

AVION

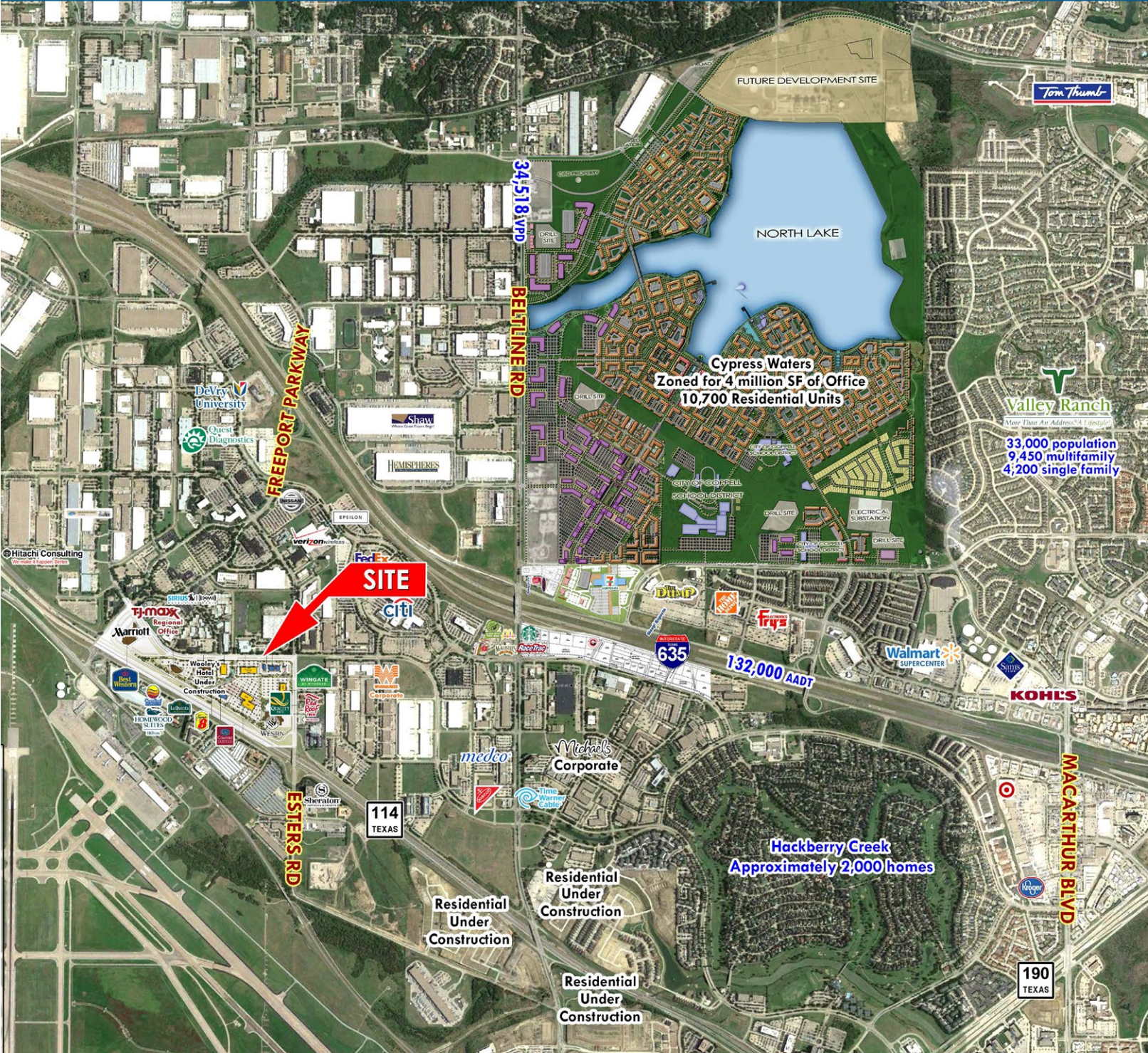
FOR LEASE OR SALE

IRVING, TEXAS

NWC STATE HIGHWAY 114 & ESTERS ROAD

CHARLOTTE COOPER

AMY PJETROVIC



LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT



Daytime Population
27,217

OFFICIAL PRO SHOP OF THE
DALLAS COWBOYS

DFW

DALLAS/FORT WORTH
INTERNATIONAL AIRPORT

DFW Airport is the 3rd busiest airport in the world

DFW Airport Board Employees:
Approximately 1,800

On-Airport Employees:
Approximately 60,000

Economic Activity Across North Texas Attributed to DFW:
\$31.6 billion

Full-Time Jobs:
143,000

PASSENGERS

Daily Passengers
Approximately 174,031

2014 Total Passengers
63,521,236

FUTURE DEVELOPMENT SITE

BELTLINE RD

Tom Thumb

NORTH LAKE

34,518 VPD
BELTLINE RD

Cypress Waters
Zoned for 4 million SF of Office
10,700 Residential Units

Valley Ranch
More Than An Address. A Lifestyle.
33,000 population
9,450 multifamily
4,200 single family

FREEPORT PARKWAY

SITE

Marriott

Walmart

Walmart

635

132,000 AADT

Walmart

KOHL'S

ESTERS RD

114
TEXAS

Residential
Under
Construction

Residential
Under
Construction

Residential
Under
Construction

Hackberry Creek
Approximately 2,000 homes

MACARTHUR BLVD

190
TEXAS

37,967 VPD

AVION



HIGHLIGHTS

- Located adjacent to DFW Airport.
- Excellent access/visibility to Hwy 114. New frontage road under construction projected completion is 3rd Q 2017.
- Anchored by: Marriott (484 rooms), Westin Hotel (506 rooms + meeting space that accommodates up to 1,600 guests), Quality Inn (140 rooms), Woolley's Hotel currently under construction for 2017 opening.
- ACEP 58,000 SF HQ office under construction. The new HQ will office 150 executives plus additional staff & volunteers.
- Over 92,349 cars per day on Hwy 114.
- Daytime population in the trade area approximately 27,217 employees.



Avion Business Park



DEMOGRAPHICS	3 MILE	4 MILE	5 MILE	TRAFFIC COUNTS	
2017 EST POPULATION	19,396	86,658	164,309	HIGHWAY 114	92,349 VPD
2017 EST AVG HH INCOME	\$125,008	\$99,585	\$100,976	ESTERS ROAD	7,034 VPD

