



## Frequently Asked Questions

### Q1: Is the City open to zoning changes?

- Yes. Zoning modifications may be required and would require City Council approval and potential public hearings.

### Q2: Are incentives available?

- The properties are located in a TIRZ. Incentives, if any, would be evaluated through negotiation and based on demonstrated public benefit.

### Q3: Is phasing allowed?

- Yes. If phased, provide a detailed milestone schedule for each phase.

### Q4: Is infrastructure in place?

- Utilities are on-site, but developers must verify capacity and connection points. Infrastructure upgrades may be required.

### Q5: Are there architectural requirements?

- Yes. Projects must reflect Heritage District standards and historic compatibility.

### Q6: What level of financial detail is required?

- A detailed financial spreadsheet and narrative demonstrating ability to finance and complete the project is required.

### Q7: What community benefits are most valued?

- Job creation
- Long-term tax revenue
- Public space improvements
- Local business incubation
- Sustainable building practices

COMMERCIAL



318 E 2nd Street, Irving, TX 75060

The City of Irving is currently seeking a developer to purchase and redevelop the property at 318 E 2nd Street in Irving, Texas. The project includes City-approved drainage and water line improvements in accordance with the Heritage District Master Drainage Plan.

This property is intended for high-quality residential development, which may include townhomes, garden or cottage homes, single-family detached homes, uniquely designed structures of up to four units, or a combination of these types.

The City's goal is to select a developer whose project best aligns with the Land Bank's goals: advancing economic growth, supporting retail, commercial, workspace and housing uses, promoting sustainability, meeting community needs in targeted development districts, and ensuring transparent community engagement.

Specific goals include the following:

- Create a high-quality, vibrant, mixed-use environment.
- Increase local jobs and add to the tax base.
- Enhance the economic vitality of the district.
- Create high-quality, community-friendly, affordable housing, using innovative financing and development models.
- Promote sustainability, including green building and energy-efficient practices.
- Ensure community needs are met and community values are preserved.
- Ensure building practices and construction are in compliance with applicable codes.

CENTURY 21 COMMERCIAL

**PROPERTY INFORMATION**

Size: Approximately 5.15 acres or 223,948 square feet

zoning: Heritage Crossing District - Single-Family Mixed-Use

Utilities: Water, Sewer, Electric, and Gas are on-site on property

Soil: Frontage: 200' x 100' (approx) 100' x 100' (approx) 100' x 100' (approx)

Map: County: 45,000

DEMOGRAPHICS INFORMATION



For Sale on Market

**\$10,001**

Call 7133771022 Today!

## 318 E 2ND, IRVING, TX 75060

\*\*\*BID DEADLINE IS APRIL 24, 2026. Frequently asked questions are located at [www.irvingtx.gov](http://www.irvingtx.gov) also on MLS\*\*\* THIS IS COMPETITIVE A SEALED BID. THE RFP Request for Proposal (SEE TRANSACTION DESK FOR FUTURE DETAILS)! The City of Irving, invites proposals from qualified and experienced developers for the purchase and redevelopment of property at 318 E 2nd Street, a property within the City's Redevelopment Land Bank. The project includes City approved drainage and water line improvements in accordance with the Heritage District Master Drainage Plan. This property is intended for high-quality residential development, which may include townhomes, garden or cottage homes, single-family detached homes, uniquely designed structures of up to four units, or a combination of these types. The city's goal is to select a developer whose project best aligns with the Land Bank's goals: advancing economic growth, supporting retail, commercial, workspace and housing uses, promoting sustainability, meeting community needs in targeted development districts, and ensuring transparent community engagement.

## GENERAL DESCRIPTION

- Subdivision:** Delaware Crk
- Property Type:** Land / Unimproved Land
- Lotsize:** 224,334
- MLS# / Area:** NTREIS-21161017



**Presented By**  
**Chad Sayles**

Walzel Properties - Spring      7133771022

**Listing Broker**  
**CENTURY 21 Judge Fite Company**

318 E 2nd, Irving, TX 75060

Visit <https://www.har.com/NTREIS-21161017> for more information