



# FOR SALE

## 2.28 ACRES FOR SALE - IRVING

2380 West Northgate Drive, Irving, TX 75062

**Salman (Sam) Tabani**

972.810.7729 x1

stabani@tabanirealty.com



**TABANI**  
REALTY

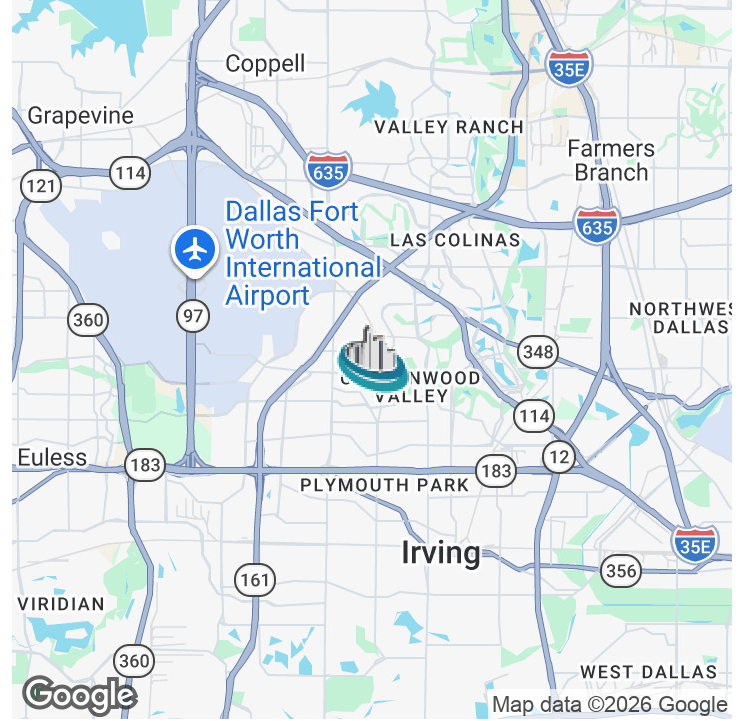
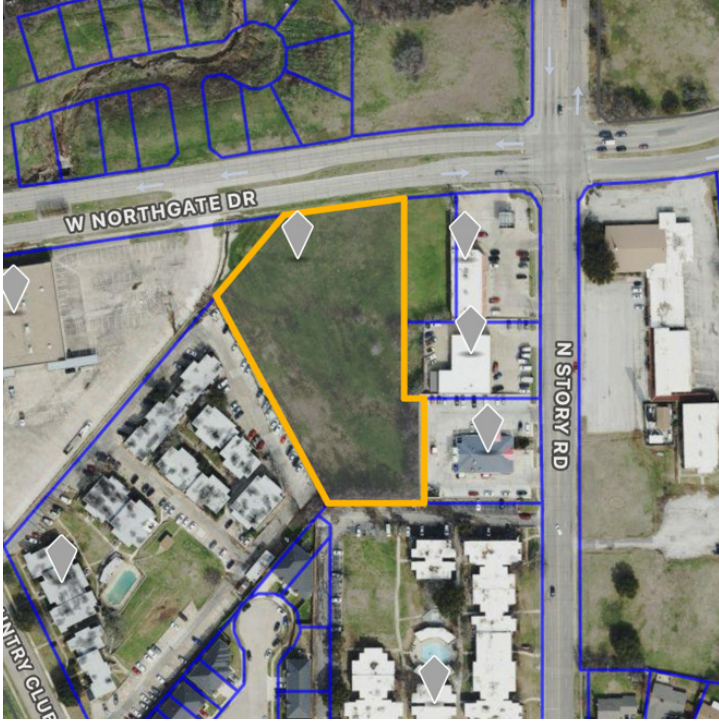
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## Executive Summary



### OFFERING SUMMARY

Sale Price: \$ 1,300,000  
Lot Size: 99,404 SF  
Zoning: Z58

### PROPERTY OVERVIEW

Exceptional 2.28-acre tract offering outstanding potential for residential or mixed-use development. This strategically located property provides ample space for a variety of uses including single-family residential, townhomes, duplexes, build-to-rent communities, and other investment opportunities.

With growing demand for housing in the area, this site presents a unique opportunity for developers, builders, and investors seeking flexible land use potential. Utilities and access nearby make this property ideal for future development plans.

Additionally, under applicable provisions related to **\*\*Senate Bill 80\*\***, multifamily residential development may also be permitted, subject to city requirements, zoning verification, and municipal approvals. Buyers are encouraged to conduct their own due diligence regarding intended use and development possibilities.

Utilities are readily accessible, simplifying entitlement and construction timelines. Positioned with direct access to West Northgate Drive, the parcel offers excellent ingress and egress potential for future tenants. With a proven track record of strong demand in the submarket, this site provides a solid foundation for a disciplined investor seeking to execute a purposeful development program in North Texas.

Whether you are looking to build, invest, or hold for future appreciation, this 2.28-acre property offers excellent upside in a rapidly growing market.

Current Zonina Use: Z58

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## 2380 West Northgate Drive, Irving, TX 75062

Plat

Save this file so it is not editable (Flatten the layers)  
Label all easements either Private or Public

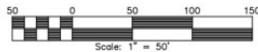
The Privately Maintained Drainage Easement text block is missing:  
PRIVATELY MAINTAINED DRAINAGE EASEMENT (P.M.D.E.):  
A P.M.D.E. is dedicated as shown on this plat. The drainage way and drainage system (if any) within this easement shall remain open at all times and will be maintained by the individual owners of the lots traversed by the drainage course or system. No obstruction to the flow of storm water run-off shall be permitted by filing or construction of any type of dam, building, or other structure within the easement. Each property owner shall keep the drainage way and/or pipe clean and free of debris, silt, and obstructions and the City of Irving shall have the right of access for the purpose of inspection. The City of Irving will not be held liable for any damages of nature resulting from the occurrence of storm water run-off nor from the failure of any structure within the easement. These provisions shall be covenants running with the land.

**BOUNDARY LINE TABLE**

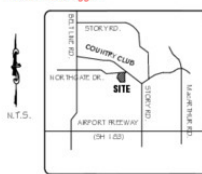
NUMBER	DIRECTION	DISTANCE
L1	N 80°24'05" E	27.32'
L2	S 88°09'38" E	31.87'

**BOUNDARY CURVE TABLE**

NUMBER	CI
DELTA ANGLE	02°09'45"
RADIUS	1950.00
ARC LENGTH	73.50
CHORD DIRECTION	N 81°44'04" E
TANGENT	73.59



**VICINITY MAP**



THE STATE OF TEXAS §  
COUNTY OF DALLAS §

**OWNERS STATEMENT**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, BARKAAT-LUL-QURAN CENTER, a Texas non-profit corporation, is the owner of the herein described property, and do hereby adopt this plat designating the herein described property as LOT 3-RE, BLOCK A, COUNTRY CLUB ADDITION, 2ND REVISION, an addition to the City of Irving, Dallas County, Texas, and does hereby dedicate to the public use and benefit forever the streets and alleys shown thereon for all public purposes including but not limited to all street purposes and the right of the City of Irving and its assigns to lay, install, operate, repair, replace and remove and reconstruct any and all public utilities including but not limited to all street purposes and the right of the City of Irving and its assigns to lay, install, operate, repair, replace and remove and reconstruct any and all public utilities including but not limited to water lines, sanitary sewer lines, drainage and storm sewer lines and canals, gas lines, telephone poles and lines, electrical power lines and appearances. The right to establish grades on said dedicated streets and alleys is hereby granted to the City of Irving and all claims for damages which may arise by reason of changing the present surface of said streets to conform to said grades are hereby waived.

The easements shown on this plat are hereby granted and dedicated and reserved for the mutual use and accommodation of the City of Irving and all public utilities desiring to use or using the same for public purposes, including drainage and storm sewer canals and lines, gas lines, telephone poles and lines, electrical power lines and appearances. All and any public utility and the City of Irving shall have the right to remove and keep removed all or part of any residence, building, fences, trees, shrubs, or other improvements, growths or obstructions which in any way endanger or interfere with the construction, maintenance, operation or efficiency of the respective utility, on or under said easement strips. The City of Irving and all public utilities shall at all times have the full right of ingress and egress to and from and upon said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling and adding to or removing all or part of the respective systems without the necessity at any time of procuring the permission of anyone.

We do further dedicate to the public use forever all parks, squares, parkways, and all other public uses and dedications shown on the face of this plat.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

BY: MOHAMMED ATAF NOOR

MOHAMMED ATAF NOOR

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority in and for the State of Texas, on the day personally appeared MOHAMMED ATAF NOOR, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

My Commission Expires \_\_\_\_\_

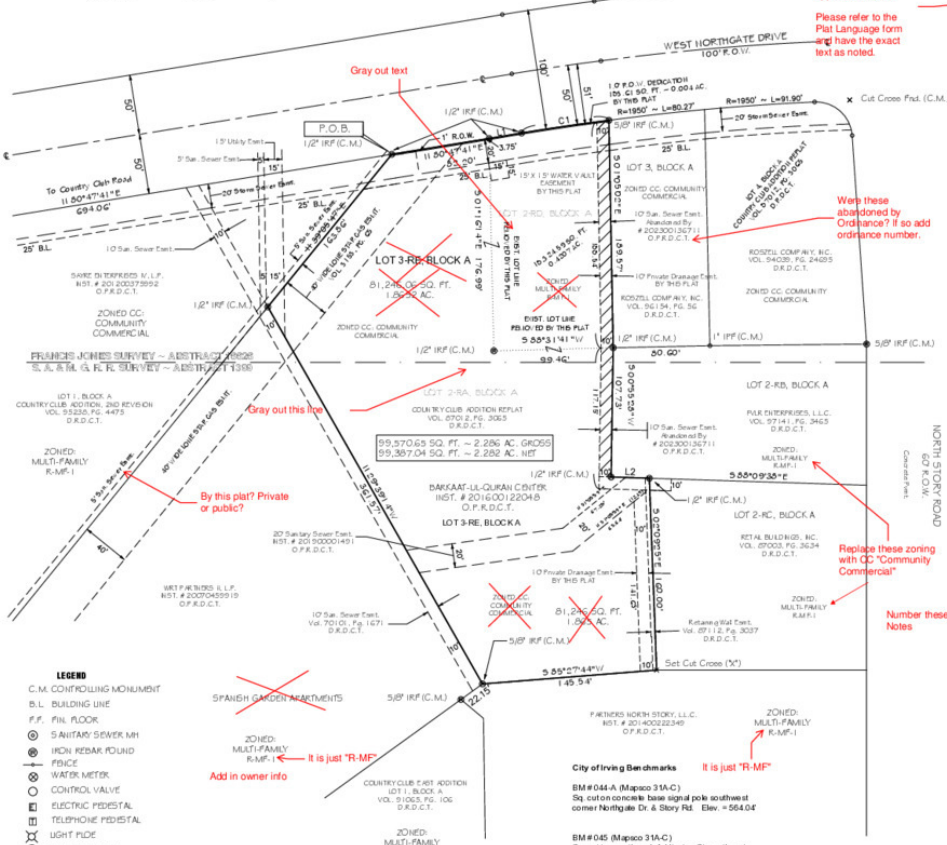
**GENERAL NOTES:**

- BASIS OF BEARINGS:** The basis of bearings for this survey is the southing end-of-way line of Northgate Drive according to Country Club Addition Plat, an Addition to the City of Irving.
- According to the City of Irving, this survey is in accordance with the property in Zoned C.C.
- Prior to issuance of each and every building permit, a grading plan shall be submitted, non-concentric stormwater discharge to the public right-of-way shall exceed 10 CFS.
- Existing lot lines are removed by this plat.
- Plans for the use of water or other liquid reaction into the soil for any purpose shall be reviewed and approved by the City Engineering Department prior to beginning such soil injections.
- Selling a portion of a tract, platted lot, or platted addition by means and found without an approved subdivision or re-subdivision by the local government shall be a violation of City Ordinance and State Law.
- All new utilities serving this development shall be installed underground.
- Sight Easement: Nothing at an elevation greater than the top of curb plus 2 feet allowed in area except single trunk trees pruned to a height of 7 feet. Trees are to be of such size and so placed that a visual obstruction represents a traffic hazard is not created. No parking allowed in this area.
- No concentration of surface flow greater than 10 C.F.S. shall be allowed between any street and driveway.
- Use City benchmarks for vertical control and City geodetic control monument for horizontal control.
- Minimum finished floor elevation = 532.0'

Update signature block to read as follows:  
"This minor plat is hereby approved in accordance with Section 1.13.5 of the Unified Development Code of the City of Irving."  
Joseph Murphy, Director  
Planning Department  
City of Irving, Texas

Date: \_\_\_\_\_  
OWNER  
BARKAAT-LUL-QURAN CENTER  
MOHAMMED ATAF NOOR  
2380 WEST NORTHGATE DRIVE  
IRVING, TEXAS 75062

SURVEYOR  
PROBECK LAND SURVEYORS  
P.O. BOX 550608  
DALLAS, TEXAS 75355-0685  
(214) 549-5349 OFFICE  
probeck@probeckland.com  
lprobeck@gmail.com



- LEGEND**
- C.M. CONTROLLING MONUMENT
  - B.L. BUILDING LINE
  - F.F. FIN. FLOOR
  - S SANITARY SEWER MH
  - HCN REBAR ROUND
  - FENCE
  - WATER METER
  - CONTROL VALVE
  - ELECTRIC PEDESTAL
  - TELEPHONE PEDESTAL
  - LIGHT PILE
  - DISCIOUS TREE
  - EVERGREEN TREE
  - UTILITY / POWER POLE
  - OVERHEAD ELECTRIC
  - SIGN
  - 5/8" IRON REBAR SET
  - GAS METER

**FLOOD STATEMENT**

ACCORDING TO THE FEDERAL BUREAU OF INVESTIGATION COMMUNITY FLOOD INSURANCE PLAN NO. 46110000R, DATED JULY 20, 2010, OF THE FLOOD INSURANCE RATE BOARD FOR ALL COUNTY TEXAS AND HIGH-GRADE AREA, THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA. THE FLOOD STATEMENT DOES NOT GUARANTEE THAT FLOODING WILL NOT OCCUR. THERE WILL BE NO FLOODING OR FLOOD DAMAGE ON THIS OCCASION. GREATER FLOODS CAN OCCUR AND FLOOD DAMAGE WILL BE INCURRED FROM OTHER CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

City of Irving Benchmarks  
BM #044-A (Mapico 31A-C)  
Sq. set on concrete base signal pole southeast corner Northgate Dr. & Sherry Rd. Elev. = 584.04'

BM #045 (Mapico 31A-C)  
Sq. set top south curb Addison St. southeast corner @ Sherry Rd. Elev. = 573.94'

City of Irving Geodetic Control Monument  
Station C-10 (Mapico 31A-C)  
NAD 83 (GCRS) Grid Data  
Texas North Central Zone 4202  
US Survey Feet  
N = 4006603.740  
E = 2435755.394  
Convergence = 00°49'47.64265"



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Location Map



Google

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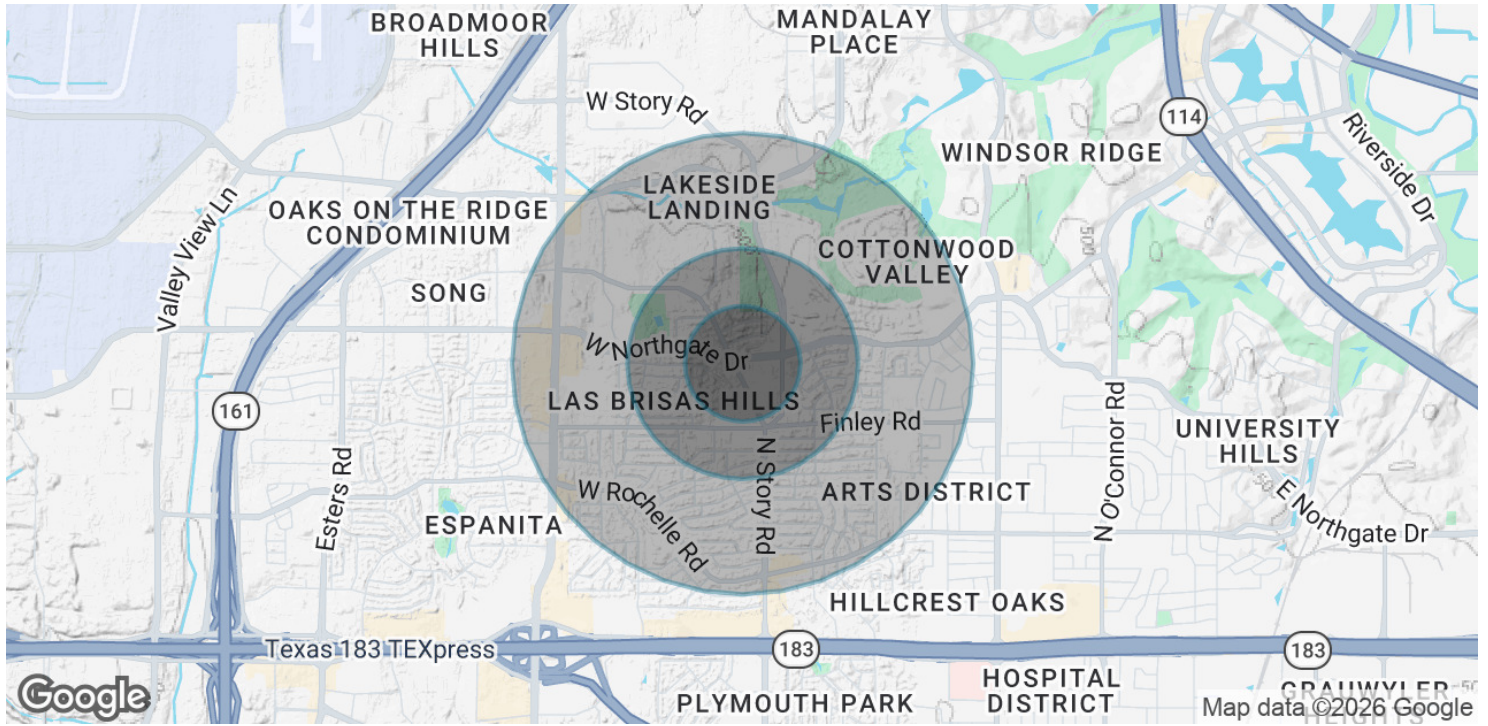
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Demographics Map & Report



## POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,116	5,713	25,182
Average Age	33.6	34.9	31.7
Average Age (Male)	34.3	33.7	30.4
Average Age (Female)	34.3	37.1	32.5

## HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	417	1,891	8,464
# of Persons per HH	2.7	3.0	3.0
Average HH Income	\$96,656	\$94,291	\$85,078
Average House Value	\$334,669	\$323,286	\$289,181

2023 American Community Survey (ACS)



# TABANI

R E A L T Y