

FOR LEASE
OFFICE



250 DECKER DRIVE, IRVING, TX

BROKER CONTACTS

Cory Darden

Senior Director
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Jim Kelley

Principal/Broker
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PROPERTY INFORMATION



Property Highlights

- ±4,000 - 8,500 SF Professional Office Space
- 2nd Generation Office
- Golf Course Views
- Monument Signage
- Close proximity to Starbucks, Yard House, Gloria's Latin Cuisine and various restaurants and SH 114
- Tenant Improvement Allowance
- Great access to SH 114 and DFW Airport

Lease Spaces

Spaces	Lease Rate	Space Size	Lease Type
Suite 100	Call for Pricing	8,500 SF	Triple Net (NNN)

Champions DFW Commercial Realty
880 S Village Center Dr., Suite 200, Southlake, TX 76092

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PHOTOS



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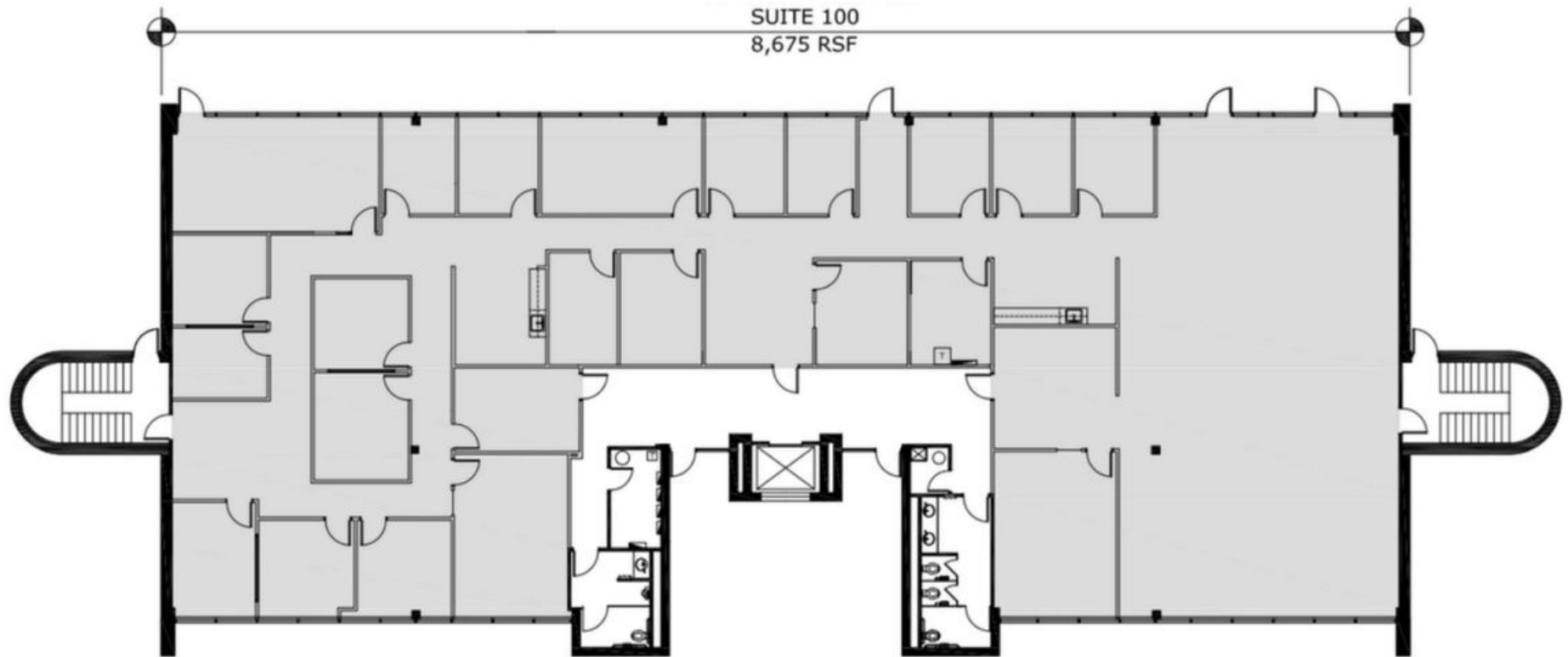
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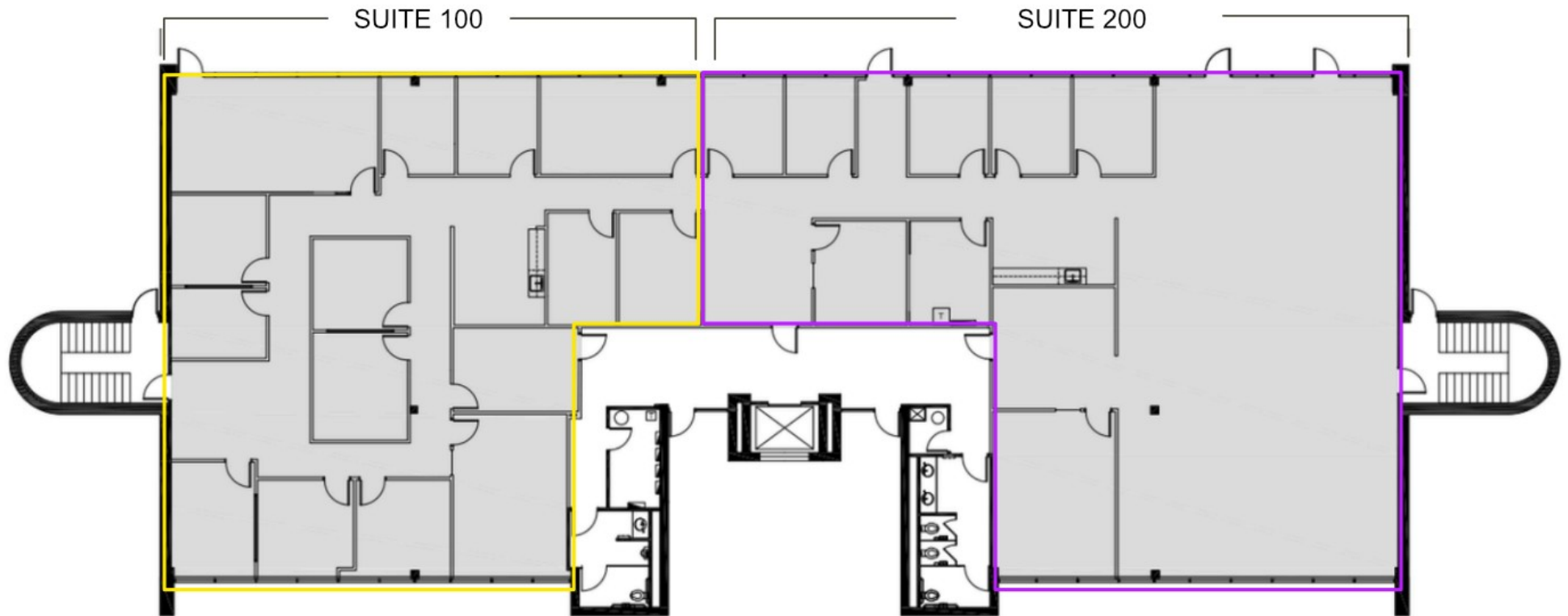
FLOOR PLAN - AS IS



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CONCEPTUAL FLOOR PLAN - DEMISED



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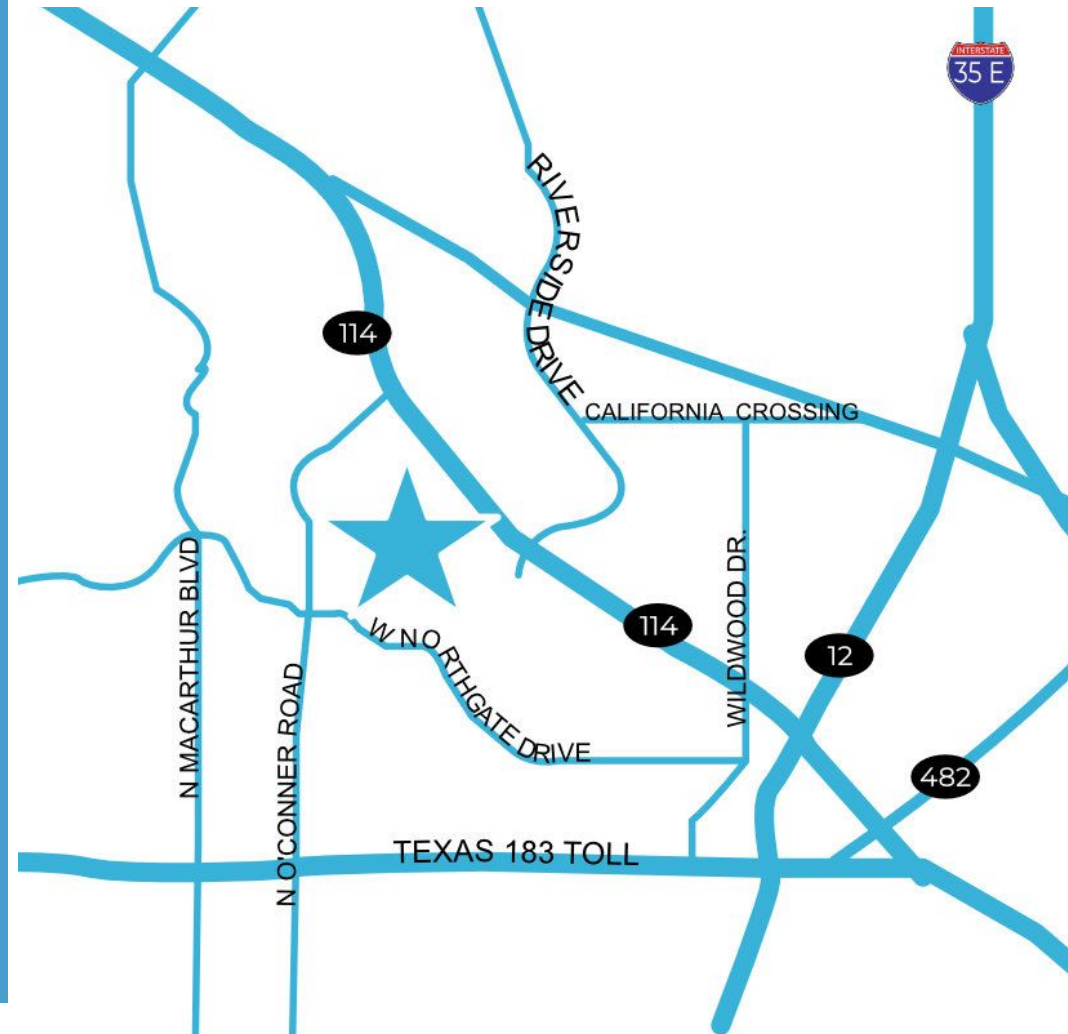
DEMOGRAPHICS

Population

	2 miles	5 miles	10 miles
2020 Population	43,271	287,656	998,021
2025 Population	44,507	293,638	1,038,792
2030 Population Projection	45,923	302,498	1,078,990
Annual Growth 2020-2025	0.6%	0.4%	0.8%
Annual Growth 2025-2030	0.6%	0.6%	0.8%
Median Age	35.6	34.3	36
Bachelor's Degree or Higher	51%	33%	42%
U.S. Armed Forces	28	162	566

Income

	2 miles	5 miles	10 miles
Avg Household Income	\$120,087	\$102,277	\$117,651
Median Household Income	\$97,164	\$77,828	\$88,072
< \$25,000	1,202	10,966	41,909
\$25,000 - 50,000	2,224	19,196	64,567
\$50,000 - 75,000	4,011	22,463	76,498
\$75,000 - 100,000	2,813	15,192	53,819
\$100,000 - 125,000	2,926	13,051	47,988
\$125,000 - 150,000	1,668	7,416	31,833
\$150,000 - 200,000	2,429	9,728	39,708
\$200,000+	2,589	10,675	65,911



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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.

2-10-2025



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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:
 - ¶ 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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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/ Associate Name	License No.	Email	Phone

ABOUT CHAMPIONS DFW COMMERCIAL REALTY

Champions DFW Commercial Realty, LLC is a full service brokerage commercial real estate company providing the highest level of strategy, services and solutions to our clients.

At Champions DFW Commercial Realty, LLC, we pride ourselves in championing your Dallas/Fort Worth commercial real estate cause. Headquartered in Southlake, Texas, we are a team of knowledgeable and highly motivated professionals whose objective is to help you succeed in all your commercial real estate endeavors.

OUR SERVICES

- Commercial Leasing
- Commercial Sales
- Investment Sales
- Tenant/Buyer Representation
- Development/Advisory Services
- Commercial Property Management

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