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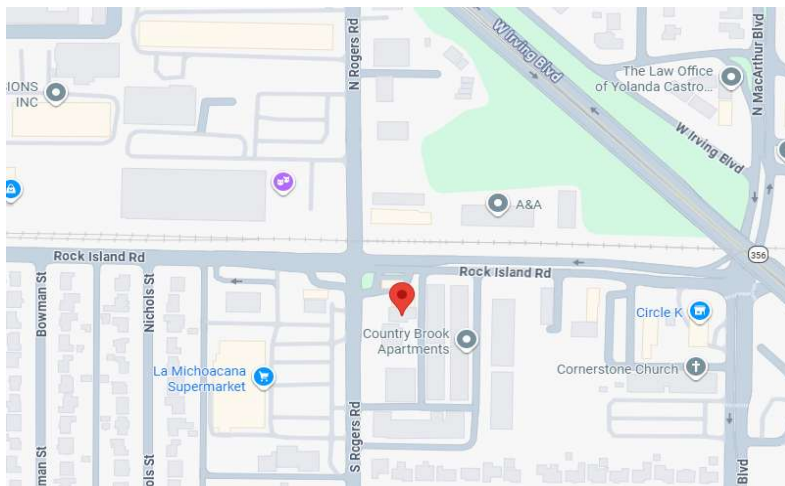
## Stand Alone Retail / Office Building For Lease

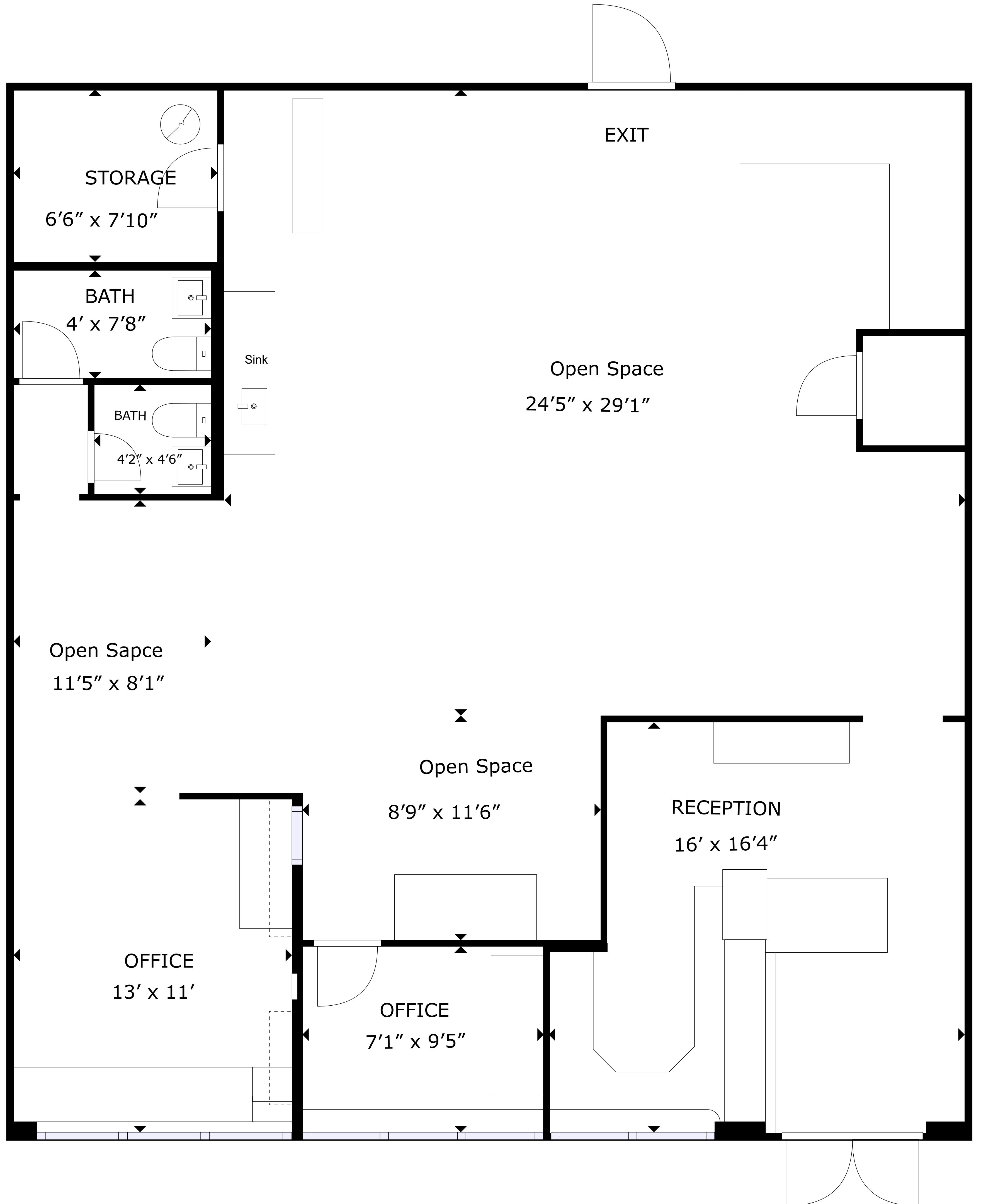
104 S. Rogers Rd.  
Irving, TX 75060

Monthly Rent \$3,500

Zoning  
SF

CN  
1,629





104 S Rogers Road, Irving, TX, 75060  
FLOOR 1: 1629 sq ft

ALL MEASUREMENTS ARE APPROXIMATE. THIS DOCUMENT MAY NOT BE USED TO DETERMINE THE VALUATION OF THE PROPERTY OR ESTIMATE REPAIRS OR IMPROVEMENTS.

ALL PARTIES USING THIS DOCUMENT AGREE TO TAKE THEIR OWN MEASUREMENTS IN ORDER TO DETERMINE THE LAYOUT AND SIZE OF THE PROPERTY.

**CITY OF IRVING**  
**ANNUAL TRAFFIC COUNTS**  
**24-HOUR VOLUME BOTH DIRECTIONS**

Location	2019	2020*	2021*	2022	2023	2024
Riverside Dr., south of Spur 348		10,800		21,175		C
Riverside Dr., north of Spur 348		9,600		18,243		14,112
Riverside Dr., south of Royal Ln		12,800		15,620		11,253
Riverside Dr., south of SH 161		11,700		17,366		18,527
Rochelle Rd., east of Valley View Ln	2,700		4,800		5,500	
Rochelle Rd., west of Esters Rd	4,900		4,900		6,500	
Rochelle Rd., east of Cheyenne St	6,600		6,000		7,000	
Rochelle Rd., west of Rutgers Dr	9,500		9,400		8,700	
Rochelle Rd., east of Story Rd	14,300		12,400		C	
Rochelle Rd., west of MacArthur Blvd.		8,400				C
Rochelle Rd., east of O'Connor Rd		5,000		5,408		4,515
Rochelle Blvd., south of SH 114	12,800		8,700		11,800	
Rock Island Rd., east of Belt Line Rd		8,400		17,721		12,197
Rock Island Rd., east of Story Rd		10,900		13,946		14,611
Rock Island Rd., west of MacArthur Blvd.		11,700		14,929		13,562
Rock Island Rd., east of Sowers Rd		4,100		10,329		2,638
Rogers Rd, north of Rock Island Rd	7,600		6,300		6,400	
Royal Ln, west of Esters Blvd		2,700		2,864		3,985
Royal Ln, south of IH 635		8,300		16,380		4,129
Royal Ln., west of Belt Line Rd	5,500		2,300		2,800	
Royal Ln, east of Belt Line Rd		5,400		6,630		4,251
Royal Ln., east of SH 161	13,400		13,600		8,300	
Royal Ln, west of Colwell Blvd		5,700		12,353		12,212
Royal Ln, east of Riverside Dr		10,500		16,170		17,136
Second St, west of O'Connor Rd	9,800		9,200		9,100	
Shady Grove Rd., east of Belt Line Rd		15,200				26,942
Shady Grove Rd., west of MacArthur Blvd.	18,800		20,500		18,100	
Shady Grove Rd., east of Britain Rd		14,500		17,848		21,740
Shady Grove Rd., west of SH Loop 12	21,300		23,300		19,400	
Shady Grove Rd., east of SH Loop 12	13,300		13,500		14,500	
Shady Grove Rd., west of Trinity Bridge	15,900		12,500		10,000	
Sixth St, west of O'Connor Rd		10,700				11,188
Sixth St, east of Nursery Rd	6,400		5,700		4,000	
Story Rd, north of Oakdale Rd		9,100		11,160		10,014
Story Rd, north of Eleventh St		13,400		13,461		12,387
Story Rd, north of Rock Island Rd	18,100		15,500		18,600	

**C = CONSTRUCTION**

\*Traffic counts impacted due to the COVID 19 pandemic. The use of 2020/2021 data for development design purposes shall be permitted only with the approval of the Traffic Transportation Department.

2.5.6 Neighborhood Commercial (C-N). In a C-N neighborhood commercial district no land shall be used and no building shall be erected for or converted to any use other than:

- a) Principal uses: The following uses shall be permitted as principal uses subject to the limitations indicated:
- 1) Any use permitted in a P-O professional office district subject to the regulations of this district.
  - 2) Café, restaurant, or cafeteria. Outdoor dining shall be permitted. Except outdoor dining shall not be permitted closer than two hundred fifty (250) feet and no amplified music shall be operated within five hundred (500) feet of a single-family zoned lot, both as measured at the closest edge of the patio space of the outdoor dining service to the residential property line. This limitation does not apply when the patio is fully screened from the residential property by a permanent building or to residential zoned properties used for nonresidential purposes.
  - 3) Day nursery and kindergarten.
  - 4) Food and dairy markets in enclosable buildings. No structure shall be erected, converted, or constructed to allow for the interior passage of motor vehicles for the retail sales or delivery of foods or beverages.
  - 5) Gasoline service station.
  - 6) Nursery or greenhouse completely within an enclosed building.
  - 7) Private club.
  - 8) Professional and business services and offices completely within an enclosed building, excluding hotel/motel operations.
  - 9) Retail stores and uses completely within an enclosed building. No structure shall be erected, converted, or constructed to allow for the interior passage of motor vehicles for the retail sales or delivery of foods or beverages.
  - 10) Veterinarian clinic or hospital, completely within an enclosed building.
  - 11) Barber, beauty shop, cosmetologist and hairdresser.
  - 12) Event Center/Rental Hall. CUP required when within 500 feet of any "R" Residential District, measured property line to property line and/or the total square footage of the space is greater than 2,000.
  - 13) Amusement, Indoor. CUP required when within 500 feet of any "R" Residential District, measured property line to property line.
  - 14) Automobile washing business; automatic, coin-operated or moving line wash; by CUP only.

- 15) Farmers' market, provided that an office or pavilion with permanent public restroom facilities shall be constructed. CUP required when within 500 feet of an "R" Single Family District, measured property line to property line.
  - 16) Veterinarian clinic or hospital with outside runs or boarding kennels; by CUP only.
  - 17) Outdoor storage as a primary use, provided that such storage shall be completely encompassed by a blind fence or wall at least seven (7) feet high and provided that materials stored shall be stacked no higher than one foot below the top of the fence or wall; by CUP only.
- b) Accessory uses: The following uses shall be permitted as accessory uses provided that such use shall be located not less than twenty (20) feet from any street right-of-way.
- 1) Swimming pool.
  - 2) Mechanical equipment no nearer than one hundred twenty (120) feet to any principal building used for single-family residence within an R-40, R-15, R-10, R-7.5, or R-6 district.
  - 3) Garbage storage no nearer than thirty (30) feet to a developed lot in an R-40, R-15, R-10, R-7.5, or R-6 district used as a single-family dwelling.
  - 4) Provisions for the parking of automobiles provided that such provisions within sixty (60) feet of a developed lot in any "R" district shall be separated from said lot by a blind
  - 5) Data Center, subject to compliance with Section 3.20.
- c) Parking regulations: Off-street parking shall be provided in accordance with the provisions of this ordinance and other applicable ordinances of the city.
- d) Area regulations: The following minimum requirements shall be required: fence or wall at least six (6) feet high.
- 1) Depth of front yard: 25 feet
  - 2) Depth of rear yard: 6 feet
  - 3) Width of side yard: 6 feet (see Section 8.4.1, Corner Lots, as applicable)
  - 4) Width of lot: 75 feet
  - 5) Depth of lot: 80 feet
  - 6) Distance between detached buildings: 12 feet
- e) Height and area regulations: The following maximum height and area regulations shall be observed:
- 1) Height of principal structure: 2½ stories or 30 feet

- 2) Height of accessory structure: 1 story or 15 feet
- 3) Lot coverage by building: 40 percent
- 4) Lot coverage by buildings, driveways and parking spaces: 90 percent



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