



A COMMERCIAL REAL ESTATE OFFERING

for 925 LUKE ST. IRVING, TX 75061



ROBERT X CHAVEZ

BROKER - Associate

MP 972-342-6777

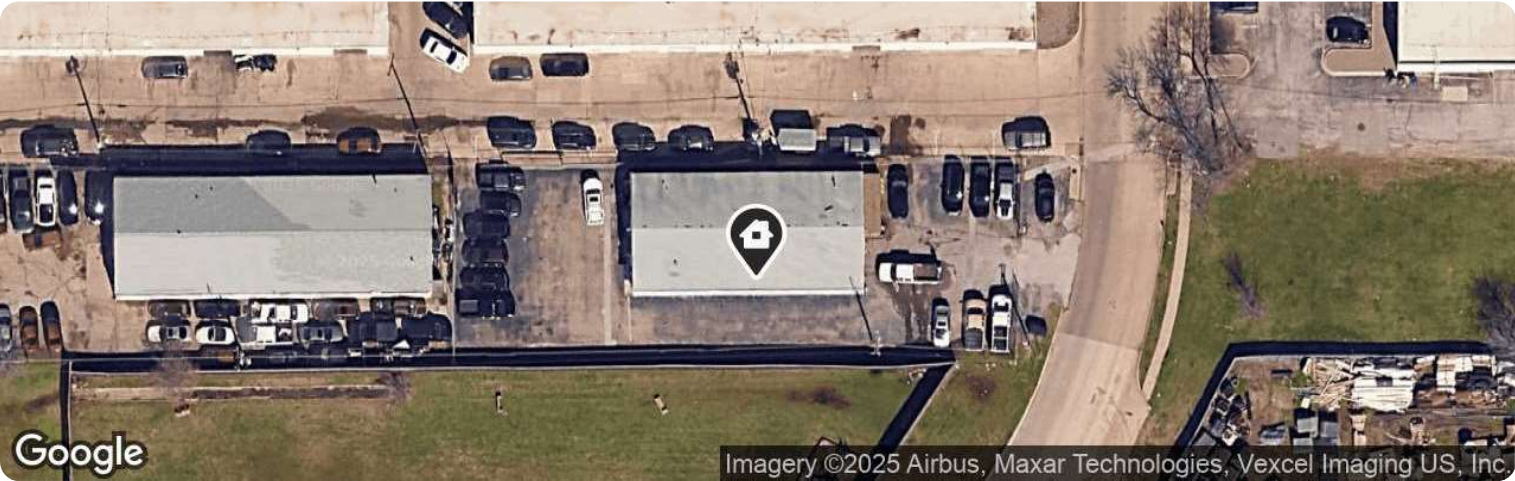
OF: 972-691-9987

Em: robertchavez@judgefite.com

**CENTURY 21
COMMERCIAL®**

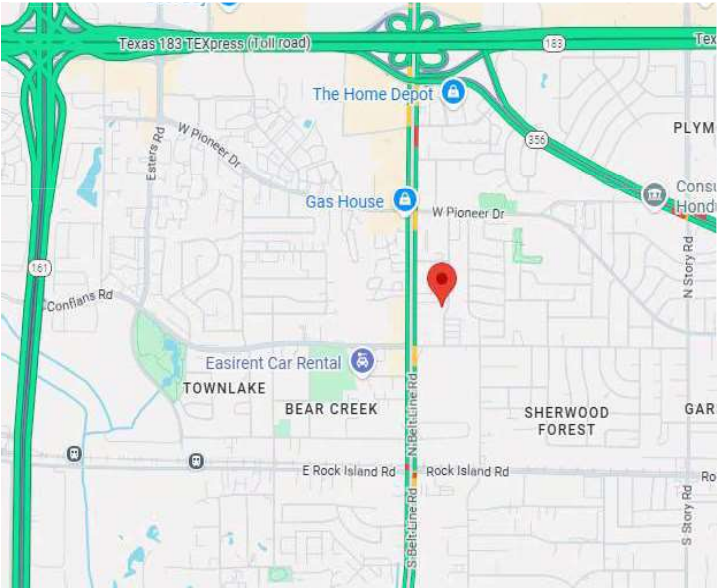
Judge Fite Company





UNPRICED

Call for Pricing



Retail

Type



3,200

Sq Ft

Basic Facts

Type

Retail

Subtype

Auto Service/Vehicle Related

Year Built

1967

Land Use

Auto repair (& related)

Multi Parcel

No

APN/TaxID

32024750A0020000

Property Information

Property Features

PUBLIC

Building Quality C

Building Condition Average

Construction Features Cinder-block walls

Foundation Features Slab

This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.

This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.

Property Features

PUBLIC			
Lot Size Sqft	14,192 sq ft	Lot Size Acres	0.33 acres
Building Sqft	3,200 sq ft	Basement Features	No Basement

Tenants

Tenant/Contact	Suite/Unit	Move-in Date	Business Type	Business Start Date
Caleb's Motors	–	–	Vehicle Sales, Rentals	4/1/2023

Location Details

Flood ZoneX (unshaded)

Legal Description

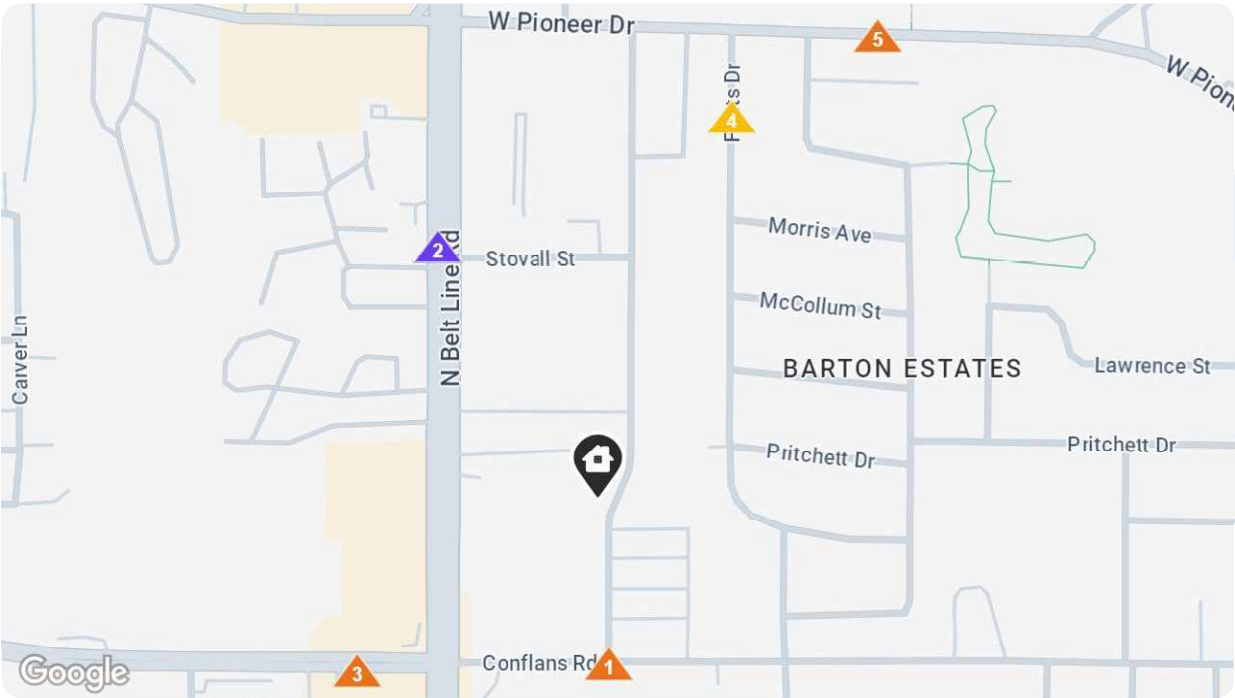
Parcel Number	320247500A0020000	County	Dallas County
City/Municipality/Township	IRVING	Census Tract	481130144.062023
Carrier Route	C074	Abbreviated Description	CITY/MUNI/TWP:IRVING BELTLINE LUKE INDUSTRIAL PARK BLK A LT 2 0.3258 ACS INT201600239898 CO-DALLAS 0247500A00200 1CI0247500A MAP REF:31A-P
Current Use	Auto repair (& related)		

Owner Facts

Owner Name (Public)

Mailing Address

Traffic Counts



Daily Traffic Counts

- Up to 6,000 / day
- 6,001 - 15,000
- 15,001 - 30,000
- 30,001 - 50,000
- 50,001 - 100,000
- Over 100,000 / day

Traffic Counts within 1 mile by Proximity

1 6,139

Conflans Rd

2024 Est. daily traffic counts

Cross: Luke St
Cross Dir: -
Distance: -

Historical counts

Year	▲	Count	Type
2011	▲	5,900	ADT
2009	▲	6,510	AADT
2004	▲	5,710	ADT
2000	▲	5,800	AADT
1997	▲	6,400	ADT

2 35,897

N Belt Line Rd

2024 Est. daily traffic counts

Cross: Stovall St
Cross Dir: S
Distance: 0.01 miles

Historical counts

Year	▲	Count	Type
2011	▲	37,900	ADT
2009	▲	32,130	AADT
2007	▲	34,762	ADT
2004	▲	36,360	ADT
2000	▲	41,200	AADT

3 6,685

Conflans Rd

2024 Est. daily traffic counts

Cross: N Belt Line Rd
Cross Dir: E
Distance: 0.06 miles

Historical counts

Year	▲	Count	Type
2011	▲	5,800	ADT
2009	▲	7,500	ADT
2004	▲	6,610	ADT

4 1,120

Fouts Dr

2024 Est. daily traffic counts

Cross: W Pioneer Dr
Cross Dir: N
Distance: 0.06 miles

Historical counts

Year	▲	Count	Type
2009	▲	1,120	AADT

5 12,274

W Pioneer Dr

2024 Est. daily traffic counts

Cross: Crisp Dr
Cross Dir: W
Distance: 0.05 miles

Historical counts

Year	▲	Count	Type
2011	▲	12,100	ADT
2009	▲	12,620	AADT
2004	▲	11,480	ADT
2000	▲	14,000	AADT
1997	▲	12,000	ADT

AADT - Annual Average Daily Traffic

ADT - Average Daily Traffic

AWDT - Average Weekly Daily Traffic

NOTE: Daily Traffic Counts are a mixture of actual and estimates

925 Luke Street

PROPERTY DESCRIPTION: Lot 2, Block A, BELTLINE/LUKE INDUSTRIAL PARK, an addition to the City of Irving, Dallas County, Texas, according to the map or plat thereof recorded in Volume 86200, Page 2382, Map and/or Plat Records of Dallas County, Texas

George W. Parsons
Survey, Abst. No. 1136

Chinmaya Mission
Chitragoot Addition
Lot 1, Block A
Inst. No. 201100181144
O.P.R.D.C.T.



925 Luke Street
Irving, Texas

FreedomTitle

3624 Long Prairie Road, Suite 101
Flower Mound, TX 75022
Ph.: 972.899.5950
Fax: 1.855.457.9992

LEGEND:

--- Boundary Line	C.M. Controlling Monument
--- O/E --- Overhead Utility Line	I.R.F. 1/2" Iron Rod Found (unless otherwise noted)
--- x --- Fence Line	I.P.F. 1/2" Iron Pipe Found
Basis of Bearings: Bearings shown hereon are based on Texas State Plane Coordinate System, North Central Zone, NAD83 (U.S. Feet).	
	I.R.S. 1/2" Iron Rod Set "Old Town Surveying" (blue cap)

FLOOD NOTE: It is my opinion that the property described hereon is not within the 100-year flood zone area according to the Federal Emergency Management Agency Flood Insurance Rate Map Community-Panel No. 480180-0305L, present Effective Date of map 03/21/2019, herein property situated within Zone "X" (Unshaded).

Title Co. G.F. No. 25073763FM-BR

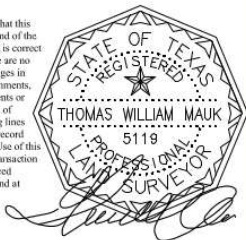
Fieldwork Date: 09/09/2025 Party Chief: B.H.

Job No.: 20250930 Tech: S.S.

SURVEYORS CERTIFICATION:

The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct and to the best of my knowledge there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights of way that I have been advised of except as shown hereon. The building lines and easements shown hereon are per record map or plat unless otherwise noted. Use of this document is solely intended for the transaction reflected by the G.F. Number referenced hereon. Any other use is prohibited and at user's risk.

09/15/2025

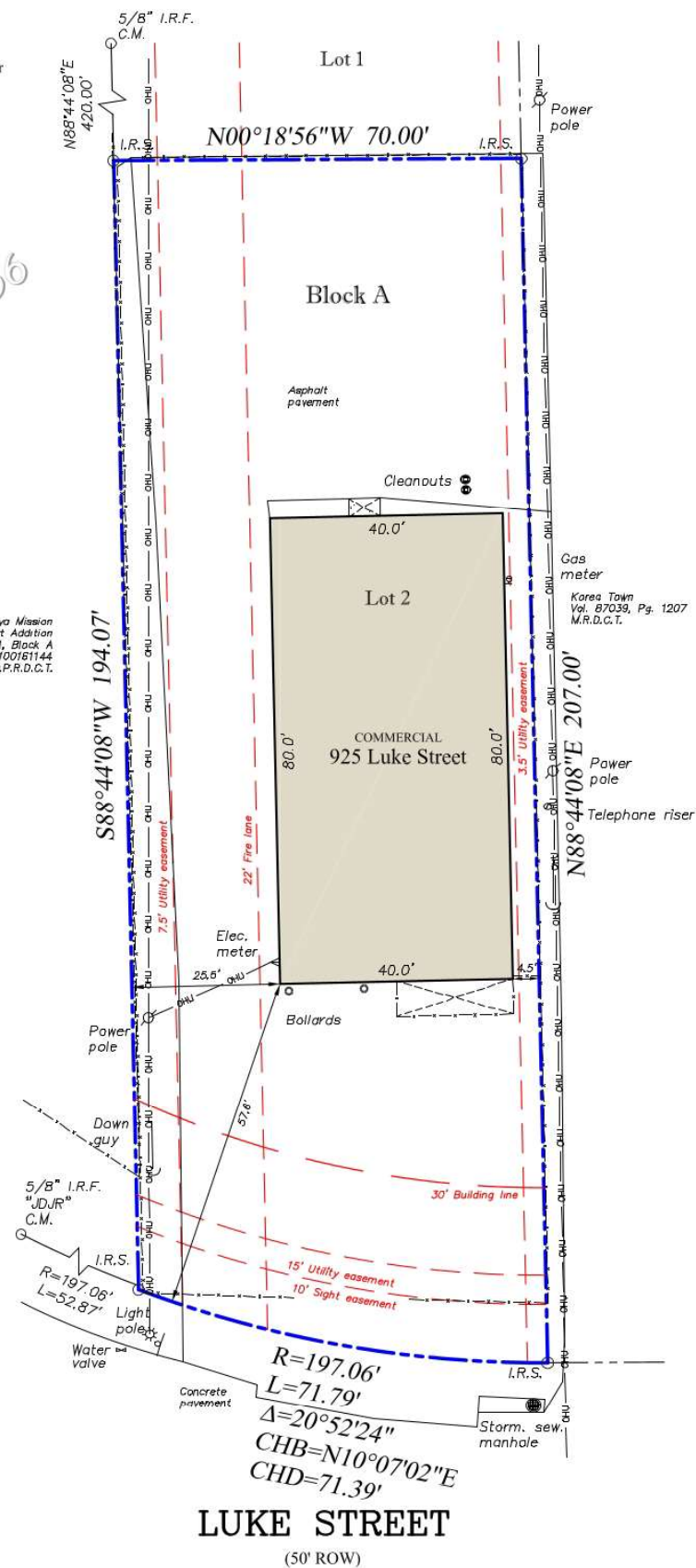


Old Town Surveying, LLC

Professional Land Surveyors

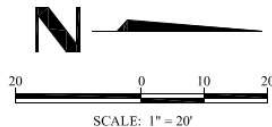


810 Office Park Circle, Ste. 130, Lewisville, Texas, 75057
Ph. 469-293-8079 info@oldtownsurveying.com
TFRN Number: 10194611



NOTE:

- The Lot/Tract shown hereon is subject to Restrictive Covenants recorded in under Vol. 86200, Pg. 2382.
- Easements as recorded in Vol. 553, Pg. 117; Vol. 770, Pg. 59 are centered on pipelines and not specifically located.
- Property is subject to Airport Zoning Ordinance No. 71-100 as recorded in Vol. 82173, Pg. 178.





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.

2-10-2025



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.

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 or subagent 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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

CENTURY 21 Judge Fite Company	316490	broker@judgefite.com	214-920-9611
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ashley Conlon	459849	ashleyconlon@judgefite.com	817-565-3760
Designated Broker of Firm	License No.	Email	Phone
Brad Horak	578918	bradhorak@judgefite.com	(817) 681-7076
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Robert Chavez	0395359	robertchavez@judgefite.com	(972) 342-6777
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date