

Planning & Zoning Summary

Property: 901 NW 19th St, Grand Prairie, TX 75050

Also known as 2010 January Ln Grand Prairie

Property Overview

- Address: 901 NW 19th St, Grand Prairie, TX 75050
- County: Dallas County, Texas
- Parcel Number (APN): 65172960010040400
- Lot Size: Approximately 0.84 acres (36,590 square feet)
- Land Use Classification: Commercial Acreage
- Property Type: Unimproved Land
- Corner lot with access to paved roads and nearby utilities.

Current Zoning

- Zoning Description: General Retail District (GR)
- Property is marketed and identified as commercially zoned.
- General Retail zoning typically supports a variety of commercial and retail uses, subject to City of Grand Prairie development standards and permitting requirements.

Location Advantages

- Located adjacent to State Highway 161 (President George Bush Turnpike corridor).
- Situated just south of Interstate 30.
- High-visibility commercial location with significant traffic exposure.
- Positioned between Dallas and Fort Worth within the DFW Metroplex.
- Surrounded by existing businesses, apartment communities, and commercial development.

Development Considerations

- Verify permitted uses under the General Retail District with the City of Grand Prairie Planning Department.

- Confirm setback requirements, landscaping standards, parking requirements, and sign regulations.
- Determine whether site plan approval, platting, or special permits are required for the proposed development.
- Review any transportation or access management requirements due to proximity to SH 161 and I-30.
- Conduct environmental and drainage reviews before development.
- Verify floodplain status and stormwater requirements with the City.

Planning & Zoning Due Diligence Recommendations

- Obtain official zoning verification letter from the City of Grand Prairie.
- Review the City's Future Land Use Map and Comprehensive Plan.
- Confirm allowable uses and development standards with Planning & Development Department staff.
- Verify utility capacity and connection requirements.
- Review roadway access permits if access to major corridors is proposed.
- Confirm any overlay districts, easements, or development restrictions affecting the site.

Land Use and Permitting

- Contact the city of Grand Prairie permitting department

<https://www.gptx.org/Business/Apply-for-Permits>

Register in the portal and fill out application for permitting

Questions – call 972-237-8230

BUYER INITIALS _____

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