



100 W Rock Island Road, Irving, TX 75060

REQUEST FOR PROPOSAL

The City of Irving, in partnership with Century 21 Judge Fite Company, invites proposals from qualified and experienced developers for the purchase and redevelopment of property at 100 W Rock Island Road, a property within the City's Redevelopment Land Bank.

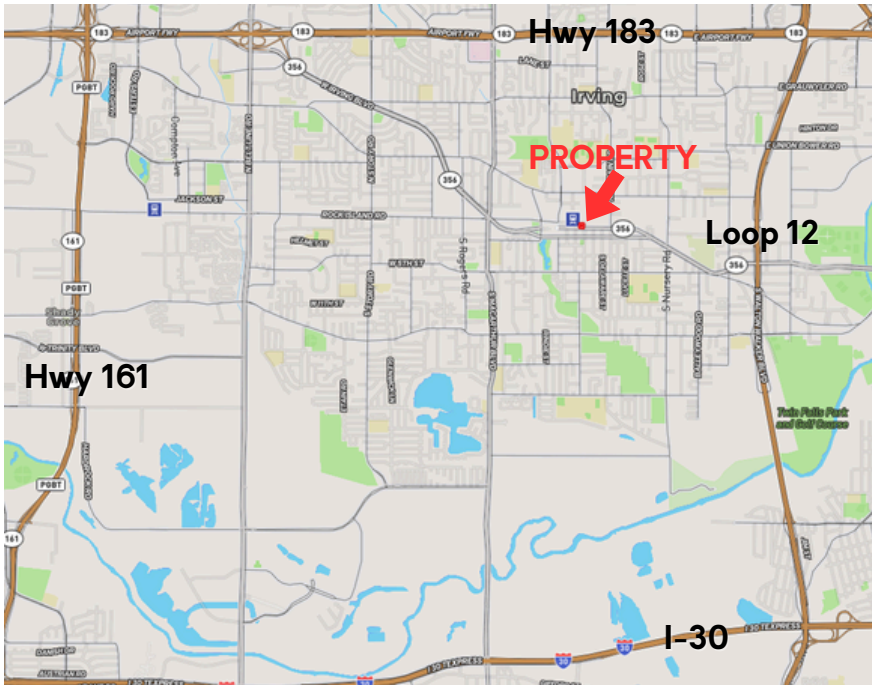
This property is intended for a high-quality mixed-use development with commercial retail downstairs and residential and/or office upstairs.

The city's goal is to select a developer whose project best aligns with the Land Bank's goals: advancing economic growth, supporting retail, commercial, workspace and housing uses, promoting sustainability, meeting community needs in targeted development districts, and ensuring transparent community engagement.

The city seeks proposals that will accomplish the following goals:

- Create a high-quality, vibrant, mixed-use environment.
- Increase local property and sales tax revenues upon completion.
- Enhance the economic vitality of the downtown.
- Clearly articulate community benefits – job creation, housing, dining and retail opportunities, public space improvements, etc.
- Show commitment to maintaining quality and community value long after construction.
- Green building practices and climate resilience are strongly encouraged where applicable.

This RFP is issued by Century 21 Judge Fite Company on behalf of the City of Irving. (Century 21 Judge Fite Company serves as the City's real estate representative for this solicitation) This property is located within a Tax Increment Reinvestment Zone, reinforcing the City's authority for the Real Estate Brokerage to solicit proposals for its disposition.



PROPERTY INFORMATION

Size: Approximately .5695 acres or 24,807 square feet

Zoning: Heritage Crossing District - Corridor Mixed-Use

Utilities: Water, Sewer, Electric, and Gas services on property

Road Frontage:
152 ft W Irving Blvd
141 ft N Main St
161 ft W Rock Island Rd

Traffic Count: 35,000

DEMOGRAPHICS

<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population: 16,994	Population: 111,770	Population: 228,065
Income: \$63,670	Income: \$66,476	Income: \$67,826

INFORMATION LINKS

- [!\[\]\(b6d55d0b173caf9b2505126db01e6158_img.jpg\) Site Information Package](#)
- [!\[\]\(12811766810e4126d2bed4d8c0808e60_img.jpg\) City of Irving TIF 2 Plan](#)
- [!\[\]\(ef4c06c861a77cbd8cff5c2a4ca34233_img.jpg\) Website](#)
- [!\[\]\(80b05c8a80151a7cedd31bb12aa6add6_img.jpg\) Request For Proposal](#)
- [!\[\]\(7159d23aaf4c2a795c449ae2a2607801_img.jpg\) Zoning](#)

VISION EXAMPLES



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