



**4420 RAINIER STREET**  
IRVING, TX 75062



\$1,348,000



0 sqft

## DESCRIPTION

Prime Commercial Land in the Heart of Irving, Texas – Exceptional Location Near DFW International Airport Discover a rare opportunity to own a strategically positioned commercial parcel in one of the most dynamic markets in North Texas. Located just minutes from DFW International Airport, Highway 183, and Highway 161 (President George Bush Turnpike), this property offers unparalleled connectivity to the entire Dallas–Fort Worth metroplex and beyond. With high-traffic road frontage, the site ensures maximum visibility and easy accessibility—ideal for businesses seeking exposure and growth. The property is zoned for commercial use and is perfectly suited for a wide range of development possibilities, including: Retail Centers Office Buildings Hospitality Projects Mixed-Use Developments Positioned near the Las Colinas Business District, this site benefits from proximity to major employers, corporate campuses, retail destinations, and well-established residential neighborhoods. This creates a built-in customer base and steady demand for quality commercial spaces. Essential utilities are available onsite, including water, sewer, and electricity, helping to streamline the development process and reduce upfront costs. The flat, usable terrain further enhances buildability and project flexibility. Highlights: Prime commercial zoning with versatile development options Minutes from DFW Airport, Hwy 183, Hwy 161, and I-635 Strong demographics and traffic counts in a high-growth market Surrounded by retail, dining, residential communities, and major employers Utilities (water, sewer, electricity) available on site Irving continues to be one of the fastest-growing cities in Texas, driven by business expansion, population growth, and strong demand for new commercial developments. This site represents an outstanding opportunity for investors, developers, and visionaries ready to capitalize on a premier location.

**PROPERTY TYPE:** Commercial - Unimproved Land  
**MLS STATUS:** Active  
**MLS:** 20823496  
**YEAR BUILT:**  
**COUNTY:** Dallas  
**TRACT OR SUBDIVIION:** Central Commerce Center  
**LIST DATE:** 01/23/2025

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**  
**SQUARE FEET:**  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 1.45  
**LOT SIZE (SQFT):** 62,987

## INTERIOR FEATURES

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### LOT DESCRIPTION:

- CornerLot

## UTILITIES

### UTILITIES:

- ElectricityAvailable
- SewerAvailable
- WaterAvailable

**LISTED BY:** Zee Star 

## ADDITIONAL PROPERTY DETAILS

**BROKERED BY:** Perfect Realty Partners

century21judgefite.com

each office is independently owned and operated