



0.315 ACRE PAD AVAILABLE

4260 BRYANT IRVIN ROAD

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This information is deemed reliable, however Holt Lunsford Commercial makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

PROPERTY HIGHLIGHTS

- Located on A Signalized Hard Corner at Bryant Irvin Rd and TX-183
- Easy Access From Chisolm Trail Parkway and I-20
- Legal, Non-Conforming 45' Pylon Signage Available 8'x15' and 2.25'x7'
- Flexible Zoning "F" Provides For A Variety of Uses
- Drive-Thru Can Have A Long Que With The Emergency Access Easment
- Surrounded by Thriving Retail Developments and Residential Neighborhoods

ZONING

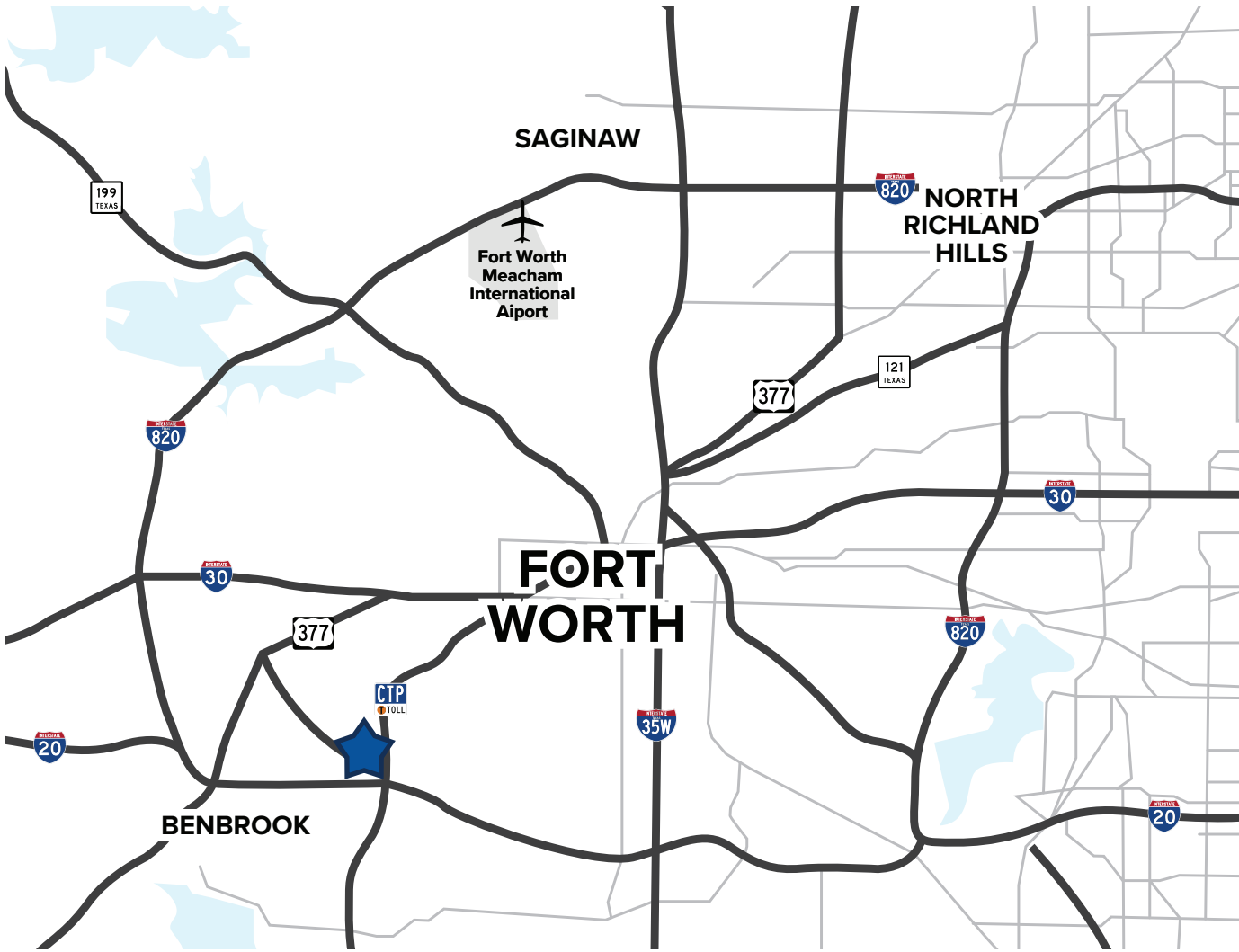
"F" General Commercial

All uses permitted in "FR", plus amusement e.g. nightclubs, bars, skating rinks, etc. Alcohol sales and on-premises consumption permitted in "F" thru "K" districts. Maximum 45 ft. height.

SIZE

TRACT 2

0.315 AC



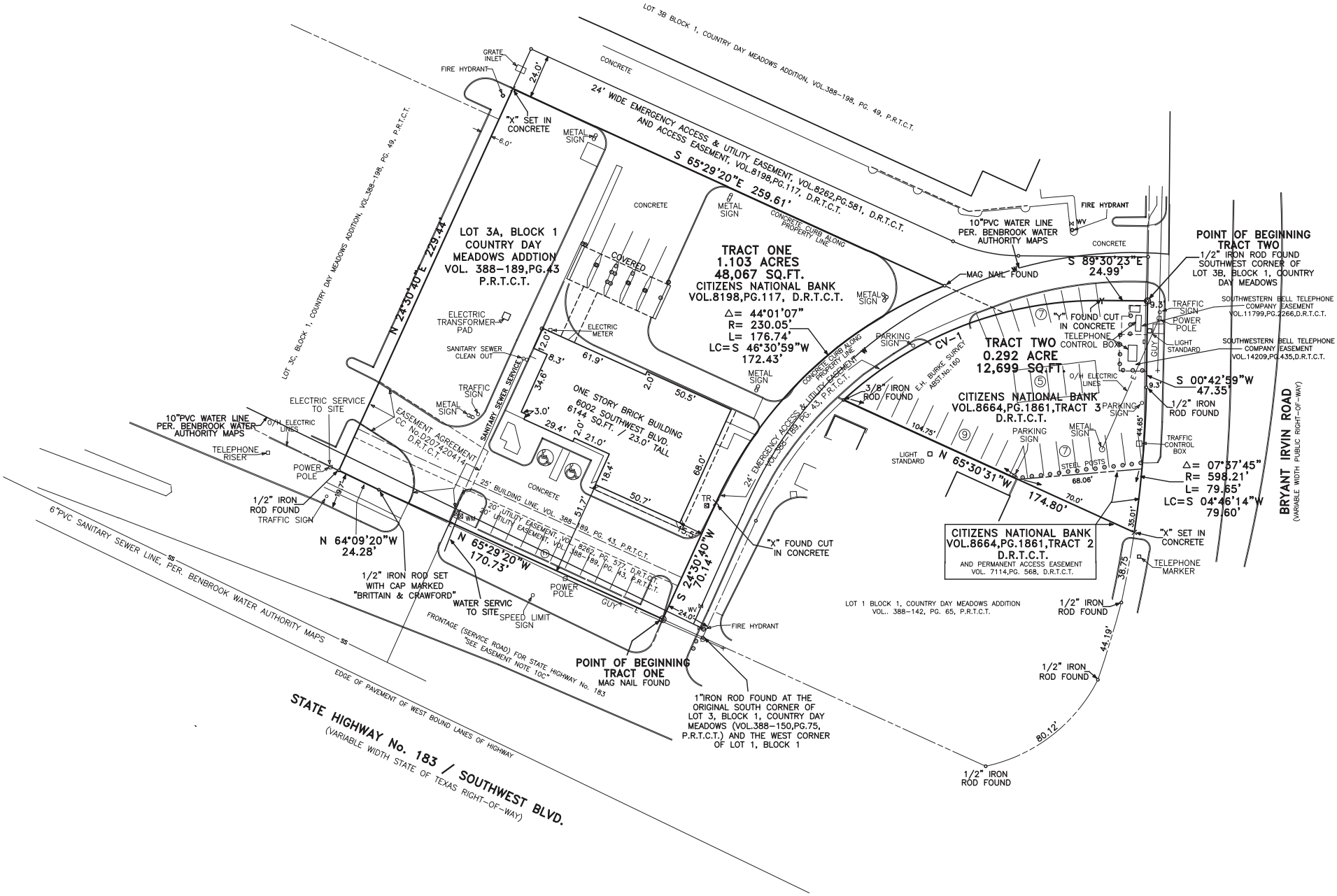
DEMOGRAPHICS

YEAR 2024	1 MILE	3 MILE	5 MILE
Population	10,024	101,817	274,678
Population Growth	1.20%	1.10%	1.20%
Average Household Income	\$82,152	\$94,573	\$89,488
Daytime Employees	9,516	50,595	121,071

TRAFFIC COUNTS

YEAR 2022	
Bryant Irvin Rd	+/- 29,120
183	+/- 35,362
Chisolm Trail Pkwy	+/- 49,338
I-20	+/- 110,903







REPLACE TWO 8'X15'
AND TWO 27"X7' FACES
ON AN EXISTING POLE
SIGN. 3M WHITE FLEX.
FACE WITH 3M VINYL
GRAPHICS.



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