

FOR SALE

6.954 Acres | Industrial Development / IOS Opportunity, User Sale

1912 County Line Rd, Irving, TX

Alex Perry

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LAND OVERVIEW

This is an infill industrial site, zoned ML-20, which permits a wide range of industrial uses. This prime location is perfect for an industrial outside storage facility, offering easy access to Highway 183 and situated just 2 miles from DFW Airport. The site's strategic positioning not only enhances logistical efficiency but also ensures excellent connectivity for transportation and distribution operations. The area is conveniently close to major highways, providing easy access to Dallas-Fort Worth metroplex and its various attractions.

PROPERTY OVERVIEW

Location	1912 County Line Rd, Irving, TX
Site Size	6.954 Acres
Potential Uses	Warehouse, Distribution, Manufacturing, Industrial Outside Storage, Etc.
Current Zoning	MI-20 (Industrial)
Utilities	To Site, Sewer Access Has Been Vetted By The City
Traffic Count	175k On Highway 183-TXDOT (2022)





WAREHOUSE WORKERS

2024 Resident Workers

15 Min 12,096

30 Min 89,274

Average Hourly Earnings:
\$17.81



FORKLIFT DRIVERS

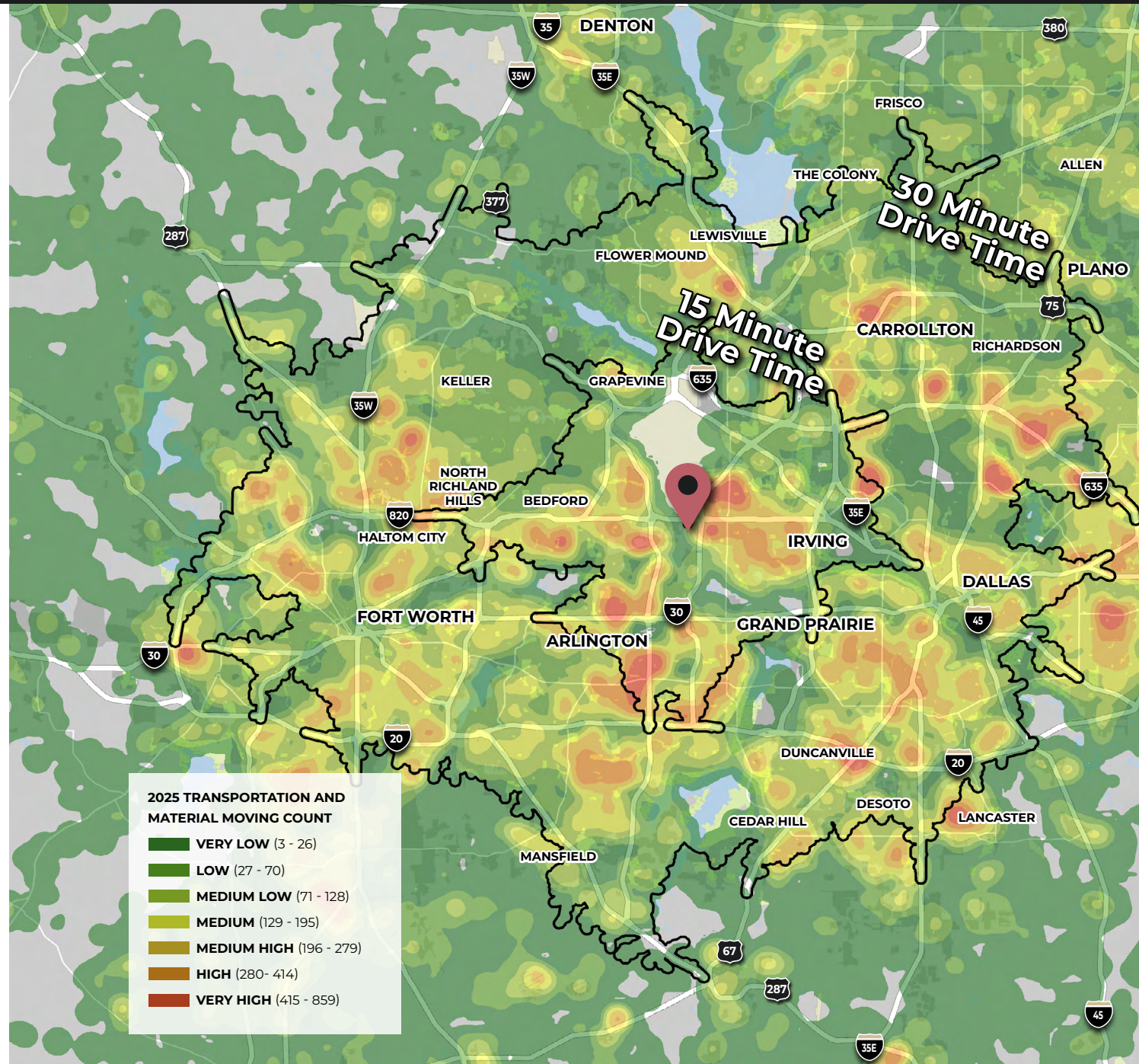
2024 Resident Workers

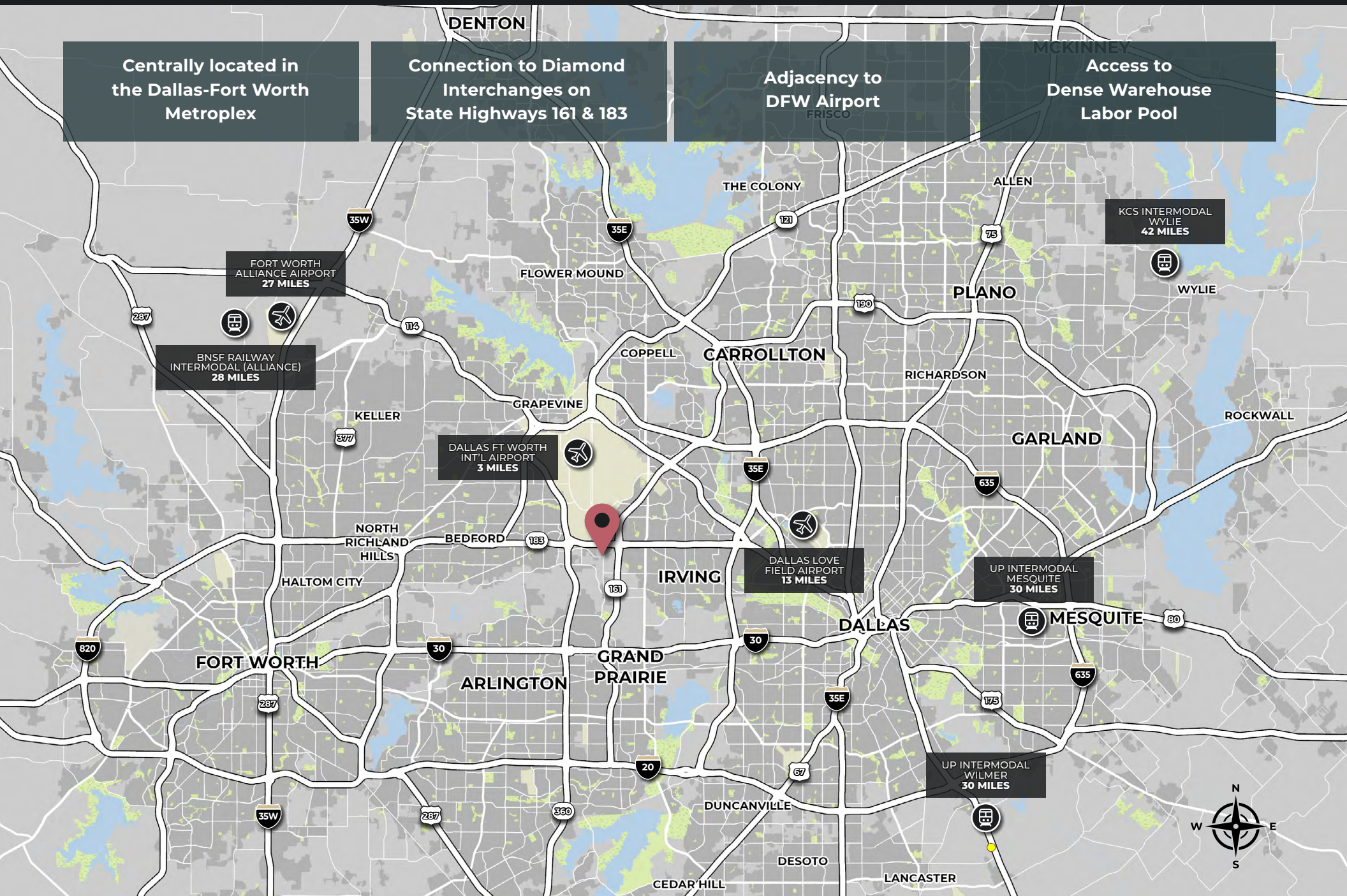
15 Min 2,118

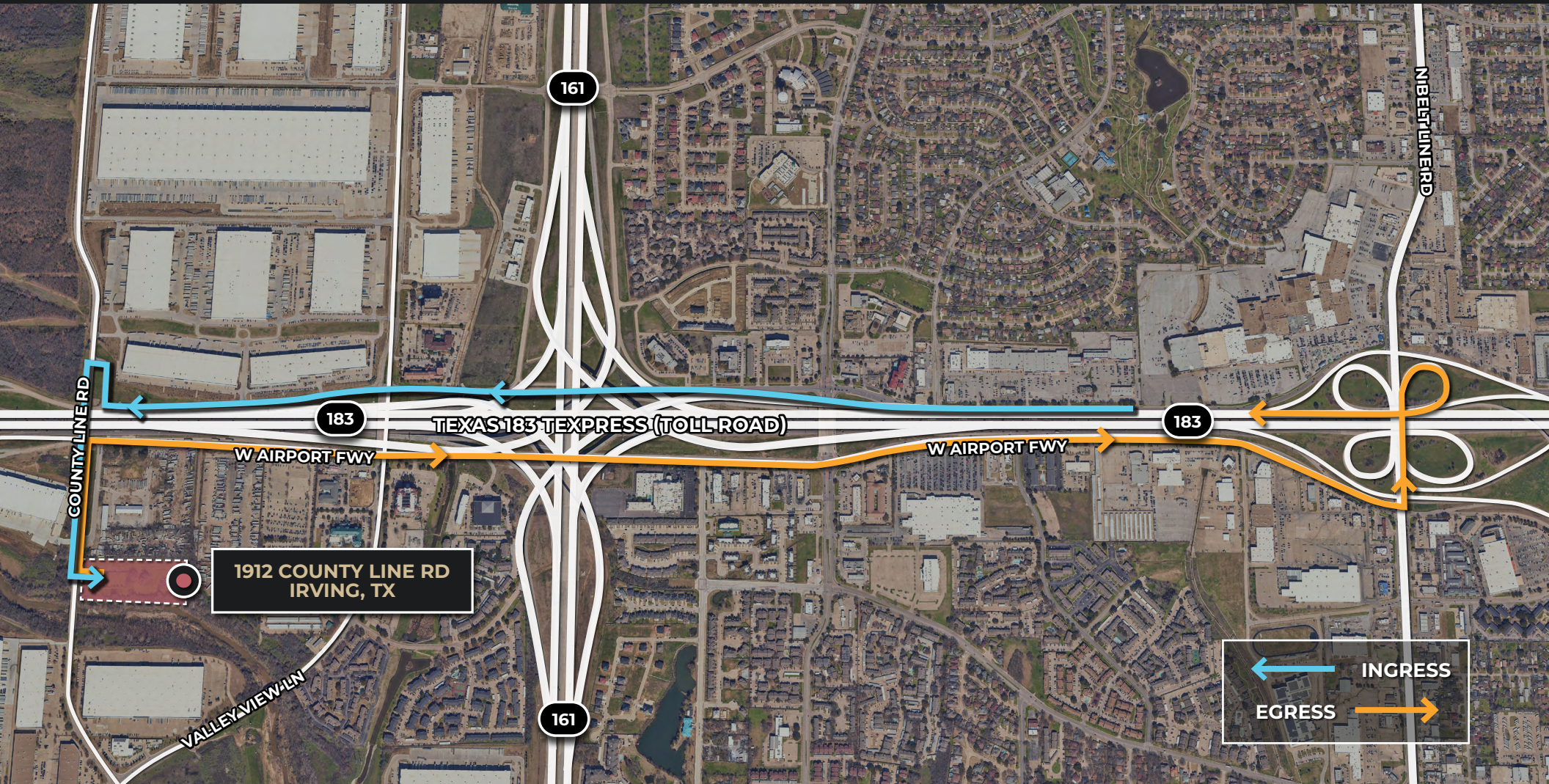
30 Min 14,250

Average Hourly Earnings:
\$21.03

Wage Data as of 4/1/2024







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