



PROPERTY SUMMARY

PROPERTY:	801 Singleton Blvd, Irving
ADDRESS:	801 Singleton Blvd, Irving, TX 75060
TYPE/ZONING:	Commercial Retail Office Medical Mixed use Restaurant Multi-family Automotive Services Flex Warehouse
AVAILABLE:	1.87 Acres (81,631sf) of Commercial CN Zoned Land
UTILITIES:	All essential utilities available at street, including water, sewer, electricity, and natural gas
FRONTAGE:	Approx 295 ft frontage on Southtrees Street with 233 ft depth Approx 260 ft frontage on Singleton Blvd with 400 ft depth
SALES PRICE:	\$1,050,000
TERMS:	Owner Financing or Cash at Closing
LISTED:	LoopNet, Costar, Crexi, and many other sites
COMMENTS:	Rare opportunity to own 1.87 acres of commercially zoned corner property in a thriving corridor surrounded by residential neighborhoods, established commercial development, and major thoroughfares including Loop 12. Strategically located 11 miles from DFW Airport and 7 miles from Love Field, this property offers high visibility and strong traffic counts from Singleton Blvd- an ideal location for mixed-use or retail development. • Owner financing Available • Site Preparedness: Flat land that can be made shovel-ready or pad-ready for construction. • Planning & Design: City-approved mixed-use plans available upon request including conceptual site plan and architectural renderings.

CONTACT:	Jennifer Focke	817-992-2208	jennifer@stagcre.com
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