



INVESTMENT SALES & LEASING

1300 W Pioneer Drive, Irving, Texas 75061.
For Sale | For Lease
Quick-Service Restaurant



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PROPERTY OVERVIEW

- **BUILDING SIZE / LOT SIZE**
±1,704 SF / ±0.983 ACRES
- **YEAR BUILT / RENOVATED**
2002 / 2025
- **ZONING**
C-OU-2 COMMERCIAL OUTDOOR (SPOT ZONING QSR)
- **PARKING SPACES**
±45 SURFACE SPACES
- **UTILITIES / POWER**
CITY WATER, CITY SEWER & ELECTRICITY CONNECTED



INVESTMENT SALES & LEASING

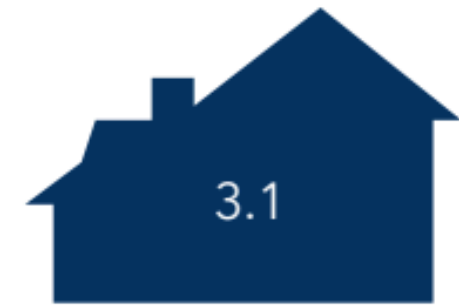
MARKET DEMOGRAPHICS & ECONOMIC OVERVIEW (1-MILE RADIUS)

18,381

Population

33.8

Median Age



Average Household Size

US\$72,725

Median Household Income

BUSINESS



932

Total Businesses

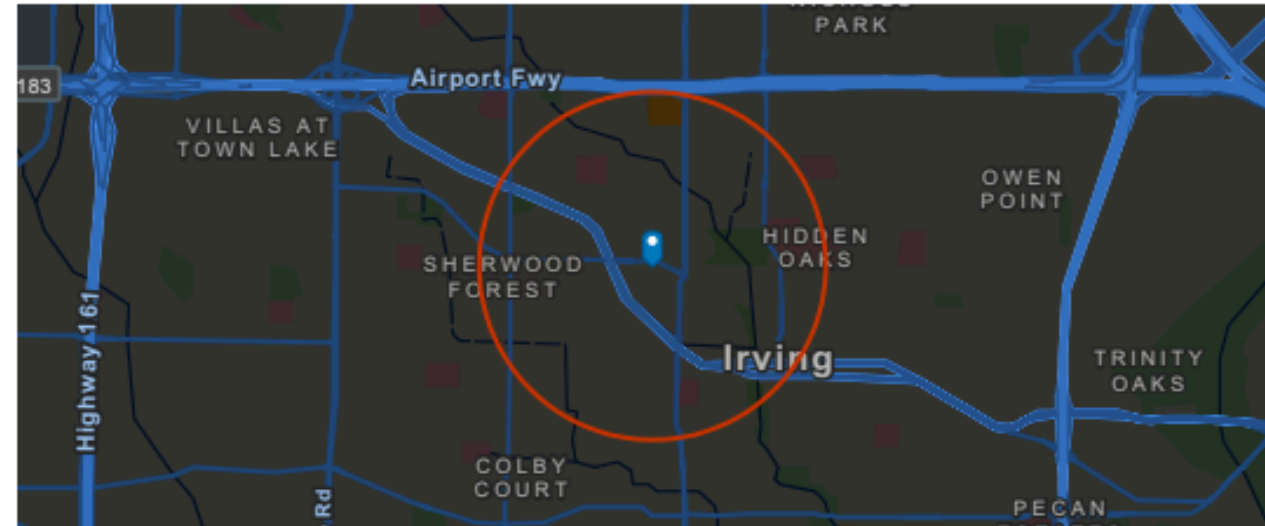


8,492

Total Employees



INVESTMENT SALES & LEASING



Interesting Behaviors facts

36 2025 Shopped at Sheetz/6 Mo: Index
Which is less than 95% of all ZIP Codes

42 2025 HH Owns Heat Pump: Index
Which is less than 95% of all ZIP Codes

ANNUAL LIFESTYLE SPENDING

US\$2,731
Travel

US\$70
Sports Events

US\$86
Theatre/Operas/
Concerts

US\$9
Online Games

US\$69
Movies/Museums/
Parks

EMPLOYMENT

43%

White Collar

42%

Blue Collar

15%

Services

3.6%

Unemployment Rate

EDUCATION

35%

No High School Diploma



24%
High School Graduate



22%
Some College



18%
Bachelor's/Grad/Prof Degree

ANNUAL HOUSEHOLD SPENDING

US\$2,152
Apparel &
Services

US\$6,478
Groceries

US\$196
Computers &
Hardware

US\$6,210
Health Care

US\$3,783
Eating Out

MARKET DEMOGRAPHICS & ECONOMIC OVERVIEW (5-MILE RADIUS)

224,054

Population



33.7

Median Age



2.7

Average Household Size

US\$75,199

Median Household Income

BUSINESS



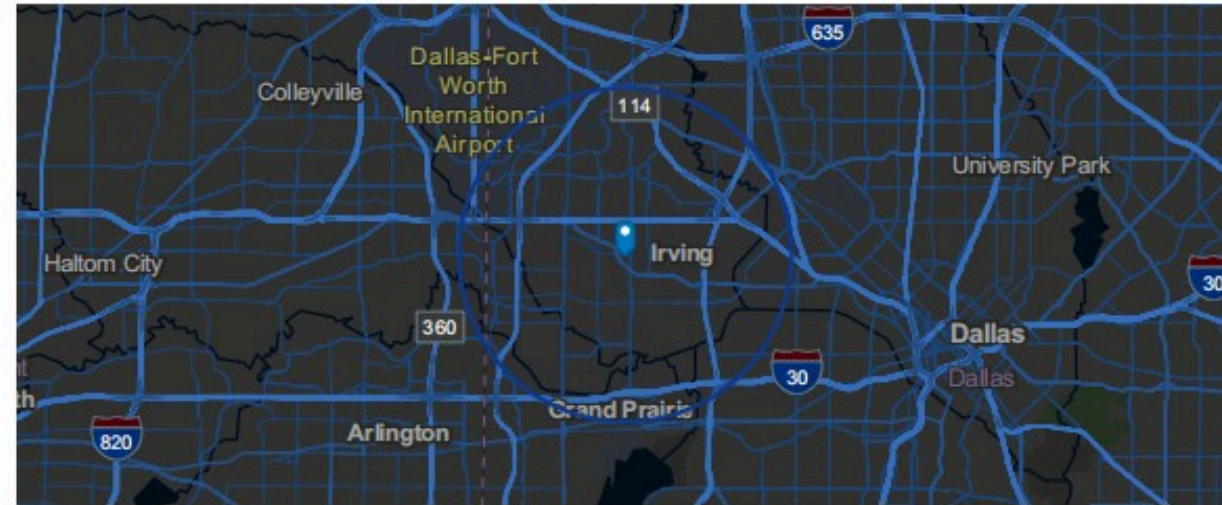
10,381

Total Businesses



162,399

Total Employees



Interesting Behaviors facts

49

2025 HH Used Maxwell Hse Mstr Blend Grnd Coffee/6 Mo: Index

Which is less than 95% of all ZIP Codes

163

2025 IM/Video Chat: Used WhatsApp/30 Days: Index

Which is more than 95% of all ZIP Codes

ANNUAL LIFESTYLE SPENDING



US\$2,806
Travel



US\$91
Theatre/Operas/
Concerts



US\$71
Movies/Museums/
Parks



US\$73
Sports Events



US\$10
Online Games

EMPLOYMENT



55%

White Collar



30%

Blue Collar



15%

Services



3.5%

Unemployment Rate

EDUCATION



21%

No High School Diploma



24%
High School Graduate



21%
Some College



33%
Bachelor's/Grad/Prof Degree

ANNUAL HOUSEHOLD SPENDING



US\$2,210
Apparel &
Services



US\$205
Computers &
Hardware



US\$3,812
Eating Out



US\$6,552
Groceries



US\$6,212
Health Care



INVESTMENT SALES & LEASING

CITY OF IRVING

THE CITY OF IRVING IS STRATEGICALLY LOCATED WITHIN THE DALLAS–FORT WORTH METROPOLITAN AREA, OFFERING DIRECT ACCESS TO MAJOR TRANSPORTATION CORRIDORS AND PROXIMITY TO DALLAS/FORT WORTH INTERNATIONAL AIRPORT (DFW). WITH A POPULATION EXCEEDING 256,000 RESIDENTS, IRVING IS ONE OF THE MOST ACTIVE BUSINESS AND EMPLOYMENT CENTERS IN NORTH TEXAS, HOME TO A HIGHLY DIVERSIFIED MIX OF CORPORATE OFFICES, INDUSTRIAL DEVELOPMENTS, AND RETAIL CORRIDORS.

IRVING IS PART OF THE LAS COLINAS URBAN CENTER, A NATIONALLY RECOGNIZED MASTER-PLANNED COMMUNITY THAT INCLUDES MORE THAN 30 MILLION SQUARE FEET OF OFFICE SPACE, 14 MILLION SQUARE FEET OF INDUSTRIAL AND FLEX PROPERTIES, AND NUMEROUS RETAIL, ENTERTAINMENT, AND HOSPITALITY DEVELOPMENTS. THE CITY IS SERVED BY MAJOR HIGHWAYS INCLUDING SH-183, SH-114, LOOP 12, AND I-635, PROVIDING REGIONAL CONNECTIVITY THROUGHOUT THE DFW METROPLEX.

IRVING HOSTS THE HEADQUARTERS OF MULTIPLE MAJOR CORPORATIONS, INCLUDING MCKESSON, CATERPILLAR, KIMBERLY-CLARK, FLUOR, CELANESE, VISTRA CORP, PIONEER NATURAL RESOURCES, NEXSTAR MEDIA GROUP, 7-ELEVEN, COMMERCIAL METALS COMPANY, DARLING INGREDIENTS, THE MICHAELS COMPANIES, FLOWSERVE, CEC ENTERTAINMENT (CHUCK E. CHEESE), AND CHRISTUS HEALTH.

KARE

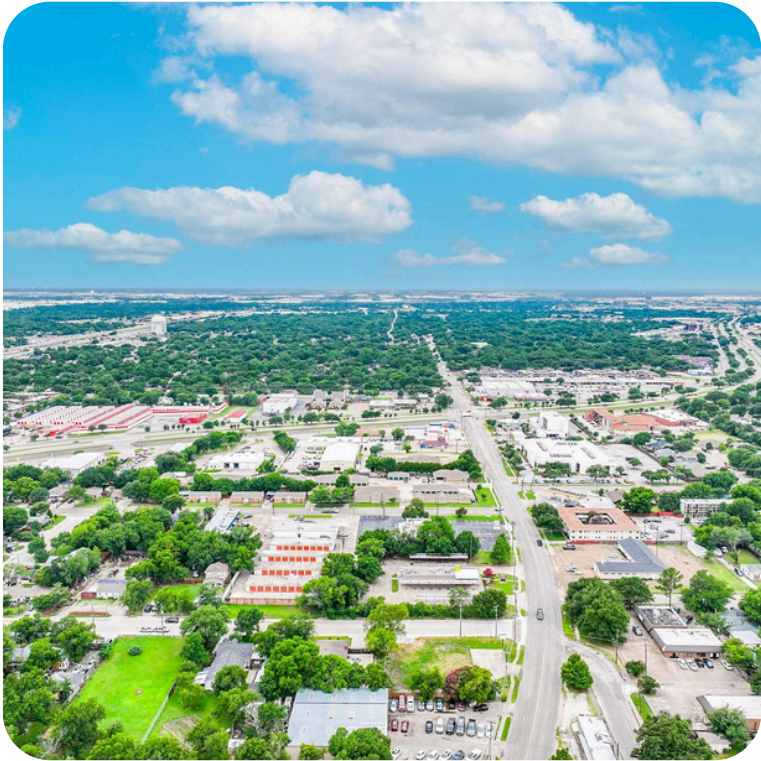
INVESTMENT SALES & LEASING

INVESTMENT HIGHLIGHTS

- Former Sonic Drive-Thru on ±0.983 Acres
- Purpose-built quick-service restaurant with canopy bays, wide circulation, and a ±1,704 SF building.
- Prime Irving Location
- Excellent visibility along W Pioneer Dr, less than one mile from MacArthur Blvd, with direct access to SH-183, SH-114, and I-635.
- Flexible Zoning (C-OU-2 Commercial Outdoor – Spot Zoning for QSR)
- Allows for continued quick-service restaurant (QSR) use with existing drive-thru infrastructure in place.
- Ample Parking and Access
- Approximately 45 surface spaces, dual drives, and easy ingress/egress are suitable for high customer traffic.
- Pro Forma Cap Rate (~6.8%)
- Underwritten at \$35/SF NNN rent, producing an estimated NOI of ±\$58,140/year based on the asking price of \$850,000.
- NNN Lease-Ready Structure
- Ideal for investors seeking minimal landlord obligations — tenants reimburse taxes, insurance, and maintenance.
- Corporate Hub Location
- Surrounded by major employers and headquarters in Irving and Las Colinas, minutes from DFW International Airport.
- Recently Renovated Site — interior cleaned throughout with a brand-new roof (installed 2025), new electrical, and new HVAC system.



INVESTMENT HIGHLIGHTS





N MacArthur Blvd

TX-356

TAQUERIA LOS POTOSINOS

4M TIRES

Fruteria Sorrisos

LATINO'S
BARBER SHOP BEAUTY SALON

PIT STOP

AFFORDABLE
SELF STORAGE

KINGLY
HOME HEALTH CARE, INC.

Hacienda Serena
APARTMENT HOMES
972-870-1700
1409 W PIONEER DR

Angelo's
SPAGHETTI & PIZZA HOUSE
Since 1966

Rescent Ridge
AT IRVING
214-254-5655

Sammy White's
Kawasaki City

Public
Storage

TX-356

Colonia Hondurena

Kwik-Kar
Automotive Lube & Service Center

AutoZone

TX-356



PL\$

metro
by T-Mobile

MRB
MECHANICAL
REPUTATION BUILDER TRUST



LIVING CITY EMPLOYERS
FEDERAL UNION

DERMA CONTROL



Angelo's
SPAGHETTI &
PIZZA HOUSE
1966

AFFORDABLE
SELF STORAGE



KINGLY
HOME HEALTH CARE, INC.





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INVESTMENT SALES & LEASING

Disclaimer

Information contained herein is believed to be reliable but is not guaranteed. Buyers and tenants should verify all details independently. Property availability, pricing, and terms are subject to change without notice.

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