

Traffic Count Report

2105-2107 W Shady Grove Rd, Irving, TX 75060

Building Type: **General Retail**

Secondary: -

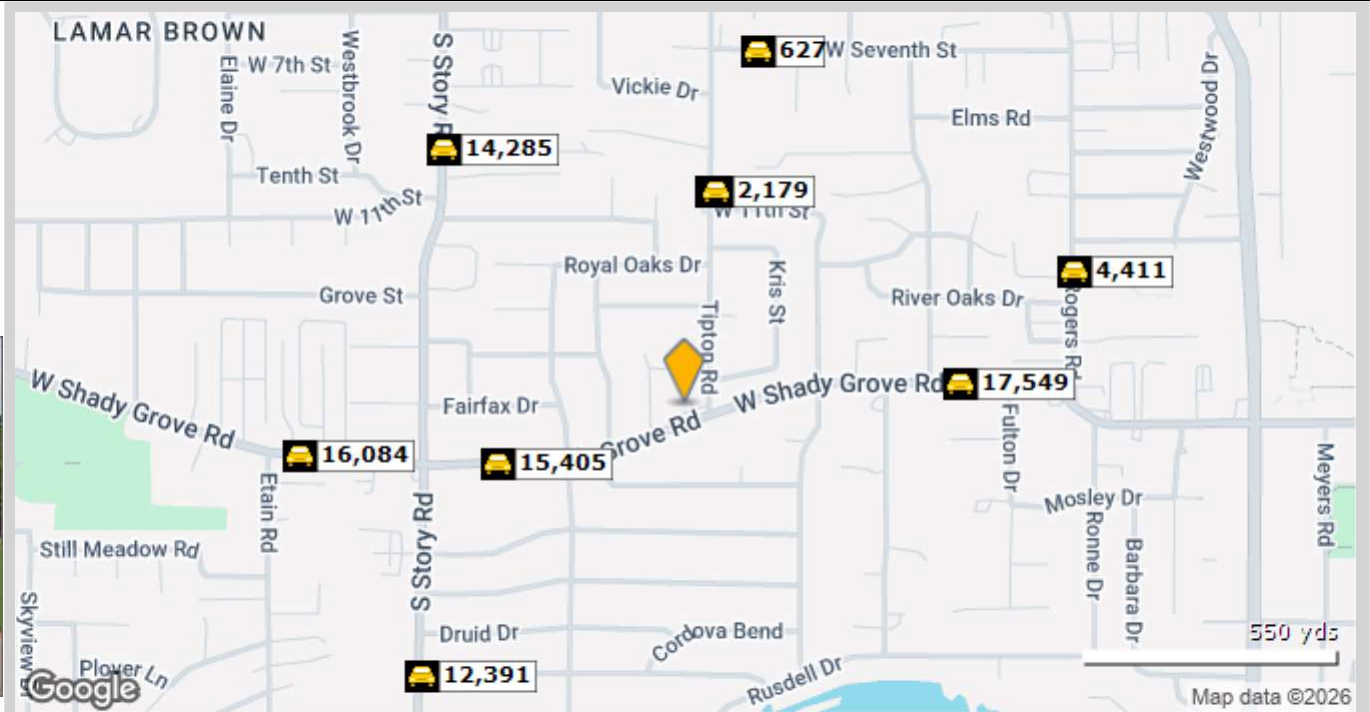
GLA: **2,701 SF**

Year Built: **1980**

Total Available: **2,701 SF**

% Leased: **0%**

Rent/SF/Yr: **Negotiable**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	W Shady Grove Rd	Glenwick Ln	0.09 E	2025	15,405	MPSI	.24
2	Tipton Rd	Eleventh St W	0.03 S	2025	2,191	MPSI	.27
3	Tipton Rd	Eleventh St W	0.03 S	2024	2,179	MPSI	.27
4	W Shady Grove Rd	Bowman St	0.04 W	2025	17,549	MPSI	.35
5	S Story Rd	Tenth St	0.04 S	2024	14,281	MPSI	.44
6	S Story Rd	Tenth St	0.04 S	2025	14,285	MPSI	.44
7	Seventh St W	Hazel St	0.05 E	2025	627	MPSI	.45
8	Marvel Dr	S Story Rd	0.00 W	2018	12,391	MPSI	.46
9	W Shady Grove Rd	Colby Ct	0.01 W	2025	16,084	MPSI	.48
10	S Rogers Rd	Fair Oaks Dr	0.04 N	2024	4,411	MPSI	.52