



GRAND PRAIRIE CORNERS

3450 SH-161 | GRAND PRAIRIE, TX 75052



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PROPERTY FOR LEASE

GRAND PRAIRIE CORNERS | GRAND PRAIRIE, TX



LOCATION

3450 SH-161
GRAND PRAIRIE, TX 75052

SIZE

21,750 SF Building

AVAILABLE SPACE

± 1,918 SF

PROPERTY HIGHLIGHTS

- Adjacent to 290,000 SF Ikea
- Over 2,700 multi-family units planned within 1 mile
- The Epic is an \$88 Million project north of the site and includes a year round water park and recreation center
- Under-served daytime population

TRAFFIC COUNTS

State Highway 161
179,102 VPD 2021

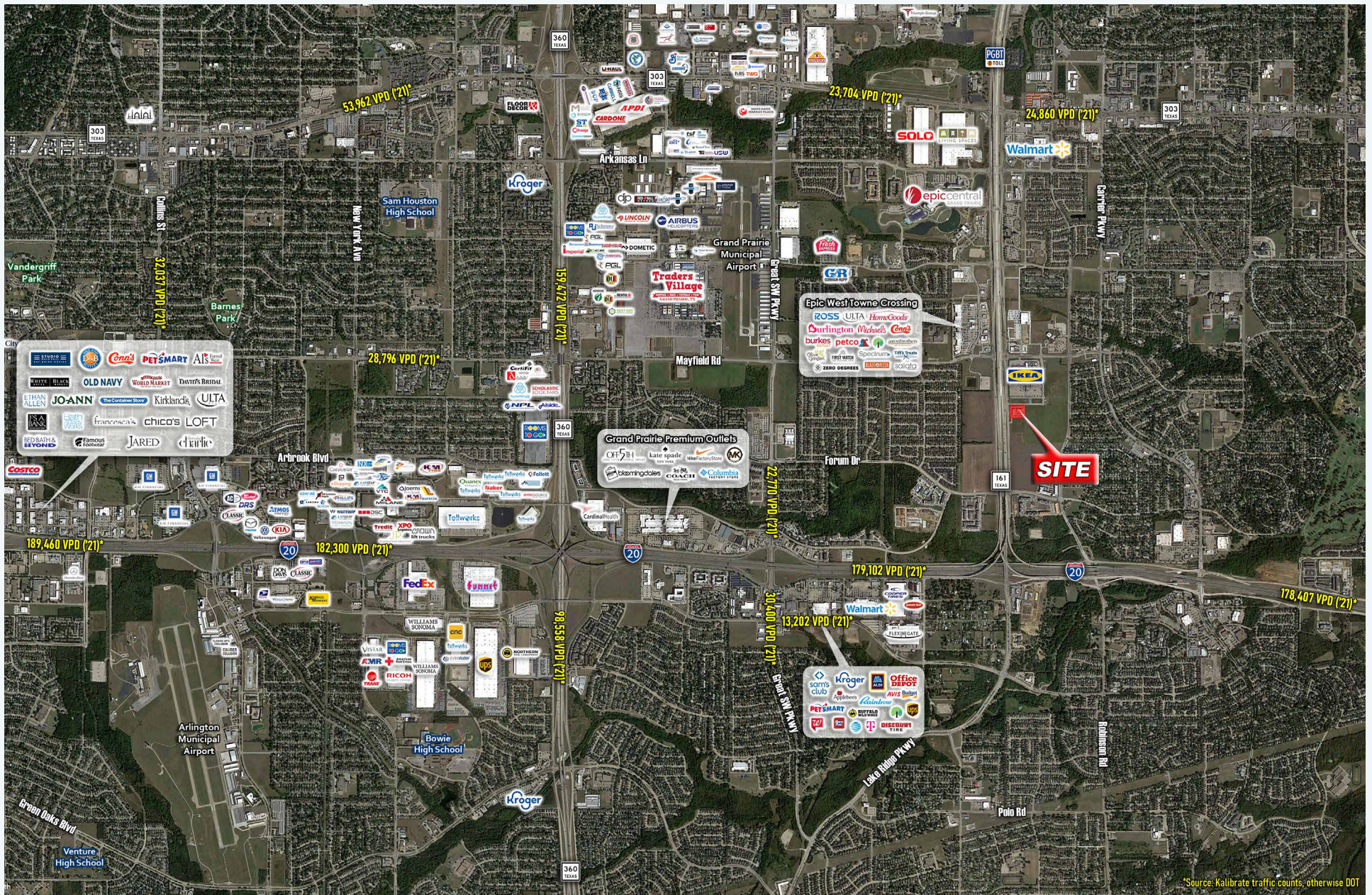
Mayfield Rd
30,400 VPD 2021

2021 DEMOGRAPHIC SUMMARY

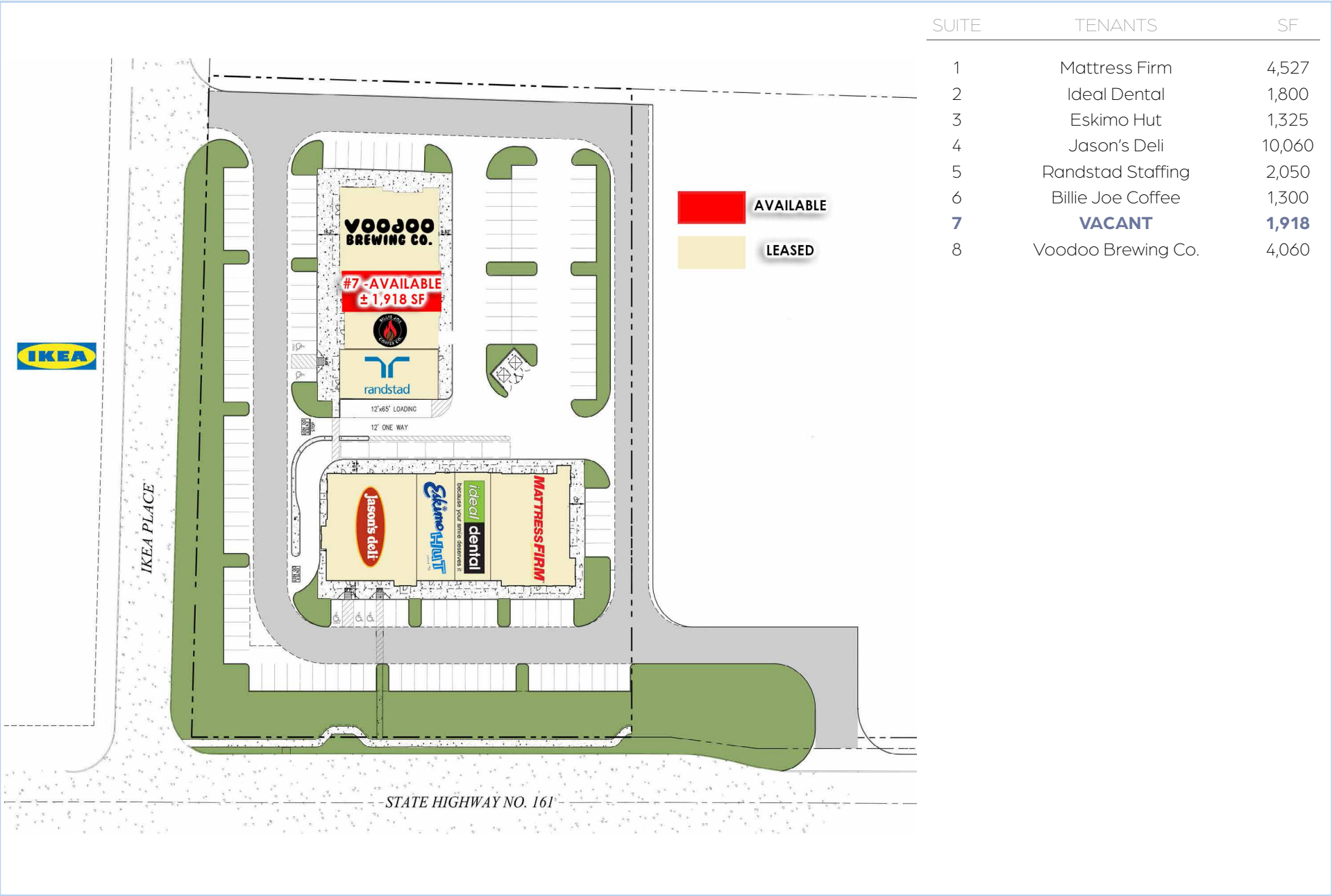
	1 mile	3 miles	5 miles
Total Population	16,008	118,951	271,217
Total Daytime Population	13,098	103,757	242,383
Average Household Income	\$81,149	\$80,372	\$72,839

AREA ATTRACTIONS





SITE PLAN



SITE PLAN

TABULATIONS

LOT	SITE AREA	ACRES	BUILDING AREA	PARKING REQUIRED				TOTAL REQD	TOTAL PROV.	PARKING RATIO
				RETAIL 1 PER 275	RESTAURANT 1 PER 100 8900SF + 5000SF PATIO	MED OFFICE 1 PER 200				
1	130,713	3.001	21,750 sf	12,850	47		94	141	141	6.483/1000 SF
2	48,803	1.120	6,600 sf			33		33	36	5.455/1000 SF
3A	36,955	0.848	3,000 sf		3,000	30		30	32	10.667/1000 SF
3B	32,159	0.738	2,800 sf		2,800	28		28	31	11.071/1000 SF
4	177,600	4.077	19,600 sf		19,600	196		196	197	10.051/1000 SF
5	436,588	10.023	65,000 sf						513	7.892/1000 SF
6	38,389	0.881	3,300 sf		33			33	37	11.212/1000 SF
7	36,813	0.845	2,800 sf		28			28	38	13.571/1000 SF
8	62,215	1.428	6,000 sf		60			60	99	16.500/1000 SF
9	63,607	1.460	6,000 sf		60			60	97	16.167/1000 SF
NOT USED										
11	166,134	3.814	15,000		150			150	203	13.533/1000 SF
12	94,982	2.180							118	
13	89,010	2.043							103	
14	355,198	8.154								
15	393,110	9.025								
TOTAL	2,162,276	49.639								





MEDIAN AGE
32.4

**EDUCATIONAL
ATTAINMENT**
23.9%

**AVERAGE
HH INCOME**
\$80,372

**POPULATION
DENSITY (PSM)**
3,559/mi²

**HOME
OWNERSHIP**
55%



Singles and Starters

Young singles starting out and some starter families living a city lifestyle

Average Household Size: 1 person

Median Age: 25–30

Median Household income: \$50,000 – \$74,999

Type of Property: Single family

Home Ownership: Renter

Features: Rental housing, Single adults, Politically disengaged, Engage via radio, Foodies, Digitally savvy



Family Union

Middle income, middle-aged families living in homes supported by solid blue-collar occupations

Average Household Size: 2 persons

Median Age: 36–45

Median Household income: \$50,000 – \$74,999

Type of Property: Single family

Home Ownership: Homeowner

Features: Bilingual, Married with kids, Large households, Financially cautious, Team sports, Blue-collar jobs



Cultural Connections

Diverse, mid- and low-income families in urban apartments and residences

Average Household Size: 1 person

Median Age: 36–45

Median Household income: \$25,000 – \$34,999

Type of Property: Single family

Home Ownership: Renter

Features: Older city apartments, Financially curious, Single parents, Ambitious, Modest educations, Renters



MAJOR: Up & Coming Families

A market in transition—residents are younger and more mobile than the previous generation. They are ambitious, working hard to get ahead, and willing to take some risks to achieve their goals. The recession has impacted their financial well-being, but they are optimistic. Their homes are new; their families are young. And this is one of the fastest-growing markets in the country.

- New suburban periphery: new families in new housing subdivisions.
- Building began in the housing boom of the 2000s and continues in this fast-growing market.
- Single-family homes with a median value of \$194,400 and a lower vacancy rate.
- The price of affordable housing: longer commute time.





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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be supervised by a broker to perform any services and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

- **AS AGENT OR SUBAGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.
- **AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.
- **AS AGENT FOR BOTH – INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:
 - Must treat all parties to the transaction impartially and fairly;
 - May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
 - Must not, unless specifically authorized in writing to do so by the party, disclose:
 - That the owner will accept a price less than the written asking price;
 - That the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Northview Company LLC	9011898	info@northviewco.com	(214) 659-1181
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Ryan Smith	638784	rsmith@northviewco.com	(214) 659-1181
Designated Broker's Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent's Supervisor's Name	License No.	Email	Phone
Ryan Smith	638784	rsmith@northviewco.com	214.659.1181
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Agent's Supervisor's Name	License No.	Email	Phone
Sarah Velten	730659	svelten@northviewco.com	214.300.9245
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

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