



**LOT SIZE:
2.36 ACRE**

HURD DR

30' CLEAR HEIGHT · FOUR (4) DOCK-HIGH DOORS

INDUSTRIAL · MANUFACTURING / WAREHOUSE · LAS COLINAS

**1920 Hurd Drive,
Irving, TX 75038.**

SALE OR LEASE

Call Agent

FOR PRICING & DETAILS

A ±60,000 SF tilt-wall manufacturing and warehouse building on ±2.36 acres in Las Colinas, with 30' clear height, four (4) dock-high doors, and office space plus open warehouse — minutes from SH-114, I-635 and DFW International.

TOTAL BUILDING SF

±60,000

CLEAR HEIGHT

30 FT

SITE SIZE

2.36 AC

PARKING

±50 SPACES

▼ **SCHEDULE A PRIVATE TOUR**

LISTING BROKER

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1920 HURD DRIVE · IRVING, TX 75038

Property Details.

PROPERTY OVERVIEW

1920 Hurd Drive is a ±60,000 SF tilt-wall industrial building on a ±2.36-acre site in the East DFW Airport / Las Colinas submarket of Irving. The building holds ±50,000 SF on the first floor plus a ±10,000 SF mezzanine, with 30' clear height, four (4) dock-high doors, and ±50 surface parking spaces.

The building will be delivered as office space plus open warehouse — nearly all of the existing interior rooms are being demolished, leaving a clear, column-grid floor a user can fit out to suit. That makes it a fit for a manufacturer, assembly or distribution user who needs clear height and dock loading without leaving the airport corridor. Offered for sale or for lease; contact the listing brokers for pricing and terms.

PROPERTY HIGHLIGHTS

- ±60,000 SF total — ±50,000 SF first floor + ±10,000 SF mezzanine
- 30' clear height — rare for infill Las Colinas product
- ±2.36 AC site with ±50 parking spaces
- Four (4) dock-high doors
- Delivered as office space plus open warehouse
- Tilt-wall concrete construction on an established industrial street
- ±0.8 mi to SH-114 · ±1.3 mi to I-635 · ±4 mi to DFW International
- Offered FOR SALE OR LEASE — owner-user or investor

TRADE AREA & LABOR

Radius rings centered on 1920 Hurd Drive

6,741EMPLOYEES

Manufacturing Workforce · 2 Miles
94 manufacturers · ±72 employees each

Trade Area	2 Miles	5 Miles	10 Miles
Daytime Employment	46,324	196,436	656,460
Businesses	3,896	15,148	63,877
Population	56,998	248,383	916,526
Households	22,145	95,052	357,617
Median HH Income	\$80,398	\$85,359	\$84,471

Demographics, daytime employment and business counts per CoStar, 2025 estimates on 2-, 5- and 10-mile rings. Traffic ±19,010 VPD on W Walnut Hill Ln at Hurd Dr (CoStar, 2026 count, 0.32 mi). Submarket: East DFW Airport / Las Colinas. Site size 2.36 AC (±102,758 SF), year built 1978 and tilt-wall construction per the Dallas Central Appraisal District record, account 32565460020050000. Building areas, clear height, loading and parking counts are per the listing brokers and must be independently verified. Zoning to be confirmed with the City of Irving.

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Photos · Location

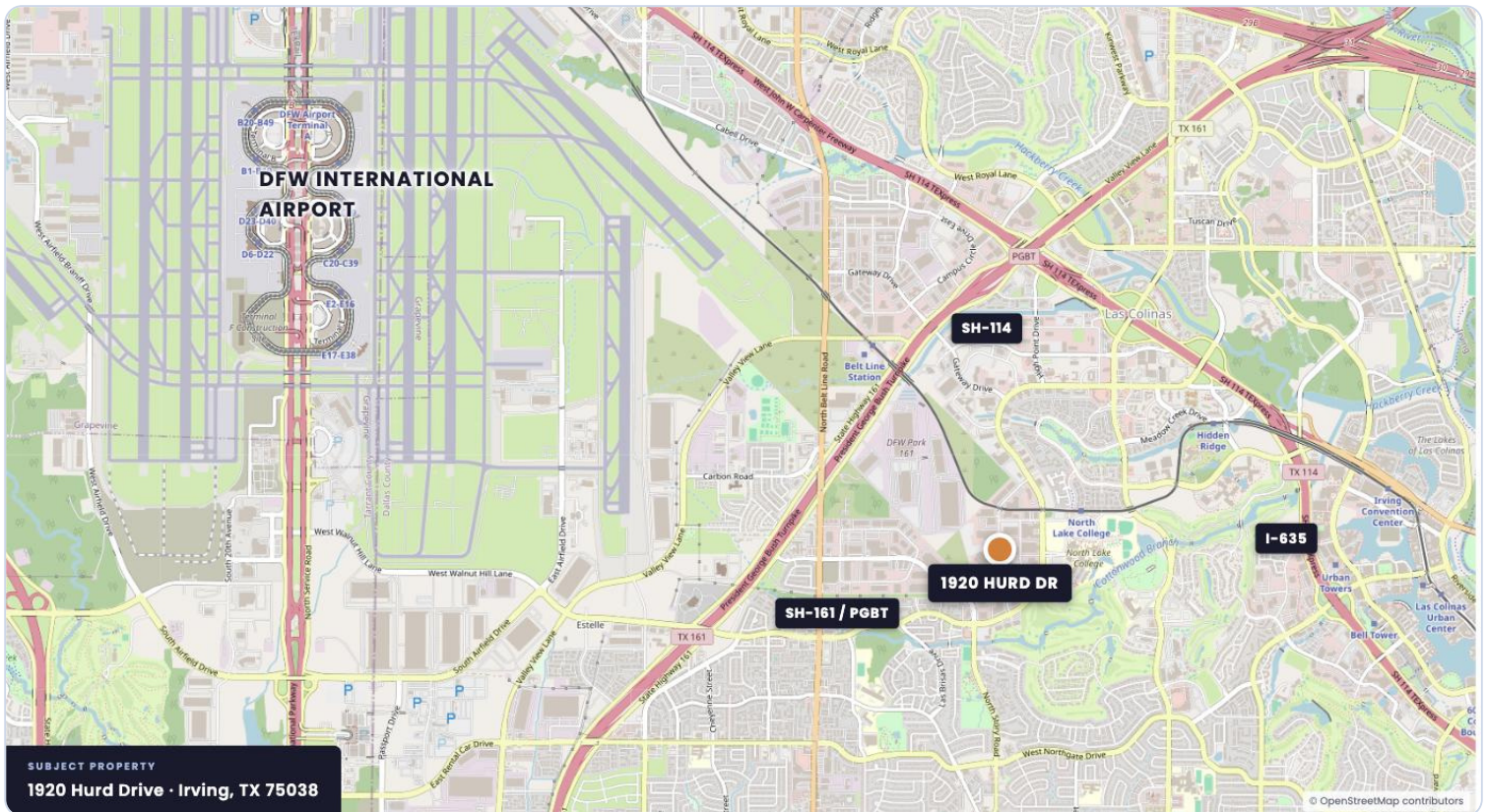
LOADING & PARKING

Four (4) dock-high doors · ±50 spaces



LOCATION

East DFW Airport / Las Colinas · Irving, TX



Map data © OpenStreetMap contributors. Shown for marketing illustration only; distances, routes and boundaries must be independently verified. The parcel outline on the cover is approximate — confirm against the county record and title.

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation. Square footage, acreage, year built, clear height, loading, parking and zoning are approximate and must be independently confirmed. © 2026 Capstone Commercial Real Estate Group, LLC.

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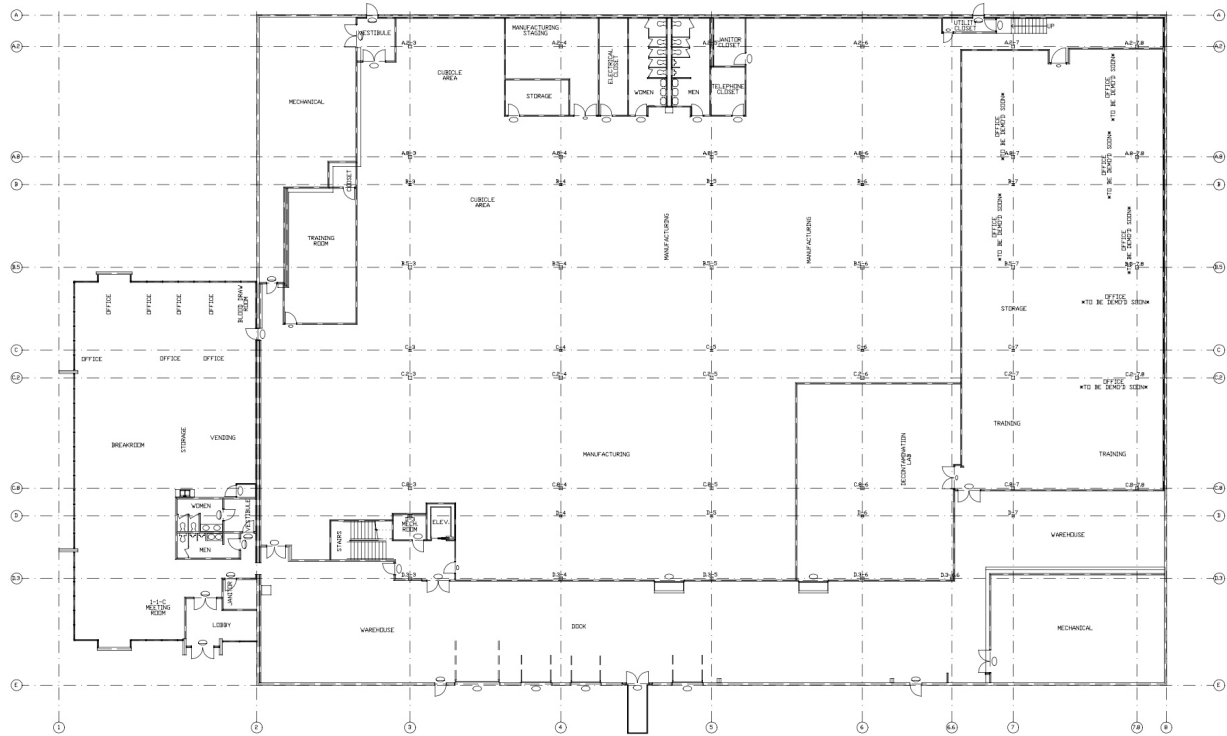


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Floor Plan.

EXISTING FLOOR PLAN

±50,000 SF first floor · plus ±10,000 SF mezzanine



DELIVERED CONDITION

- Office space at the front of the building
- Balance delivered as open warehouse
- Nearly all existing interior rooms being demolished
- Open column-grid floor ready for a user's fit-out

WAREHOUSE & LOADING

- 30' clear height throughout the warehouse
- Four (4) dock-high doors — no grade-level doors
- ±10,000 SF mezzanine above the first floor
- ±50 surface parking spaces on ±2.36 AC

Floor plan is a reproduction of the existing as-built drawing and shows the layout PRIOR to demolition; nearly all interior rooms are being removed. Not to scale and provided for marketing illustration only. Dimensions, areas, room configurations and demising must be independently verified. © 2026 Capstone Commercial Real Estate Group, LLC.

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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.

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or, if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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<i>Buyer/Tenant/Seller/Landlord Initials</i>		<i>Date</i>	