

FOR SALE
CALL FOR DETAILS



300 & 320 DECKER DRIVE

IRVING, TEXAS 75062





RENOVATED LOBBY OF 300 DECKER DRIVE



320 DECKER DRIVE



320 DECKER DRIVE

EXECUTIVE SUMMARY



TXRE Properties, as exclusive representative, is pleased to present an opportunity to acquire a **two-building** office complex totaling approximately **83,629** square feet in the heart of the prestigious Las Colinas submarket of Irving, Texas. Comprising **300 Decker Drive**, which is **52,333 square feet** and **320 Decker Drive**, which is **31,296 square feet**, the complex spans over **six** acres of prime real estate. Ideally positioned overlooking the lush fairways of the **Las Colinas Country Club**, the properties offer a rare combination of serene, high-end aesthetics and functional, high-density office space.

The portfolio is anchored by significant capital improvements, most notably at 300 Decker, which features a modern three-story glass atrium lobby, upgraded common areas, and a comprehensive amenity package including a yoga room, executive conference center, and coffee lounge. 320 Decker Drive is fully stabilized, featuring a long-term lease with Regus-IGN, the global leader in executive suite solutions and flexible workspace.

With a parking ratio of approximately 3.8 per 1,000 square feet, the assets are uniquely equipped to handle the demands of modern corporate tenants. This infrastructure, combined with a diverse tenant base and flexible floor plates, provides a stabilized income stream.

Located within the Las Colinas Urban Center—North Texas’s premier corporate destination—the properties benefit from an unparalleled ecosystem of Fortune 500 neighbors, including Caterpillar, ExxonMobil, and McKesson. The site offers exceptional connectivity, situated minutes from SH-114 and I-635, providing a fifteen-minute commute to DFW International Airport and easy access to the Toyota Music Factory’s vibrant dining and entertainment district. As the Dallas-Fort Worth office market continues to favor well-located, amenitized assets, 300 and 320 Decker Drive stand as a strategic investment.

300 & 320 DECKER DRIVE, IRVING, TEXAS 75062

PROPERTY INFORMATION



Address

300 & 320 Decker Drive
Irving, Texas 75062

Location

Overlooks Las Colinas Country Club
Just off E John Carpenter Freeway

Gross Building SF

300 Decker Dr. - 52,333 SF
320 Decker Dr. - 31,296 SF
Total SF - 83,629 SF

Stories

300 Decker Dr. - 3 Floors
320 Decker Dr. - 2 Floors

Lot Size

6.238 Acres

Building Occupancy

300 Decker Dr. - 68%
320 Decker Dr. - 100%
Blended Occupancy - 80%

Parking Ratio

3.8 : 1,000

Traffic Count

10,000+ Cars Per Day

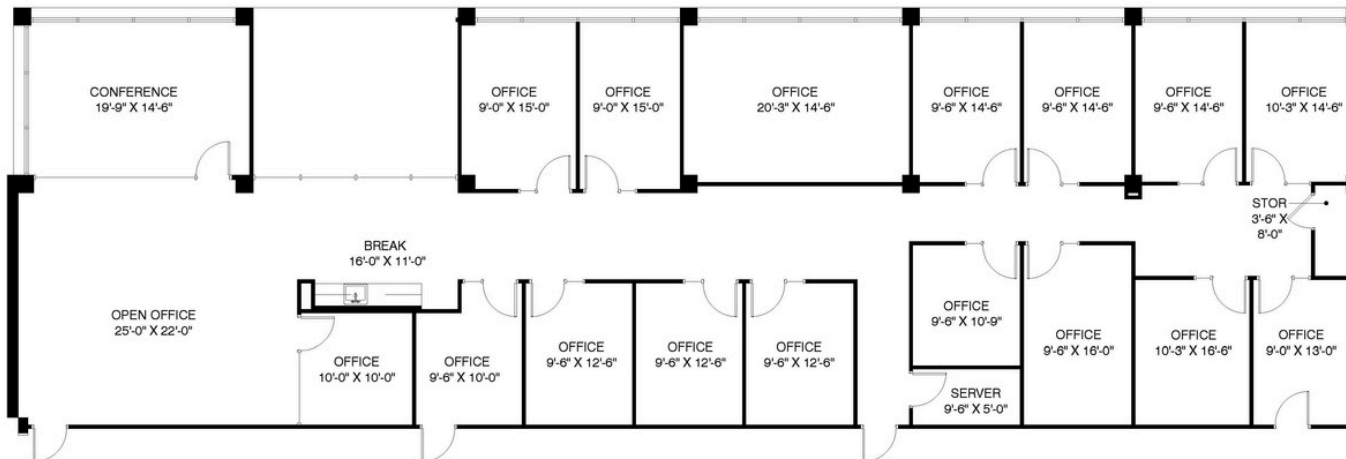
Zoning

C-O





SUITE 250
8,888 RSF



SUITE 350
4,787 RSF



SUITE 300
7,017 RSF

300 & 320 DECKER DRIVE, IRVING, TEXAS 75062

SITE PLAN



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THE CITY OF IRVING

ENTERTAINMENT

- 50+ Restaurants, Shops & Entertainment Destinations
- Located 1.3 Miles from Toyota Music Factory
 - 500,000+ sq. ft. mixed-use entertainment complex

RECREATION

- City of Irving offers Six (6) Recreation Centers, One (1) Youth Center and One (1) Senior Center
- The City has more than 90 parks with over 2,000 acres of Land

TRANSPORTATION

- 10 Minutes to Dallas-Fort Worth International Airport
- 14 Minutes to Dallas Love Field Airport



DEMOGRAPHICS



261,350
POPULATION
IN IRVING



\$105,000+
AVERAGE INCOME
IN IRVING



138,000
EMPLOYED
IN IRVING



94,845
HOUSEHOLDS
IN IRVING



CONTACT US

EXCLUSIVE BROKERS

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