



FOR SALE

310 N. Rogers Street Irving, TX 75061



**PRICE
REDUCED**

FLEX/WAREHOUSE ON ±1.42 ACRES | 3 Buildings with Outside Storage

LOCATION

310 N. Rogers Street
Irving, Texas 75061

PROPERTY SIZE

±1.42 Acres
±1.25 acre of paved / outside storage

ZONED

Commercial Warehouse

BUILDINGS

Bldg #1 Office/Flex Warehouse ±5,823 SF
Bldg #2 Steel Frame/Automotive Bldg ±3,375 SF
Bldg #3 Storage Warehouse ±630 SF

AMENTITIES

- 4-16 ft. tall grade level doors
- 3 dock high doors
- Power – heavy
- Gated and secured
- 100% paved parking / outside storage area

SALE PRICE

~~\$1,200,000~~
\$1,095,000



CONTACT

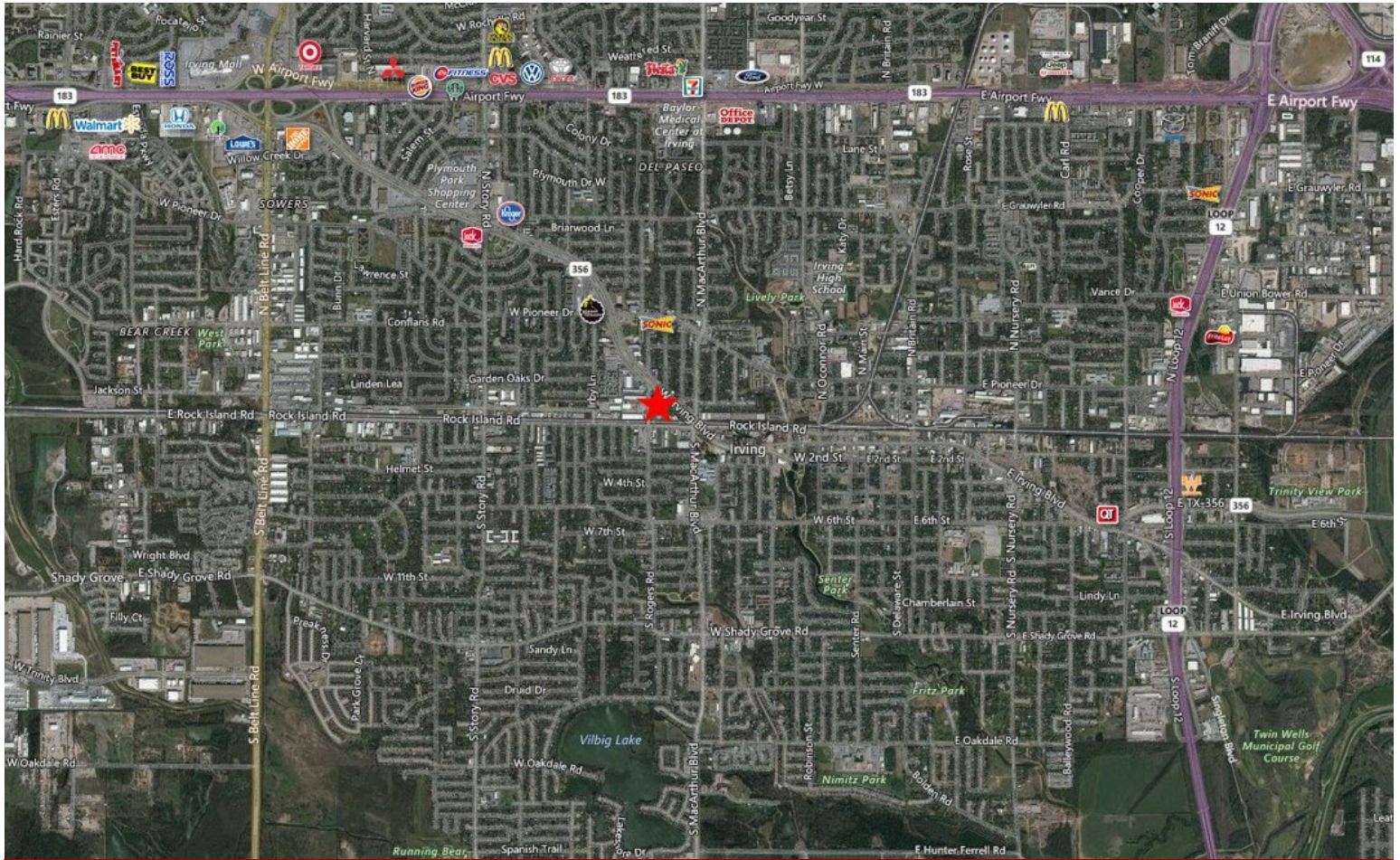
Brokers for more information

LANE KOMMER, VP

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Investments/Land Division

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FLEX/WAREHOUSE ON ±1.42 ACRES | 3 Buildings with Outside Storage

DEMOGRAPHICS 2016	1 Mile	3 Miles	5 Miles
Estimated Population	22,681	138,512	224,345
Estimated Households	6,779	44,718	78,655
Average HH Income	\$59,646	\$64,135	\$67,725
Total Businesses	739	3,764	8,682
Total Employees	6,288	45,138	145,999

DEMOGRAPHICS 2021	1 Mile	3 Miles	5 Miles
Projected Population	23,728	146,512	238,386
Projected Households	7,043	46,827	83,288

TRAFFIC COUNTS

N Rogers/W Irving Blvd
17,934 VPD

SN Rogers @ Property
6,410 VPD

MacArthur Blvd/W Irving Blvd
20,340 VPD