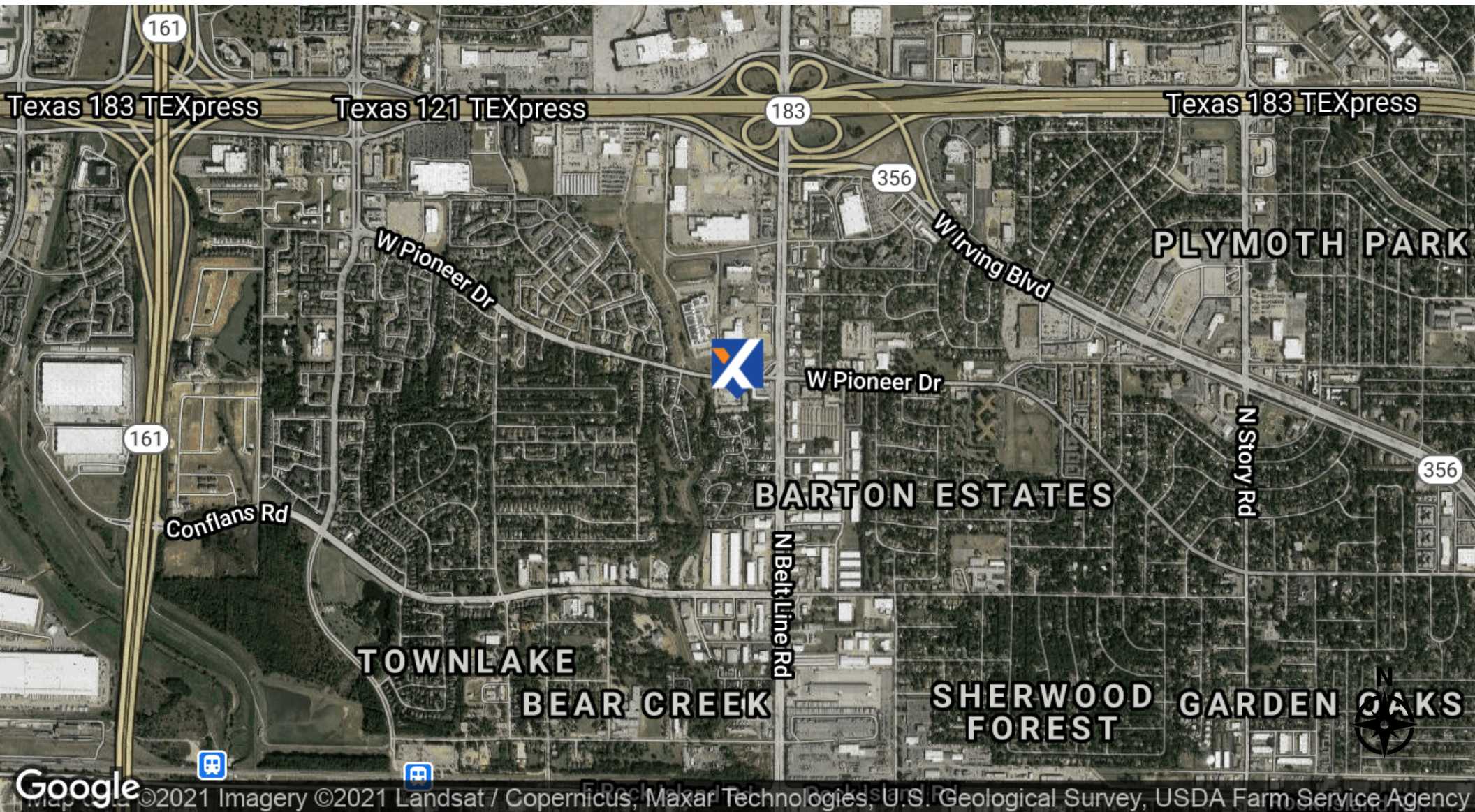
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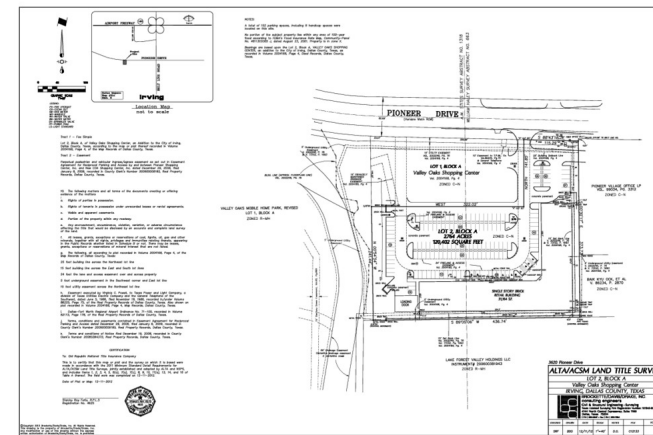
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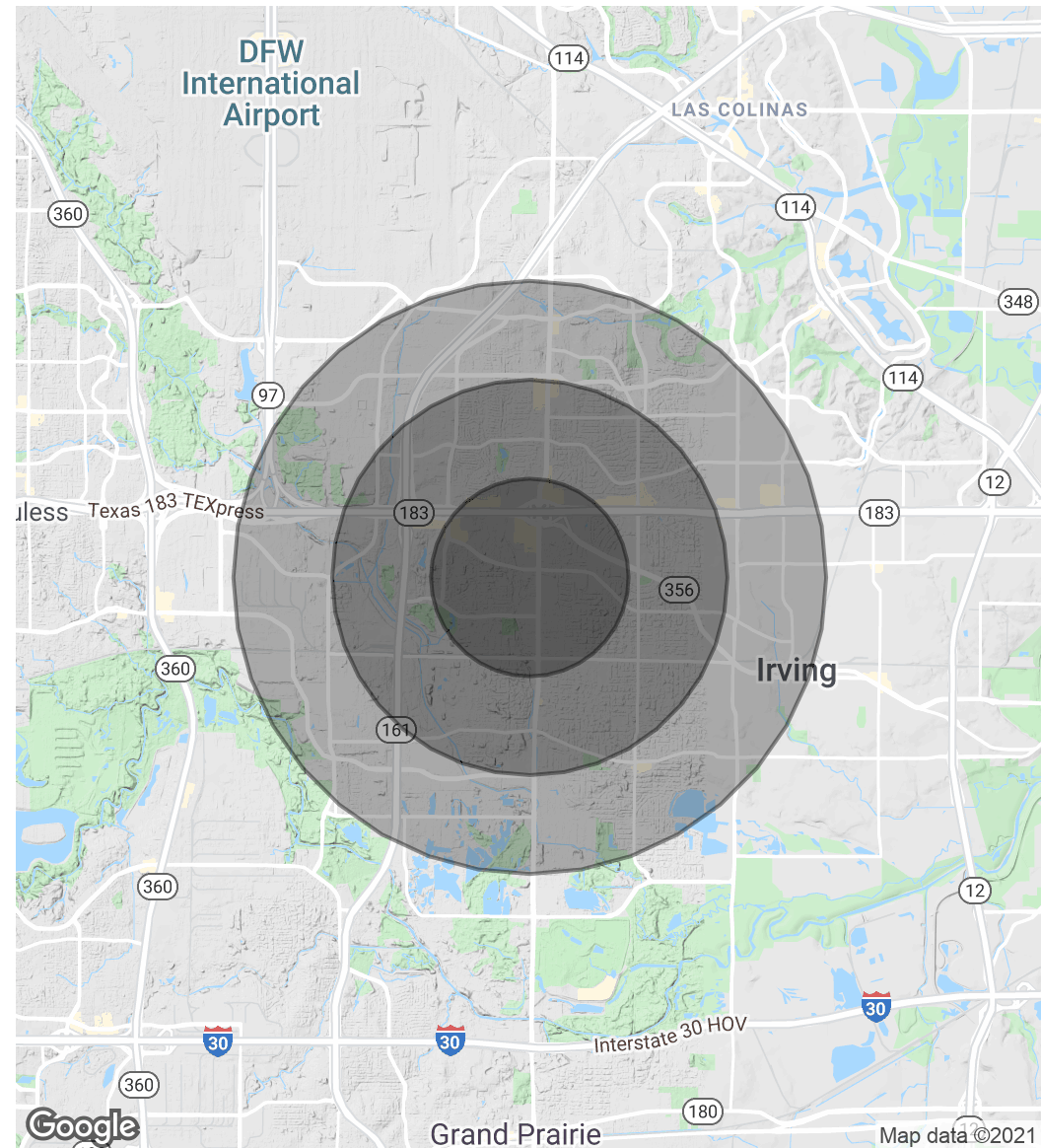
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Population	1 Mile	2 Miles	3 Miles
Total Population	18,964	59,734	122,051
Average age	29.2	30.7	31.2
Average age (Male)	29.2	30.6	31.0
Average age (Female)	30.0	31.1	31.6
Households & Income	1 Mile	2 Miles	3 Miles
Total households	6,806	20,581	44,270
# of persons per HH	2.8	2.9	2.8
Average HH income	\$50,572	\$53,316	\$53,554
Average house value	\$121,720	\$119,322	\$132,264

* Demographic data derived from 2010 US Census



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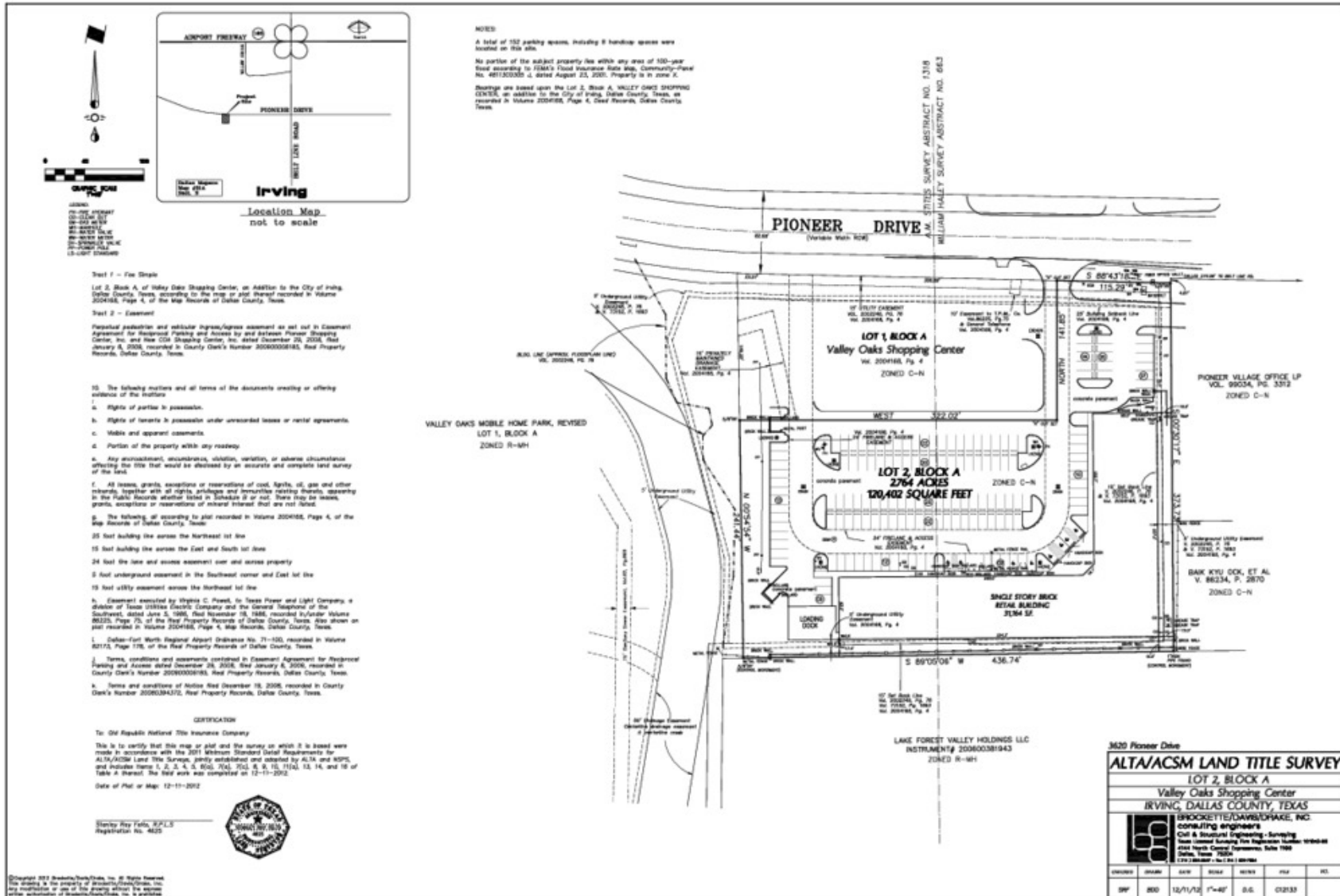
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