



# PROPERTY SUMMARY

<b>PROPERTY:</b>	<b>801 Singleton Blvd, Irving</b>
<b>ADDRESS:</b>	801 Singleton Blvd, Irving, TX 75060
<b>TYPE/ZONING:</b>	Commercial   Retail   Office   Medical   Mixed use   Restaurant   Multi-family   Automotive Services   Flex   Warehouse
<b>AVAILABLE:</b>	1.87 Acres (81,631sf) of Commercial CN Zoned Land
<b>UTILITIES:</b>	All essential utilities available at street, including water, sewer, electricity, and natural gas
<b>FRONTAGE:</b>	Approx 295 ft frontage on Southtrees Street with 233 ft depth Approx 260 ft frontage on Singleton Blvd with 400 ft depth
<b>SALES PRICE:</b>	\$1,350,000.00
<b>TERMS:</b>	Owner Financing or Cash at Closing
<b>LISTED:</b>	LoopNet, Costar, Crexi, and many other sites
<b>COMMENTS:</b>	<p>Rare opportunity to own 1.87 acres of commercially zoned corner property in a thriving corridor surrounded by residential neighborhoods, established commercial development, and major thoroughfares including Loop 12. Strategically located 11 miles from DFW Airport and 7 miles from Love Field, this property offers high visibility and strong traffic counts from Singleton Blvd- an ideal location for mixed-use or retail development.</p> <ul style="list-style-type: none"><li>• Owner financing Available</li><li>• Site Preparedness: Flat land that can be made shovel-ready or pad-ready for construction.</li><li>• Planning &amp; Design: City-approved mixed-use plans available upon request including conceptual site plan and architectural renderings.</li></ul>

<b>CONTACT:</b>	Jennifer Focke	817-992-2208	<a href="mailto:jennifer@stagcre.com">jennifer@stagcre.com</a>
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