

CENTURY 21[®]

Judge Fite Company



1300 PIONEER DRIVE
IRVING, TX 75061



\$799,000



1,704 sqft

DESCRIPTION

Pleased to offer this 1,704 SF second-gen. QSR, now available for sale or lease. This offering presents a prime opportunity for food and beverage operators seeking to establish or expand their footprint within the high-demand North Dallas submarket. Situated on approximately one acre in Irving, Texas, the property was built in 2002 and is strategically located less than one mile from TX-356, providing excellent regional connectivity. The site features existing drive-in canopies, 45 dedicated parking spaces, and convenient ingress and egress—well-suited to support high-volume customer traffic and efficient service flow. With spot zoning for a drive-thru, the property offers excellent street visibility and benefits from traffic counts exceeding 50,000 vehicles per day in the surrounding area, enhancing its exposure and accessibility. With a Tenant Improvement Allowance available for qualified tenants, this site represents a compelling, turnkey opportunity for food service operators aiming to capitalize on the area's dense population, strong commuter patterns, and continued economic growth within the Dallas-Fort Worth Metroplex.

PROPERTY TYPE: Commercial - Retail

MLS STATUS: Active

MLS: 20966816

YEAR BUILT: 2002

COUNTY: Dallas

TRACT OR SUBDIVIION: Highland West Irving

LIST DATE: 06/11/2025

CENTURY 21

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800.451.8055

AREA:

SQUARE FEET: 1,704

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 0.98

LOT SIZE (SQFT): 42,819

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- AttachedCarport
- Carport
- DriveThrough
- OnSite
- ParkingLot

LOT DESCRIPTION:

- Landscaped
- Level

ROOF TYPE:

- Metal
- Other

SIDING:

- Brick
- MetalSiding
- Other
- Stucco
- WoodSiding

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Central

UTILITIES:

- ElectricityConnected
- SewerAvailable
- WaterAvailable

LISTED BY: Karan Aulakh 

BROKERED BY: KARE Investment Sales & Leasing

ADDITIONAL PROPERTY DETAILS

century21judgefite.com

each office is independently owned and operated