

Joe Goldsmith, Broker
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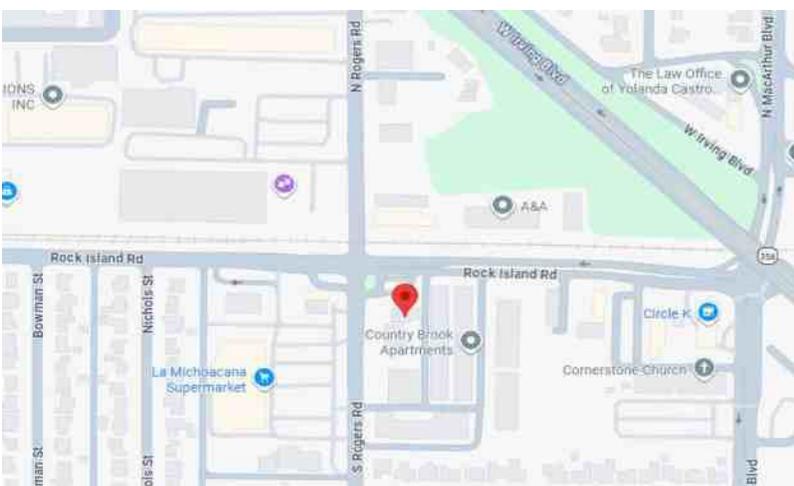
Stand Alone Retail / Office Building For Sale

104 S. Rogers Rd.
Irving, TX 75060

Asking Price Call Broker

Zoning
SF

CN
1,629





Gulf



Rogers

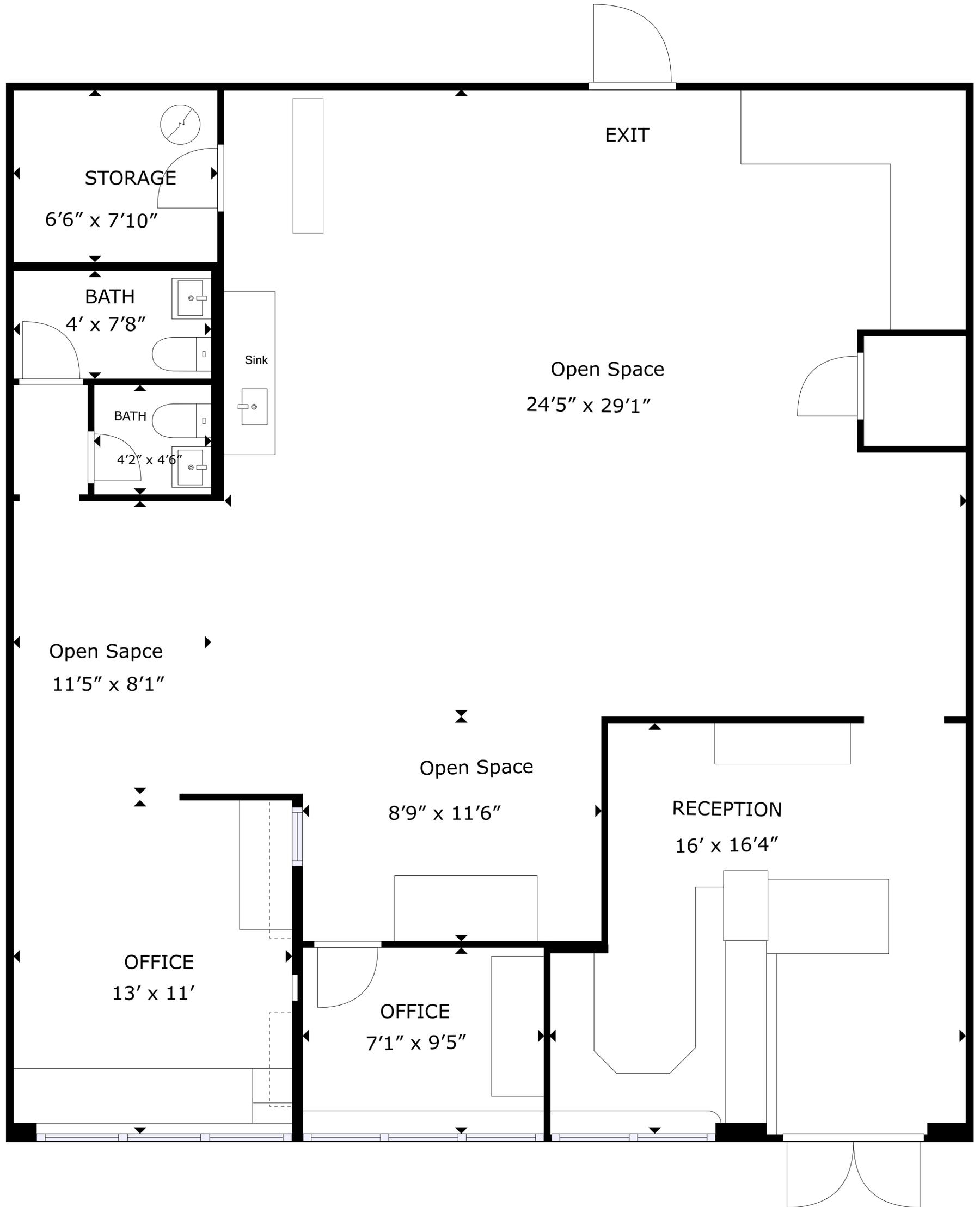
LEFT TURN
YIELD
FLASHING

Gulf
235¢
319¢

BEER & WINE
GO



DEMATION ITEMS



104 S Rogers Road, Irving, TX, 75060
 FLOOR 1: 1629 sq ft

ALL MEASUREMENTS ARE APPROXIMATE. THIS DOCUMENT MAY NOT BE USED TO DETERMINE THE VALUATION OF THE PROPERTY OR ESTIMATE REPAIRS OR IMPROVEMENTS.

ALL PARTIES USING THIS DOCUMENT AGREE TO TAKE THEIR OWN MEASUREMENTS IN ORDER TO DETERMINE THE LAYOUT AND SIZE OF THE PROPERTY.

CITY OF IRVING
ANNUAL TRAFFIC COUNTS
24-HOUR VOLUME BOTH DIRECTIONS

Location	2019	2020*	2021*	2022	2023	2024
Riverside Dr., south of Spur 348		10,800		21,175		C
Riverside Dr., north of Spur 348		9,600		18,243		14,112
Riverside Dr., south of Royal Ln		12,800		15,620		11,253
Riverside Dr., south of SH 161		11,700		17,366		18,527
Rochelle Rd., east of Valley View Ln	2,700		4,800		5,500	
Rochelle Rd., west of Esters Rd	4,900		4,900		6,500	
Rochelle Rd., east of Cheyenne St	6,600		6,000		7,000	
Rochelle Rd., west of Rutgers Dr	9,500		9,400		8,700	
Rochelle Rd., east of Story Rd	14,300		12,400		C	
Rochelle Rd., west of MacArthur Blvd.		8,400				C
Rochelle Rd., east of O'Connor Rd		5,000		5,408		4,515
Rochelle Blvd., south of SH 114	12,800		8,700		11,800	
Rock Island Rd., east of Belt Line Rd		8,400		17,721		12,197
Rock Island Rd., east of Story Rd		10,900		13,946		14,611
Rock Island Rd., west of MacArthur Blvd.		11,700		14,929		13,562
Rock Island Rd., east of Sowers Rd		4,100		10,329		2,638
Rogers Rd, north of Rock Island Rd	7,600		6,300		6,400	
Royal Ln, west of Esters Blvd		2,700		2,864		3,985
Royal Ln, south of IH 635		8,300		16,380		4,129
Royal Ln., west of Belt Line Rd	5,500		2,300		2,800	
Royal Ln, east of Belt Line Rd		5,400		6,630		4,251
Royal Ln., east of SH 161	13,400		13,600		8,300	
Royal Ln, west of Colwell Blvd		5,700		12,353		12,212
Royal Ln, east of Riverside Dr		10,500		16,170		17,136
Second St, west of O'Connor Rd	9,800		9,200		9,100	
Shady Grove Rd., east of Belt Line Rd		15,200				26,942
Shady Grove Rd., west of MacArthur Blvd.	18,800		20,500		18,100	
Shady Grove Rd., east of Britain Rd		14,500		17,848		21,740
Shady Grove Rd., west of SH Loop 12	21,300		23,300		19,400	
Shady Grove Rd., east of SH Loop 12	13,300		13,500		14,500	
Shady Grove Rd., west of Trinity Bridge	15,900		12,500		10,000	
Sixth St, west of O'Connor Rd		10,700				11,188
Sixth St, east of Nursery Rd	6,400		5,700		4,000	
Story Rd, north of Oakdale Rd		9,100		11,160		10,014
Story Rd, north of Eleventh St		13,400		13,461		12,387
Story Rd, north of Rock Island Rd	18,100		15,500		18,600	

C = CONSTRUCTION

*Traffic counts impacted due to the COVID 19 pandemic. The use of 2020/2021 data for development design purposes shall be permitted only with the approval of the Traffic Transportation Department.

2.5.6 Neighborhood Commercial (C-N). In a C-N neighborhood commercial district no land shall be used and no building shall be erected for or converted to any use other than:

- a) Principal uses: The following uses shall be permitted as principal uses subject to the limitations indicated:
- 1) Any use permitted in a P-O professional office district subject to the regulations of this district.
 - 2) Café, restaurant, or cafeteria. Outdoor dining shall be permitted. Except outdoor dining shall not be permitted closer than two hundred fifty (250) feet and no amplified music shall be operated within five hundred (500) feet of a single-family zoned lot, both as measured at the closest edge of the patio space of the outdoor dining service to the residential property line. This limitation does not apply when the patio is fully screened from the residential property by a permanent building or to residential zoned properties used for nonresidential purposes.
 - 3) Day nursery and kindergarten.
 - 4) Food and dairy markets in enclosable buildings. No structure shall be erected, converted, or constructed to allow for the interior passage of motor vehicles for the retail sales or delivery of foods or beverages.
 - 5) Gasoline service station.
 - 6) Nursery or greenhouse completely within an enclosed building.
 - 7) Private club.
 - 8) Professional and business services and offices completely within an enclosed building, excluding hotel/motel operations.
 - 9) Retail stores and uses completely within an enclosed building. No structure shall be erected, converted, or constructed to allow for the interior passage of motor vehicles for the retail sales or delivery of foods or beverages.
 - 10) Veterinarian clinic or hospital, completely within an enclosed building.
 - 11) Barber, beauty shop, cosmetologist and hairdresser.
 - 12) Event Center/Rental Hall. CUP required when within 500 feet of any "R" Residential District, measured property line to property line and/or the total square footage of the space is greater than 2,000.
 - 13) Amusement, Indoor. CUP required when within 500 feet of any "R" Residential District, measured property line to property line.
 - 14) Automobile washing business; automatic, coin-operated or moving line wash; by CUP only.

- 15) Farmers' market, provided that an office or pavilion with permanent public restroom facilities shall be constructed. CUP required when within 500 feet of an "R" Single Family District, measured property line to property line.
 - 16) Veterinarian clinic or hospital with outside runs or boarding kennels; by CUP only.
 - 17) Outdoor storage as a primary use, provided that such storage shall be completely encompassed by a blind fence or wall at least seven (7) feet high and provided that materials stored shall be stacked no higher than one foot below the top of the fence or wall; by CUP only.
- b) Accessory uses:The following uses shall be permitted as accessory uses provided that such use shall be located not less than twenty (20) feet from any street right-of-way.
- 1) Swimming pool.
 - 2) Mechanical equipment no nearer than one hundred twenty (120) feet to any principal building used for single-family residence within an R-40, R-15, R-10, R-7.5, or R-6 district.
 - 3) Garbage storage no nearer than thirty (30) feet to a developed lot in an R-40, R-15, R-10, R-7.5, or R-6 district used as a single-family dwelling.
 - 4) Provisions for the parking of automobiles provided that such provisions within sixty (60) feet of a developed lot in any "R" district shall be separated from said lot by a blind
 - 5) Data Center, subject to compliance with Section 3.20.
- c) Parking regulations:Off-street parking shall be provided in accordance with the provisions of this ordinance and other applicable ordinances of the city.
- d) Area regulations:The following minimum requirements shall be required: fence or wall at least six (6) feet high.
- 1) Depth of front yard: 25 feet
 - 2) Depth of rear yard: 6 feet
 - 3) Width of side yard: 6 feet (see Section 8.4.1, Corner Lots, as applicable)
 - 4) Width of lot: 75 feet
 - 5) Depth of lot: 80 feet
 - 6) Distance between detached buildings: 12 feet
- e) Height and area regulations:The following maximum height and area regulations shall be observed:
- 1) Height of principal structure: 2½ stories or 30 feet

- 2) Height of accessory structure: 1 story or 15 feet
- 3) Lot coverage by building: 40 percent
- 4) Lot coverage by buildings, driveways and parking spaces: 90 percent

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090
 This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at 104 S. ROGERS ROAD, in the City of IRVING, DALLAS County, Texas.

STATE OF TEXAS:
 COUNTY OF DALLAS:

TRACT #1

BEING all that certain lot, tract or parcel of land situated in the John C. Read Survey, Abstract No. 1181, Dallas County, Texas, being a tract of land described in deed to Joan's Enterprises, inc., recorded in volume 2002130, Page 9386, Deed Records, Dallas County, Texas (D.R.D.C.T.), and being more particularly described by the following metes and bounds description:

COMMENCING from a 5/8 inch iron rod found in the East line of S. Rogers Road, at the westerly Northwest corner of a tract of land described in deed to Stephen Neil Wood, recorded in volume 2003181, Page 348 (D.R.D.C.T.), at the Southwest corner of a tract of land described in deed to House of Hashem Church, recorded under Instrument No. 201900320968 (D.R.D.C.T.);

THENCE North 01 deg. 02 min. 48 sec. West, with the East line of said S. Rogers Road a distance of 240.85 feet to a point at the Northwest corner of said House of Hashem Church, being the Southwest corner of herein described tract of land, and being the PLACE OF BEGINNING;

THENCE North 01 deg. 02 min. 48 sec. West, with the East line of said S. Rogers Road, a distance of 49.99 feet to a point at the Southwest corner of Lot 1 Block A, L and M - Addition No. 11, an Addition to the City of Irving, Dallas County, Texas, according to the Map thereof recorded in Volume 84157, Page 3822, Map Records, Dallas County, Texas (M.R.D.C.T.), from which a 1/2 inch iron rod found for reference bears South 89 deg. 30 min. 01 sec. East, a distance of 0.78 feet;

THENCE South 89 deg. 30 min. 01 sec. East, with the South line of said Lot 1 a distance of 149.10 feet to a point for corner;

THENCE South 01 deg. 09 min. 58 sec. East, a distance of 50.00 feet to a point in the North line of said House of Hashem Church tract;

THENCE North 89 deg. 30 min. 01 sec. West, a distance of 149.20 feet to the PLACE OF BEGINNING and containing 7,454 square feet or 0.171 of an acre of land.

TRACT #2 (APPARENT OVERLAP IN DEEDS)

BEING all that certain lot, tract or parcel of land situated in the John C. Read Survey, Abstract No. 1181, Dallas County, Texas, being a portion of a tract of land described in deed to Joan's Enterprises, inc., recorded in volume 2002130, Page 9386, Deed Records, Dallas County, Texas (D.R.D.C.T.), being a portion of a tract of land described in deed to Stephen Neil Wood, recorded in volume 2003181, Page 348 (D.R.D.C.T.), and being more particularly described by the following metes and bounds description:

COMMENCING from a 5/8 inch iron rod found in the East line of S. Rogers Road, at the westerly Northwest corner of a said wood tract, at the Southwest corner of a tract of land described in deed to House of Hashem Church, recorded under Instrument No. 201900320968 (D.R.D.C.T.);

THENCE North 01 deg. 02 min. 48 sec. West, with the East line of said S. Rogers Road a distance of 240.85 feet to a point at the Northwest corner of said House of Hashem Church, being the Southwest corner of said Joan's Enterprises, Inc. tract;

THENCE South 89 deg. 30 min. 01 sec. East, a distance of 149.20 feet to a point, being the Southwest corner of herein described tract of land, and being the PLACE OF BEGINNING;

THENCE North 01 deg. 09 min. 58 sec. West, a distance of 50.00 feet to a point in the North line of Lot 1 Block A, L and M - Addition No. 11, an Addition to the City of Irving, Dallas County, Texas, according to the Map thereof recorded in Volume 84157, Page 3822, Map Records, Dallas County, Texas (M.R.D.C.T.);

THENCE South 89 deg. 30 min. 01 sec. East, a distance of 0.98 feet to a 1/2 inch iron rod found at the Southeast corner of said Lot 1, from which a 3/8 inch iron rod found for reference bears North 56 deg. 55 min. 47 sec. East, a distance of 0.81 feet;

THENCE South 01 deg. 17 min. 55 sec. East, a distance of 50.00 feet to a 3/8 inch iron rod found at the Northeast corner of said House of Hashem Church tract;

THENCE North 89 deg. 30 min. 01 sec. West, a distance of 1.10 feet to the PLACE OF BEGINNING and containing 52 square feet or 0.001 of an acre of land.

ACCEPTED BY: _____



This parcel depicted hereon is a true, correct, and accurate representation of the property as determined by survey; The lines and dimensions of said property being as indicated by the plat; The size, location, and type(s) of building(s) are as shown, all improvements being within the boundaries of the property setback from the property lines the distance indicated.

TITLE AND ABSTRACTING WORK FURNISHED BY BAKER FIRM
 THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 30'

Date: 01-05-2026

G. F. No.: 9001222502251

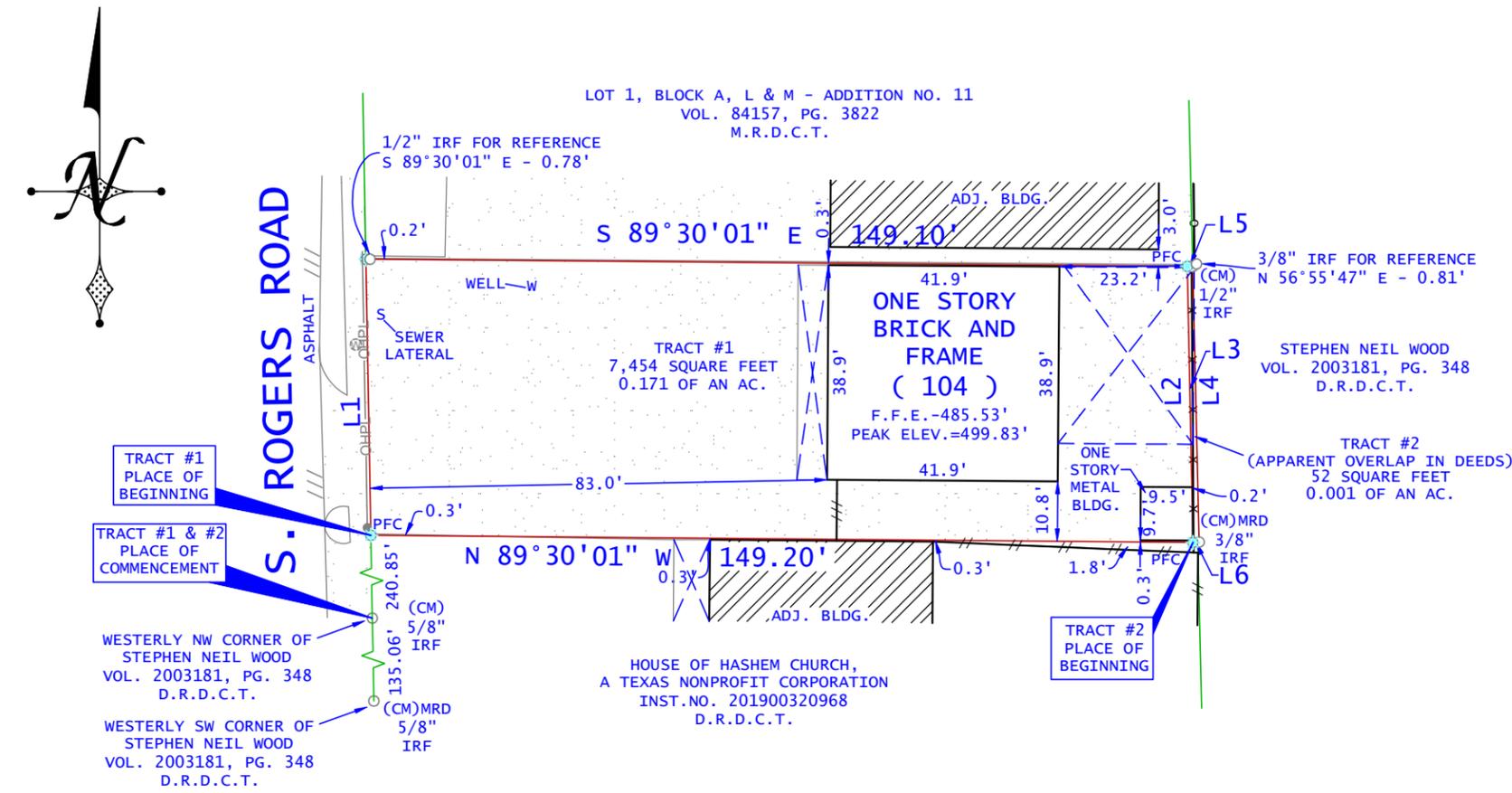
Job no.: 202511237

Drawn by: BM

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.
 THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR
 BAKER FIRM



LOT 1, BLOCK A, L & M - ADDITION NO. 11
 VOL. 84157, PG. 3822
 M.R.D.C.T.



NOTES:

The following items are from Schedule B, Baker Firm, Title Commitment No. 9001222502251, issued on date of December 22, 2025 and all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the Property."

10g. Easement(s) and rights incidental thereto, as granted in a document:
 Granted to: Texas Land Surveyors, Inc.
 Purpose: As provided in said document
 Recording Date: October 12, 1979
 Recording No: Volume 79201, Page 2941, Real Property Records, Dallas County, Texas (UNABLE TO PLAT)

- There was no observable evidence of site use as a solid waste dump, sump or sanitary landfill.
- There was no observable evidence of site use as a cemetery or burial ground.
- Tract #1 Total square feet 7,454 or 0.171 of an acre.
- Tract #2 Total square feet 52 or 0.001 of an acre.
- 0 regular parking spaces and 0 handicap parking spaces
- No known evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
- No known proposed changes in street right of way lines, no known of information is made available to the surveyor by the controlling jurisdiction. No known evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
- No known plottable offsite (i.e., appurtenant) easements or servitudes disclosed in documents provided to or obtained by the surveyor as a part of the survey pursuant to Sections 5 and 6 (and applicable selected Table A thereof (Optional Survey Responsibilities and Specifications): unless otherwise shown.
- Party walls not observed
- Professional liability insurance policy obtained by the surveyor in the minimum amount of \$1,000,000 to be in effect throughout the contract term. Certificate of insurance to be furnished upon request, but this item shall not be addressed on the face of the plat or map.

SURVEYOR'S CERTIFICATION

To: Baker Firm; Jose Goldsmith; Joan's Enterprises, Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items A: 2, 3, 4, 6(a), 6(b), 7(b)(1), 7(c), 8, 9, 10, 13, 14, 16, 17 and 19.), of Table A thereof. The fieldwork was completed on January 08, 2025.

PROPERTY SUBJECT TO
 EASEMENTS AND RESTRICTIONS
 VOL. 79201, PG. 2941;

THE DESCRIBED PROPERTY DOES NOT LIE IN A FLOOD HAZARD AREA ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 48113C0305L
 Bearings shown hereon are referenced to the Texas Coordinate System of 1983, North Central Zone (4202), and are based upon the North American Datum of 1983 (NAD 83), 2011 Adjustment, Epoch 2010.



LEGEND

- WOOD FENCE
- CHAIN LINK
- BOUNDARY LINE
- EASEMENT SETBACK
- CM - CONTROLLING MONUMENT
- MRD - MONUMENT OF RECORD DIGNITY
- POINT FOR CORNER
- 1/2" IRON ROD WITH CAP STAMPED "BURNS SURVEYING" SET
- X-CUT FOUND OR SET (AS NOTED)
- FENCE POST FOR CORNER
- MONUMENT FOUND
- CABLE
- CLEAN OUT
- GAS METER
- FIRE HYDRANT
- LIGHT POLE
- MANHOLE
- IRON FENCE
- WIRE FENCE
- EM - ELECTRIC METER
- ELECTRIC
- PE - POOL EQUIP
- POWER POLE
- TELEPHONE
- WATER METER
- WATER VALVE

(UNLESS OTHERWISE NOTED)

LINE TABLE		
NO.	LENGTH	BEARING
L1	49.99'	N 01°02'48" W
L2	50.00'	S 01°09'58" E
L3	50.00'	N 01°09'58" W
L4	50.00'	S 01°17'55" E
L5	0.98'	S 89°30'01" E
L6	1.10'	N 89°30'01" W

