



ENGVEST
GROUP

FOR LEASE

Golden Pioneer Plaza

3620 West Pioneer Drive, Irving, TX 75061

eXp Commercial | 9600 Great Hills Trl | Austin, TX 78759 |

Daniel Eng | CCIM

469.916.8888 x801
daniel@engvest.com

Judy Ratsamy

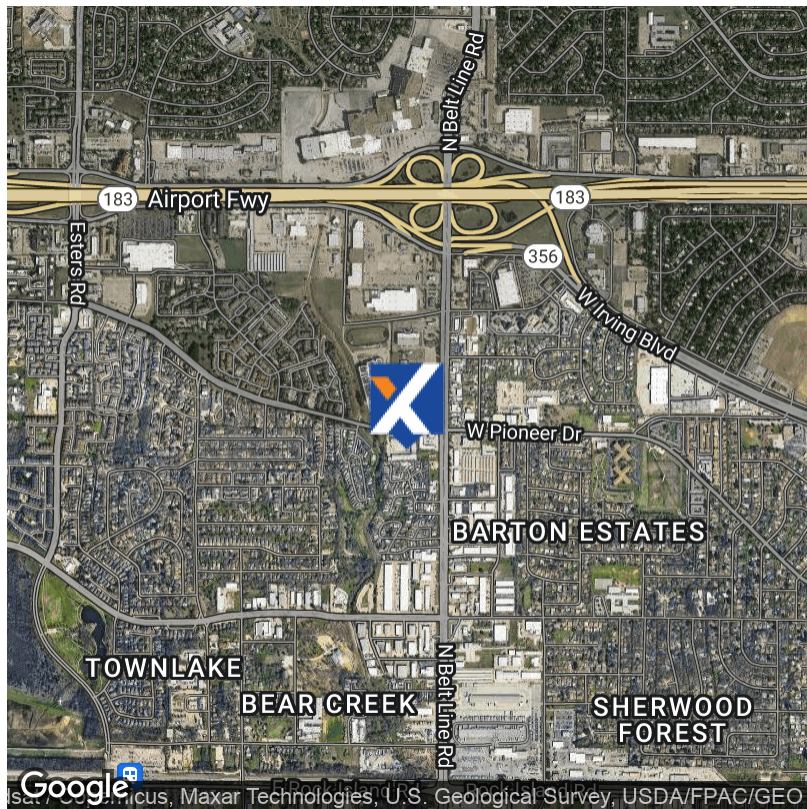
469.916.8888 x306
judy@engvest.com

Calvin Wong | CCIM

469.916.8888 x902
calvin@engvest.com

FOR LEASE | Golden Pioneer Plaza

3620 West Pioneer Drive, Irving, TX 75061



Offering Summary

Sale Price:	Subject To Offer
Lease Rate:	Negotiable
Building Size:	31,326 SF
Available SF:	15,014 SF
Number of Units:	11
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

Spaces	Lease Rate	Space Size
#100	Negotiable	15,014 SF

Daniel Eng | CCIM

469.916.8888 x801
daniel@engvest.com

Judy Ratsamy

469.916.8888 x306
judy@engvest.com

Calvin Wong | CCIM

469.916.8888 x902
calvin@engvest.com

expTM
COMMERCIAL

ENGVEST
GROUP

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR LEASE | Golden Pioneer Plaza

3620 West Pioneer Drive, Irving, TX 75061



Daniel Eng | CCIM

469.916.8888 x801
daniel@engvest.com

Judy Ratsamy

469.916.8888 x306
judy@engvest.com

Calvin Wong | CCIM

469.916.8888 x902
calvin@engvest.com

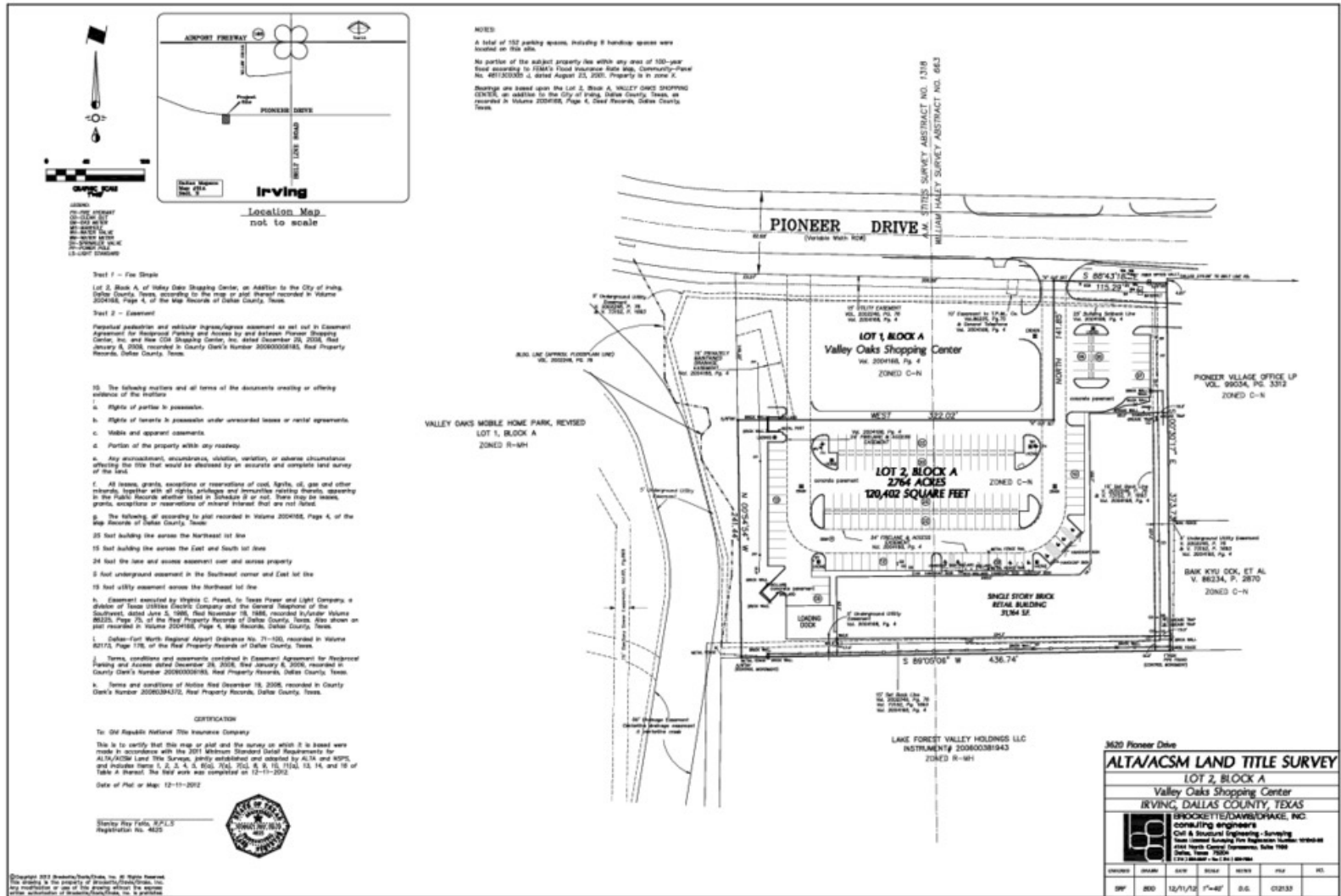
expTM
COMMERCIAL

ENGVEST
GROUP

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR LEASE | Golden Pioneer Plaza

3620 West Pioneer Drive, Irving, TX 75061



Daniel Eng | CCIM
469.916.8888 x801
daniel@engvest.com

Judy Ratsamy
469.916.8888 x306
judy@engvest.com

Calvin Wong | CCIM
469.916.8888 x902
calvin@engvest.com

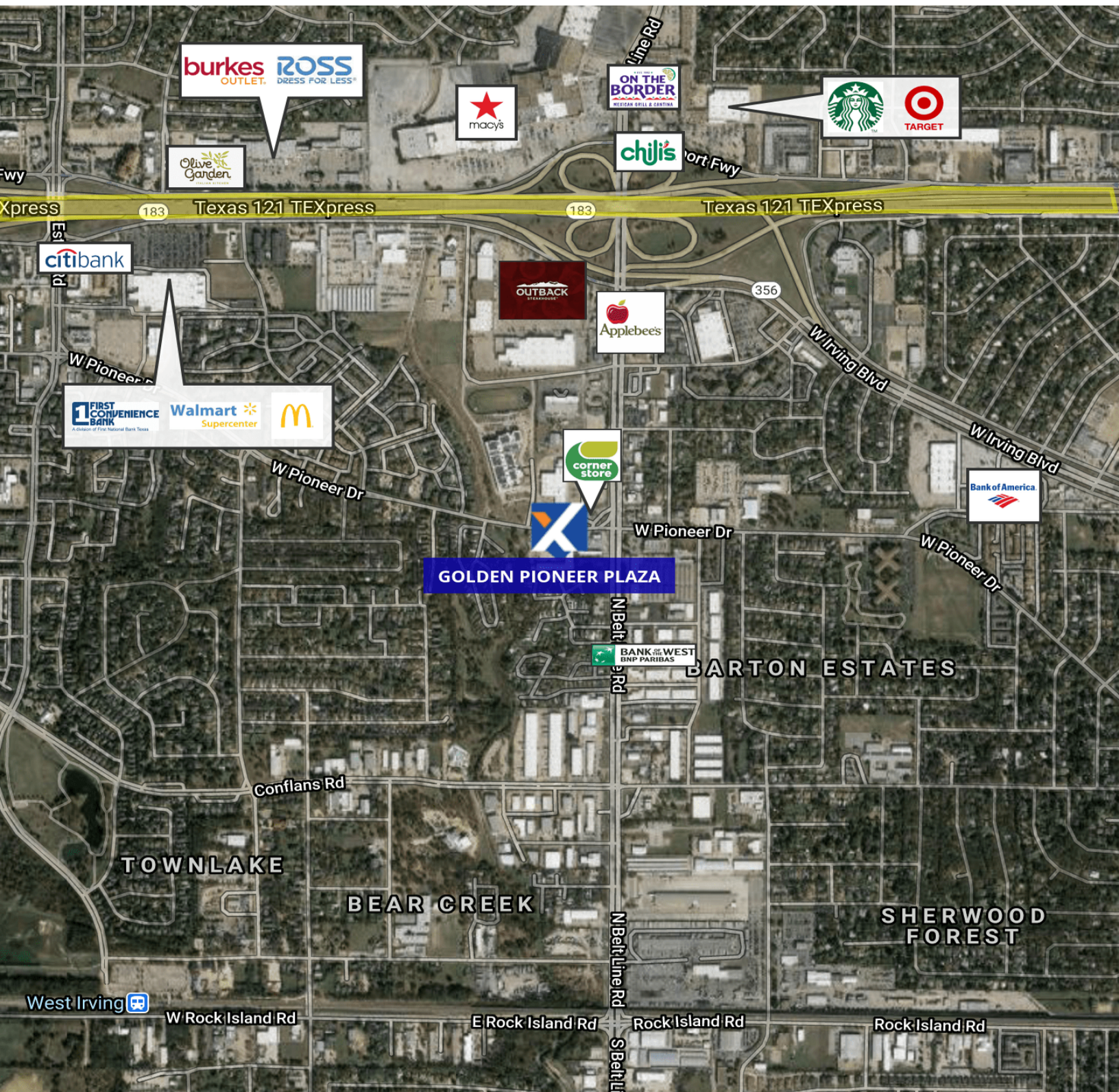
expTM
COMMERCIAL

ENGVEST
GROUP

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR LEASE | Golden Pioneer Plaza

3620 West Pioneer Drive, Irving, TX 75061



Map data ©2021 Imagery ©2021, CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

Daniel Eng | CCIM

469.916.8888 x801
daniel@engvest.com

Judy Ratsamy

469.916.8888 x306
judy@engvest.com

Calvin Wong | CCIM

469.916.8888 x902
calvin@engvest.com

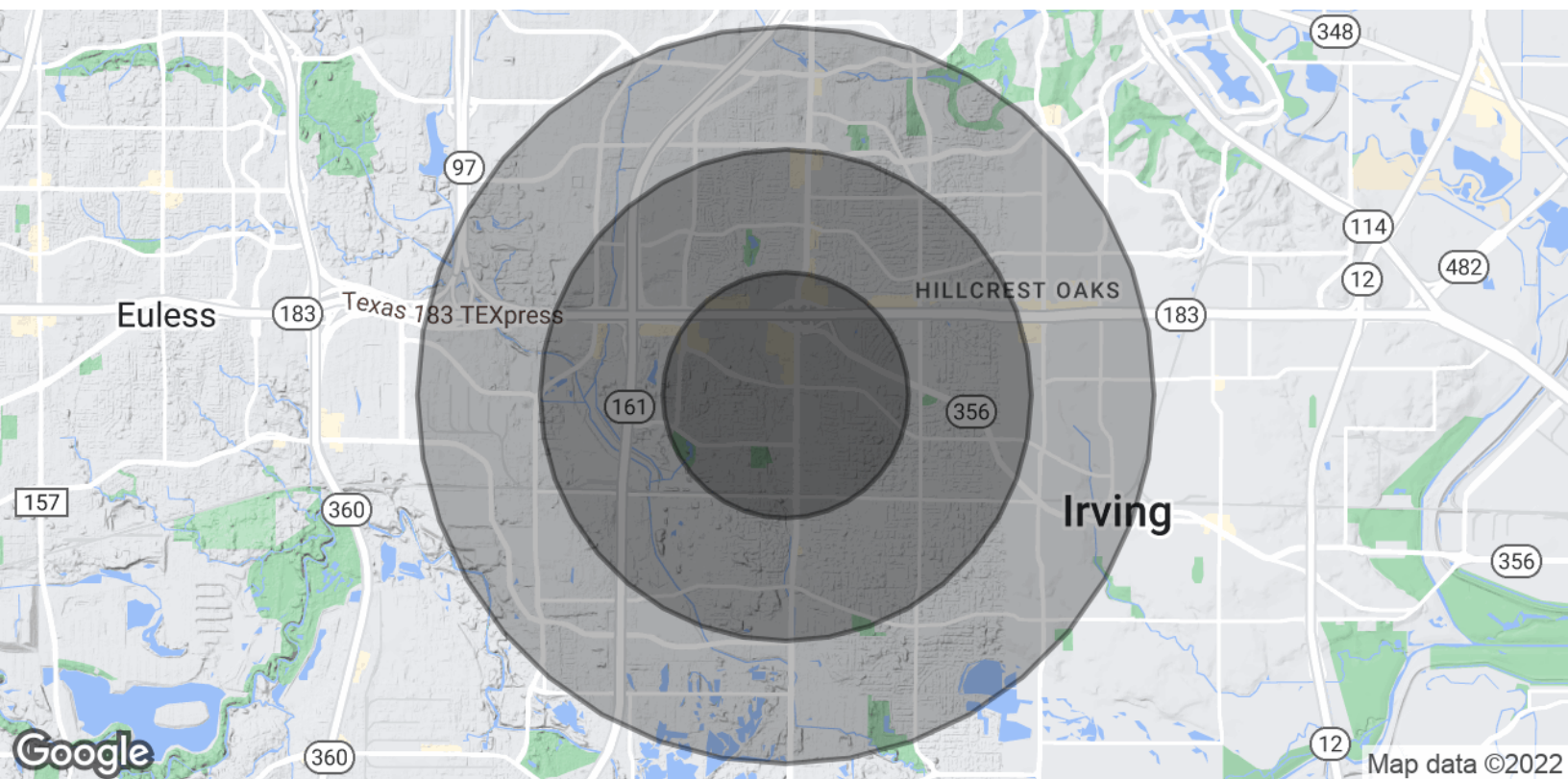
expTM
COMMERCIAL

ENGVEST
GROUP

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR LEASE | Golden Pioneer Plaza

3620 West Pioneer Drive, Irving, TX 75061



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 2020 ACS - US Census

Daniel Eng | CCIM

469.916.8888 x801
daniel@engvest.com

Judy Ratsamy

469.916.8888 x306
judy@engvest.com

Calvin Wong | CCIM

469.916.8888 x902
calvin@engvest.com

expTM
COMMERCIAL

ENGVEST
GROUP

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR LEASE | Golden Pioneer Plaza

3620 West Pioneer Drive, Irving, TX 75061



Daniel Eng | CCIM

Broker Associate

D: 469.916.8888 x801 C: 214.926.3666
daniel@engvest.com



TX #514529



Judy Ratsamy

Associate

D: 469.916.8888 x306 C: 817.915.5075
judy@engvest.com



TX #635411



Calvin Wong | CCIM

Broker Associate

D: 469.916.8888 x902 C: 972.904.2888
calvin@engvest.com



TX #0570017

Daniel Eng | CCIM

469.916.8888 x801
daniel@engvest.com

Judy Ratsamy

469.916.8888 x306
judy@engvest.com

Calvin Wong | CCIM

469.916.8888 x902
calvin@engvest.com



ENGVEST
GROUP

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR LEASE | Golden Pioneer Plaza

3620 West Pioneer Drive, Irving, TX 75061



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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

EXP COMMERCIAL, LLC	#9010212	rick.tankersley@exprealty.net	210-788-9690
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
RICK TANKERSLEY	#581016	rick.tankersley@exprealty.net	210-788-9690
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

Daniel Eng | CCIM

469.916.8888 x801
daniel@engvest.com

Judy Ratsamy

469.916.8888 x306
judy@engvest.com

Calvin Wong | CCIM

469.916.8888 x902
calvin@engvest.com

expTM
COMMERCIAL

ENGVEST
GROUP

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.