

# High-Exposure Corner in Irving's Transit Mixed-Use District

**RARE LONG-HELD INFILL SITE READY FOR  
REDEVELOPMENT**

Transit Mixed-Use (TMU) Zoning  
±0.42 Acre Corner Site  
±1,352 SF Existing Structure in Place  
Infill Redevelopment Opportunity  
Britain Rd Frontage  
Flexible Conversion Potential

**307 N Britain Rd, Irving TX**

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# Property Overview

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Well-located commercial site with TMU zoning, existing structure, and multiple access points supporting a variety of potential uses.

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# Property Summary

M&D CRE is pleased to present a strategically located infill opportunity situated within Irving’s Transit Mixed-Use (TMU) district, offering a ±1,352 SF existing structure on approximately ±0.42 acres. Positioned along Britain Road, the site benefits from established access and visibility within an active infill submarket. The property has been held long-term, presenting a rare opportunity to acquire a site within a transitioning corridor with limited turnover.

The existing structure has utility access in place and may offer interim or temporary use depending on user needs, while allowing flexibility for future reconfiguration or redevelopment within a transitioning commercial corridor. The site offers generally level topography with frontage along Britain Road, allowing for flexible site planning, parking configuration, or future improvements. Surrounded by a mix of commercial, light industrial, and service-oriented users, the property supports a wide range of operational configurations depending on user needs and zoning allowances.

Ideal for investors, owner-users, or developers seeking a flexible infill site, the property may be suitable for retail, office, service, or mixed-use development in alignment with TMU zoning. The site offers an opportunity for redevelopment or site improvement within a corridor experiencing ongoing transition, making it well-suited for users focused on long-term positioning.

For more information, contact **Shane Hendrix** at **214.460.8926**.

Site	1,352 SF on 0.42 AC
Zoning	Transit Mixed-Use (TMU)
Utilities	Full Utilities Available
Frontage	High-Visibility Exposure
Improvements	Value-Add Opportunity
Use	Redevelopment/Mixed-Use
Ingress/Egress	Three Points



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## Highlights

- Corner Lot on ±0.42 Acres
- Central Irving Positioning
- Infill Redevelopment Location
- Transit Mixed-Use (TMU) Zoning
- Multiple Access Points
- Redevelopment Opportunity
- Flexible Commercial Uses
- Established Corridor Location
- Britain Rd Frontage
- Central Irving Location
- Commercial Office/Retail Potential
- Strong Accessibility

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# Location Overview

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Strategically located in the heart of DFW, Irving offers dense population, strong daytime traffic, and stable incomes—supporting consistent demand for a wide range of commercial uses.

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# High-Demand DFW Infill Where Density, Demand & Access Align

## Irving, TX Overview

Irving, Texas is a centrally located DFW submarket positioned between Dallas and Fort Worth, offering strong connectivity, a diverse workforce base, and consistent commercial demand. The property is supported by a dense surrounding population of over 121,000 residents within a 10-minute drive and more than 405,000 within 15 minutes, providing a substantial customer and labor base. The area demonstrates stable income levels with median household incomes exceeding \$72,000 within 10 minutes and projected growth through 2030, reinforcing long-term economic stability. Additionally, the corridor benefits from a strong daytime population of over 160,000 within a 10-minute radius, supporting ongoing business activity and service demand. Irving's diverse and workforce-driven demographics, combined with its central location and proximity to major transportation corridors, continue to support a wide range of commercial uses, making it a well-positioned submarket for both owner-users and investors.

**160,389**

Daytime  
Population

(10-Min-STDB)

**\$366K**

rojected  
Median Home  
Value—2030

(10-Min-STDB)

**121,932**

Residents in a  
10-Min Radius

(STDB)

**\$72,562**

Median  
Household  
Income

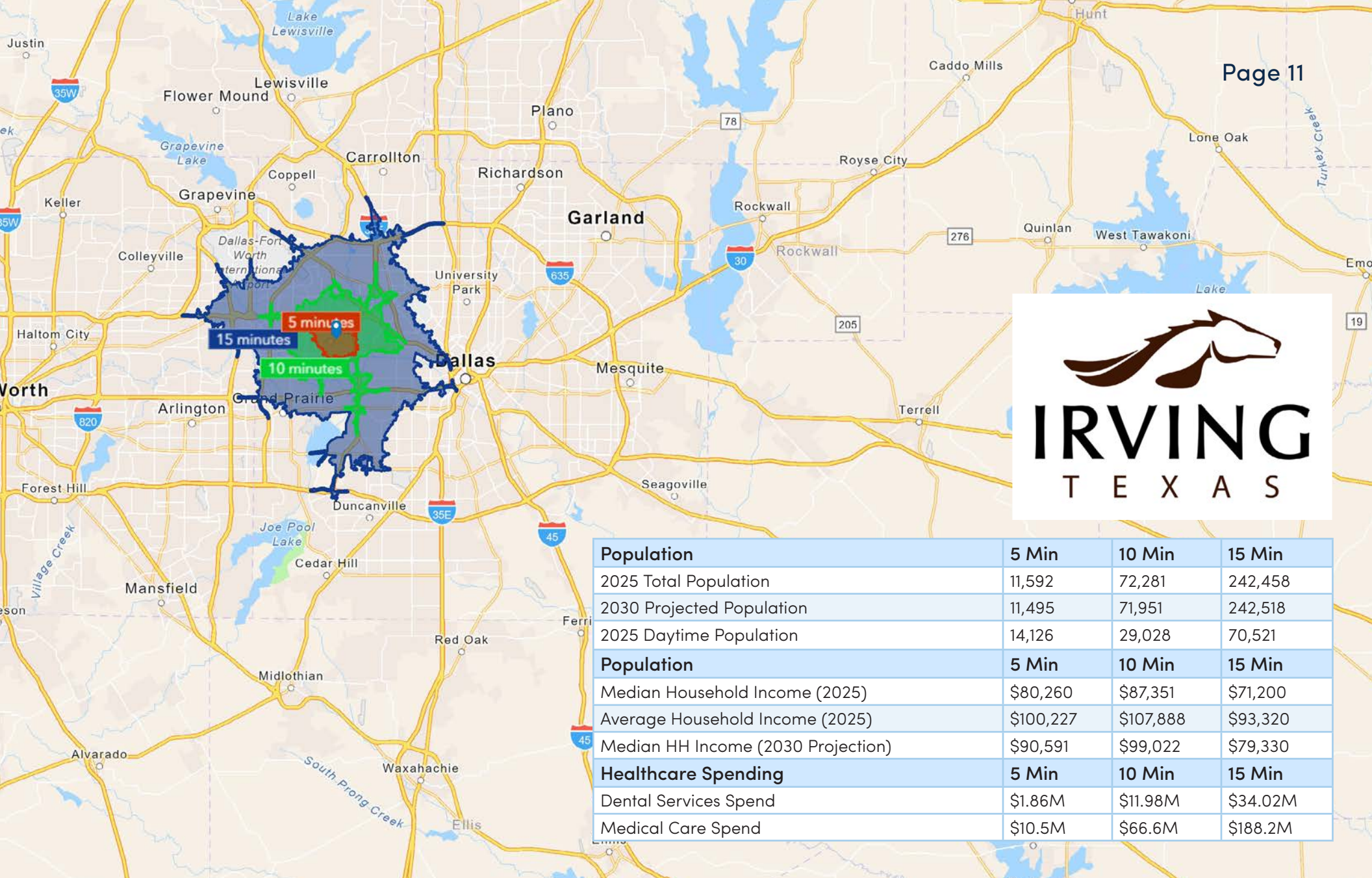
(10-Min-STDB)





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Population	5 Min	10 Min	15 Min
2025 Total Population	11,592	72,281	242,458
2030 Projected Population	11,495	71,951	242,518
2025 Daytime Population	14,126	29,028	70,521
Population	5 Min	10 Min	15 Min
Median Household Income (2025)	\$80,260	\$87,351	\$71,200
Average Household Income (2025)	\$100,227	\$107,888	\$93,320
Median HH Income (2030 Projection)	\$90,591	\$99,022	\$79,330
Healthcare Spending	5 Min	10 Min	15 Min
Dental Services Spend	\$1.86M	\$11.98M	\$34.02M
Medical Care Spend	\$10.5M	\$66.6M	\$188.2M

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