

1901 N Hwy 360
Arlington, TX
+/- 3.35 AC
Zoning: PD

1901 N Hwy 360
Grand Prairie, TX
+/- 2.38 AC
Zoning: LI

Seller Retaining .7-.8 AC for
Additional Parking

2613 BURNEY & 1901 N HWY 360

LAND ASSEMBLAGE OR INDIVIDUAL LAND DEVELOPMENT OPPORTUNITY
+/- 5.75 AC FOR SALE
ARLINGTON & GRANDE PRAIRIE, TEXAS

Property Overview

- Address:**
- 1901 North State Highway 360 Grand Prairie, TX 75050
 - 2613 Burney Rd Arlington, TX 76006

- Site Area:**
- **2613 Burney Road:** 2.5-3.5 AC
 - **1901 N Hwy 360:** 2.375 AC

- Zoning:**
- **2613 Burney:** Zoned "PD", with most Community Commercial uses allowed; MF is a possibility.
 - **1901 N Hwy 360:** Light Industrial (LI)

- Utilities:**
- Available

- Property Highlights**
- Two-parcel land assemblage adjacent to CCI's Tower 360 office property.
 - 2613 Burney Road is situated just inside the City of Arlington; 1901 N Hwy 360 is located in Grand Prairie.
 - Parcels may be evaluated individually or together, depending on buyer use and site plan requirements.
 - North Hwy 360 corridor location with nearby office, multifamily, and commercial uses.
 - Prior buyer interest has focused on commercial redevelopment, townhome feasibility, and secondary access considerations



Seller Retaining
.7-.8 AC for
Additional
Parking

CONTACT:

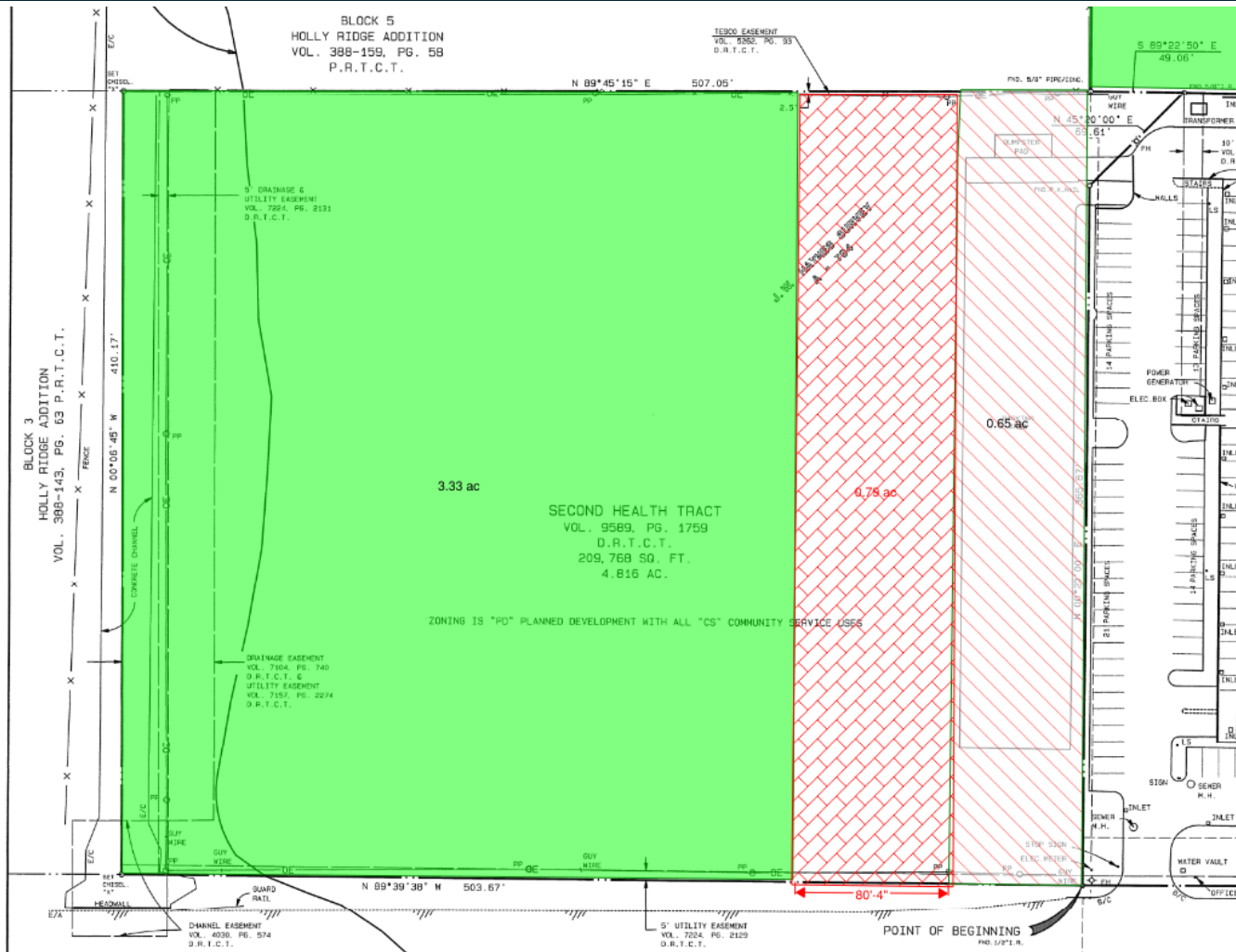
Kris Keck, Land Acquisition, Sales & Development
512.628.2765
kkeckmd@capitalcommercial.com

Chris Durbin, AVP, Development
512.628.2781
cdurbin@capitalcommercial.com



CAPITAL
COMMERCIAL
INVESTMENTS, INC.

Survey – 2613 Burney Road



CONTACT:

Kris Keck, Land Acquisition, Sales & Development
512.628.2765
kkeckmd@capitalcommercial.com

Chris Durbin, AVP, Development
512.628.2781
cdurbin@capitalcommercial.com

CAPITAL
COMMERCIAL
INVESTMENTS, INC.



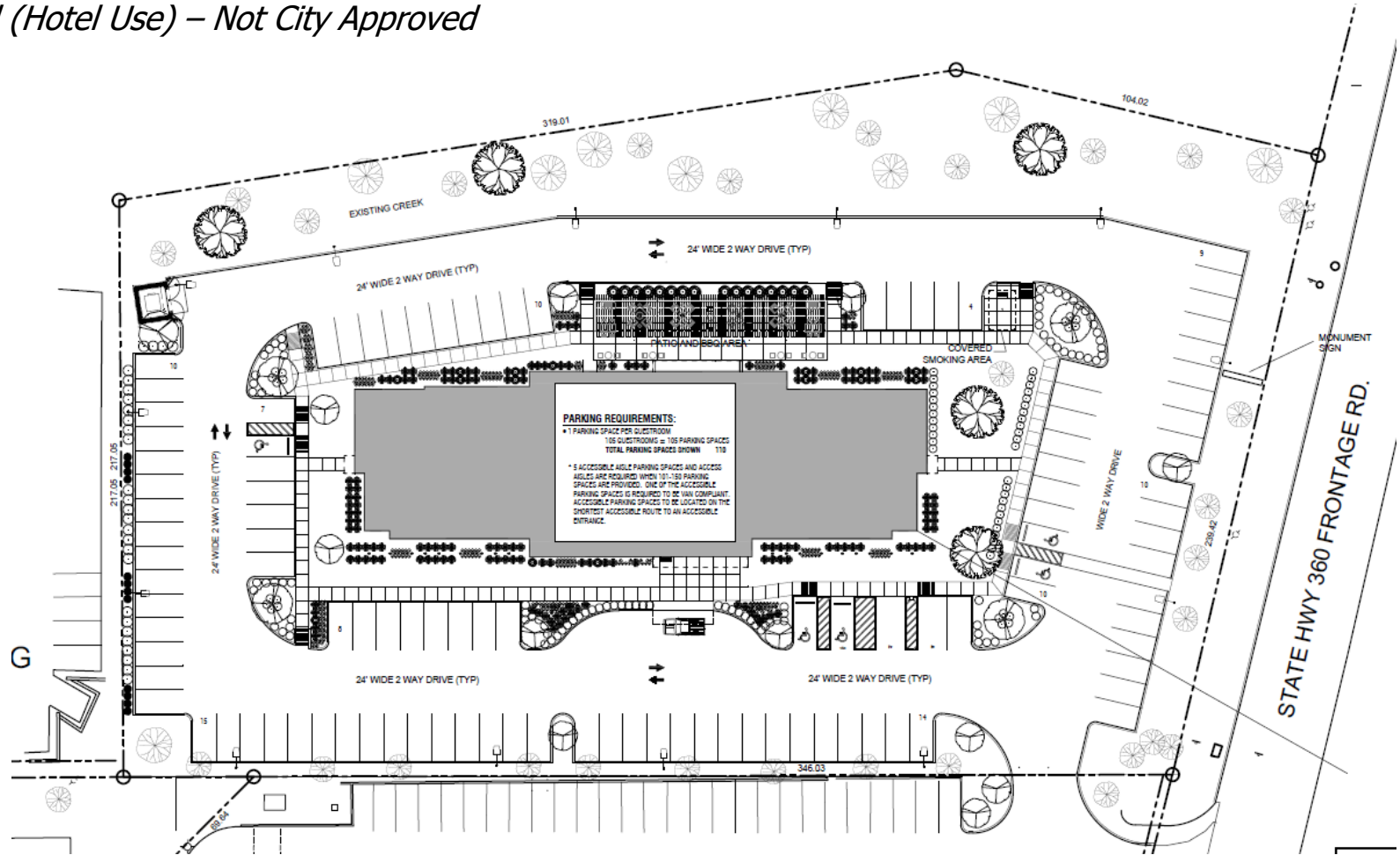
Chris Durbin, *AVP, Development*
512.628.2781
cdurbin@capitalcommercial.com



CAPITAL
COMMERCIAL
INVESTMENTS, INC.

Conceptual Plans – 1901 N Hwy 360 Land

Historical (Hotel Use) – Not City Approved



CONTACT:

Kris Keck, Land Acquisition, Sales & Development
512.628.2765
kkeckmd@capitalcommercial.com

Chris Durbin, AVP, Development
512.628.2781
cdurbin@capitalcommercial.com

CAPITAL
COMMERCIAL
INVESTMENTS, INC.

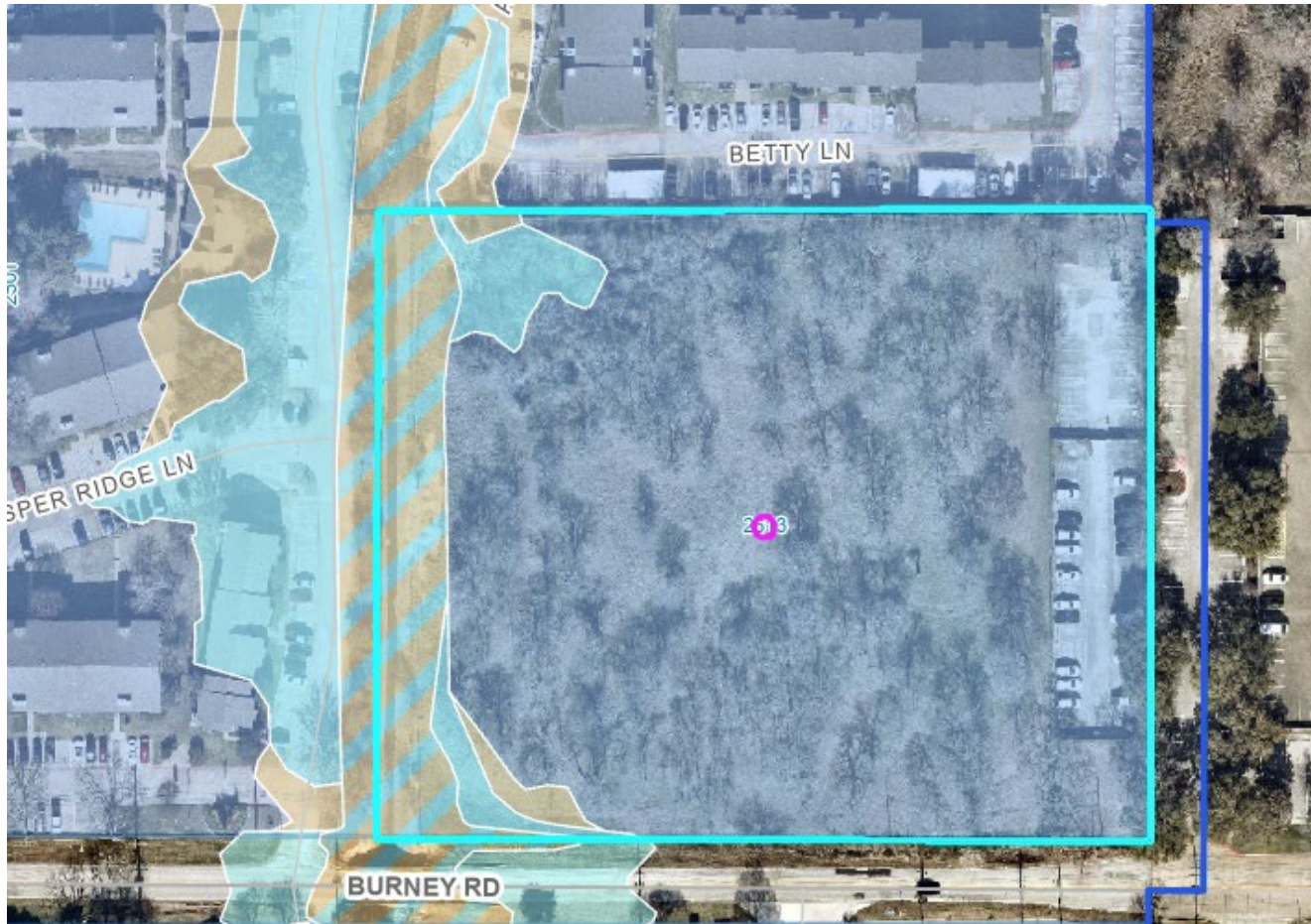
This is a detailed survey map for a proposed subdivision. The central focus is a large rectangular area outlined in green, labeled "10,000 SF OFFICE". To the right of this area is a section labeled "GO-NORTH HWY 360, LP (TRACT 2)". The map includes several utility easements, notably the "CITY OF ARLINGTON UTILITY EASEMENT VOL. 7157, PG. 224" running vertically through the center-left. Other easements include "NGTON UTILITY EASEMENT S. 740" and "NGTON UTILITY EASEMENT S. 2131". The map also shows "BURNLEY ROAD (60' right-of-way)" at the bottom and "FUTURE DRIVE" indicated by dashed lines. Various boundary features are marked, including "WOOD FENCE", "CONCRETE", "ASPHALT", and "CHAIN LINK FENCE". The map is densely populated with spot elevations (e.g., 118' ELN, 117' OAK) and bearings (e.g., N 89° 50' 00" W). A "POINT OF BEGINNING" is identified near the bottom right corner. The map is oriented with North at the top.



Kris Keck, Land Acquisition, Sales & Development
512.628.2765
kkeckmd@capitalcommercial.com

Chris Durbin, *AVP, Development*
512.628.2781
cdurbin@capitalcommercial.com

Floodplain – 2613 Burney Rd



CONTACT:

Kris Keck, *Land Acquisition, Sales & Development*
512.628.2765
kkeckmd@capitalcommercial.com

Chris Durbin, *AVP, Development*
512.628.2781
cdurbin@capitalcommercial.com

Location



CONTACT:

Kris Keck, Land Acquisition, Sales & Development
512.628.2765
kkeckmd@capitalcommercial.com

Chris Durbin, AVP, Development
512.628.2781
cdurbin@capitalcommercial.com