



## 318 E 2nd Street, 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 318 E 2nd Street, a property within the City's Redevelopment Land Bank. The project includes City-approved drainage and water line improvements in accordance with the Heritage District Master Drainage Plan.

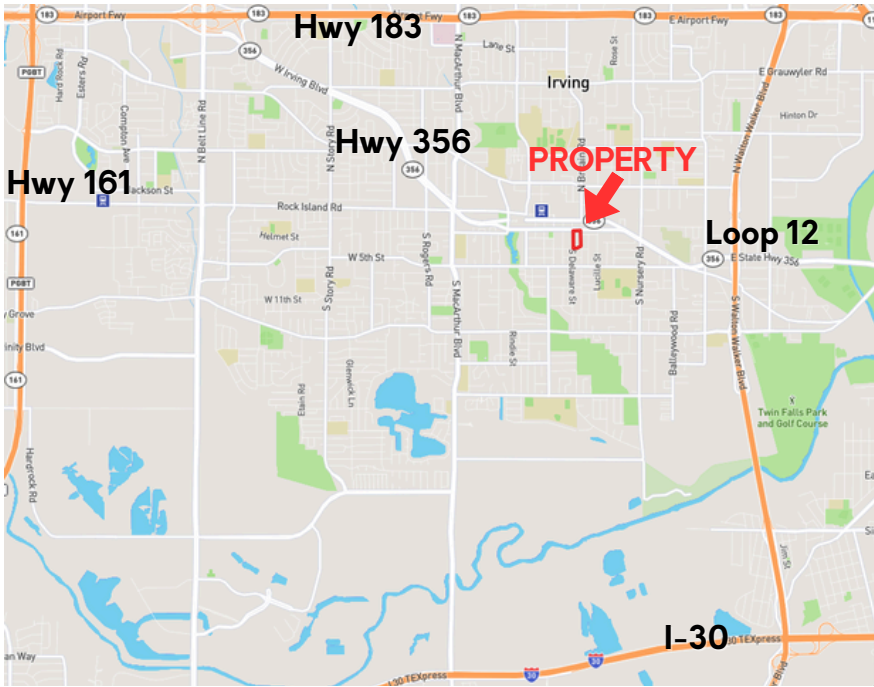
This property is intended for high-quality residential development, which may include townhomes, garden or cottage homes, single-family detached homes, uniquely designed structures of up to four units, or a combination of these types.

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 5.15 acres or 223,898 square feet

**Zoning:** Heritage Crossing District - Neighborhood Mixed-Use

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

**Road Frontage:**  
150 ft E 4<sup>th</sup> St  
629 ft S Britain Rd  
307 ft E 2<sup>nd</sup> St  
723 ft S Delaware St

**Traffic Count:** 45,000

## DEMOGRAPHICS

<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
<b>Population:</b> 16,452	<b>Population:</b> 106,593	<b>Population:</b> 228,846
<b>Income:</b> \$65,396	<b>Income:</b> \$65,615	<b>Income:</b> \$67,220

## 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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