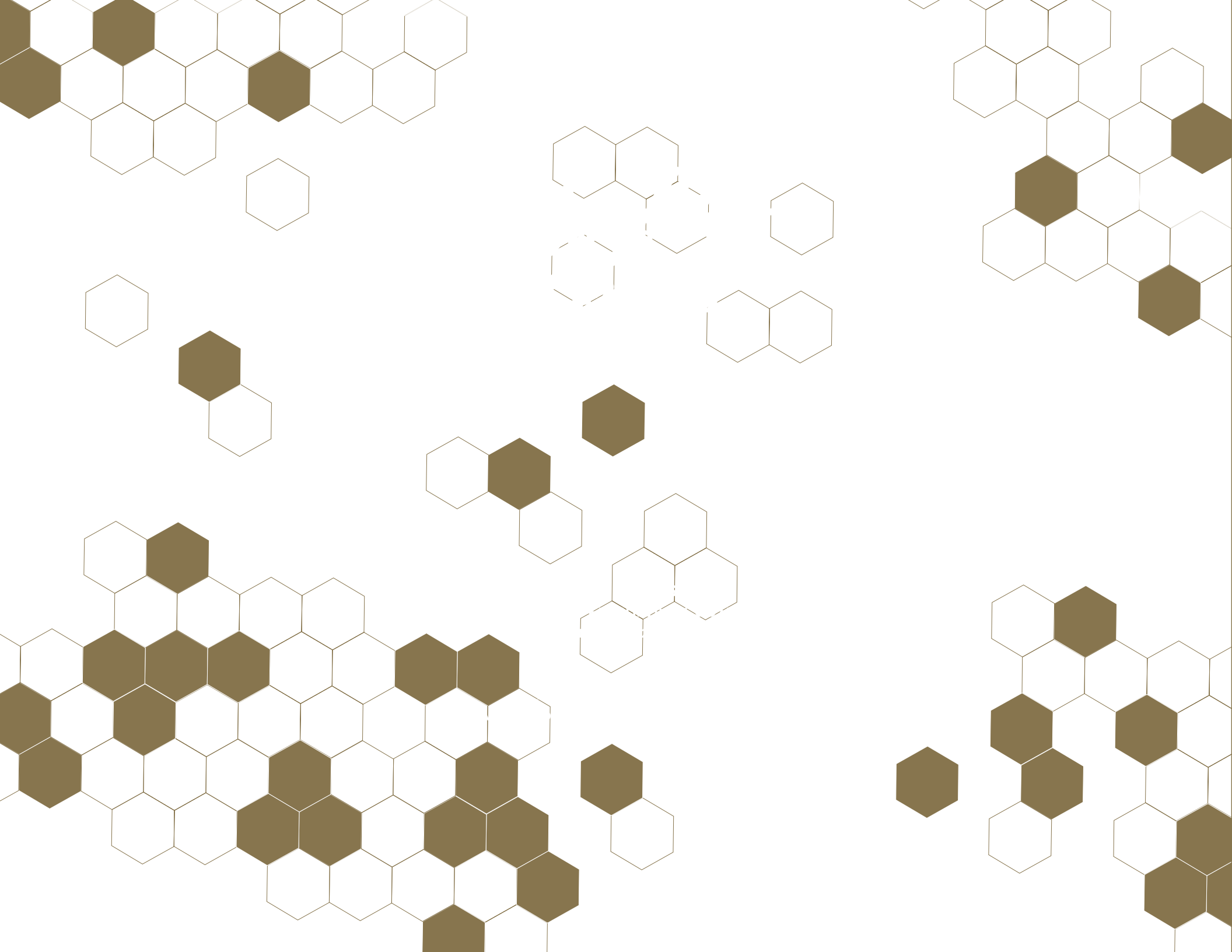




*Mayfield
Groves*

SOMETHING UNEXPECTED.

VENTURE
COMMERCIAL



Mayfield Groves

SOMETHING UNEXPECTED.

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A Walkable Mixed-use Development

SEQ SH 161 & MAYFIELD RD | GRANDPRAIRIE, TX

PROJECT DATA

LOT 2
 LAND AREA: 1.93 ACRES
 BUILDING AREA: 13,200 SF
 PARKING REQ.: 66 (1:200)
 PARKING PROVIDED: 68

LOT 5
 LAND AREA: 2.08 ACRES
 BUILDING AREA: 20,000 SF
 PARKING REQ.: 72 (1:275)
 PARKING PROVIDED: 83

LOT 9
 LAND AREA: 2.79 ACRES
 BUILDING AREA: 70,600 SF (4-STORY)
 PARKING PROVIDED: 127

LOT 3A
 LAND AREA: 0.91 ACRES
 BUILDING AREA: 3,000 SF
 PARKING REQ.: 30 (1:100)
 PARKING PROVIDED: 30

LOT 6
 LAND AREA: 1.22 ACRES
 BUILDING AREA: 5,700 SF
 PARKING REQ.: 57 (1:100)
 PARKING PROVIDED: 57

LOT 10
 LAND AREA: 2.04 ACRES
 BUILDING AREA: 47,000 SF (4-STORY)
 PARKING PROVIDED: 101

LOT 3B
 LAND AREA: 0.79 ACRES
 BUILDING AREA: 2,800 SF
 PARKING REQ.: 28 (1:100)
 PARKING PROVIDED: 31

LOT 7
 LAND AREA: 3.97 ACRES
 BUILDING AREA: 19,500 SF
 PARKING REQ.: 255 (1:100)
 PARKING PROVIDED: 257

LOT 11
 LAND AREA: 8.72 ACRES
 BUILDING AREA: 150,000 SF
 PARKING REQ.: 461 (1:325)
 PARKING PROVIDED: 645

LOT 4
 LAND AREA: 1.32 ACRES
 BUILDING AREA: 11,700 SF
 PARKING REQ.: 79 (1:275, 1:100)
 PARKING PROVIDED: 79

LOT 8
 LAND AREA: 3.69 ACRES
 BUILDING AREA: 15,660 SF
 PARKING REQ.: 185 (1:100)
 PARKING PROVIDED: 192

MULTI-FAMILY RENDERING



OFFICE BUILDING RENDERING



*Retail Space
Pads*

- END CAP WITH PATIO

- FOR PURCHASE
 - GROUND LEASE OR
 - BUILD-TO-SUIT
-

*Hotel Pads
Anchor Land*

- FOR PURCHASE

- FOR PURCHASE
 - GROUND LEASE OR
 - BUILD-TO-SUIT
-

Available

Site Plan

ROBINSON RD

625 Apartments

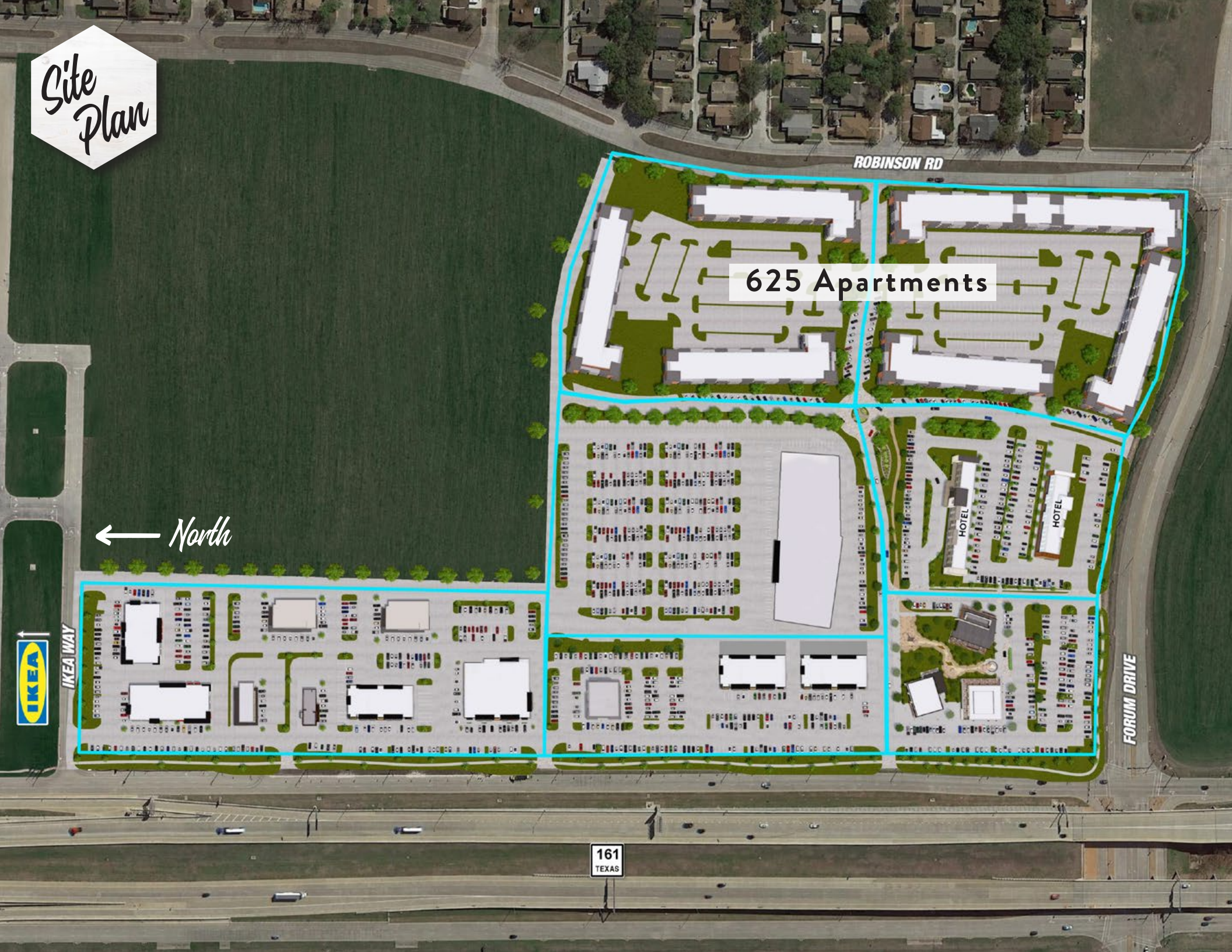
← North



IKEA WAY

FORUM DRIVE

161
TEXAS





Live.

Recently sold 17 acres to M.R. Development, an active apartment developer. There will be approximately 625 units built in 2 Phases. Phase I will consist of 325 units and is under construction today.

There are over 2,700 units in the planning stages within 1 mile

**150,000 SF
Class A office
building in
advanced
planning stages
to anchor the
site.**



Daytime Demos

There is an underserved daytime population in this market. There are over 2,700 apartment units in the planning stages within 1 mile of the site.



27,841

Employees in a
3-Mile Radius



Work.



Dine.



Renderings



Renderings



Freestanding and endcap locations available with large patio opportunities.



BRICK OVEN
Germaine

BRICK OVEN WINE & TAP BRUNCH

G

BASEBALL
32

Aerial

- LIVING SPACES RECENTLY OPENED
A 160,000 SF RETAIL STORE WITH
OVER 1.3 MILLION SF OF
DISTRIBUTION SPACE

- \$88 MILLION PROJECT
- 50,000 SF YEAR ROUND WATER PARK
& 120,000 SF PF RECREATION CENTER

- 290,000 SF
- IKEA ATTRACTS APPROXIMATELY
2 MILLION CUSTOMERS ANNUALLY
- AVERAGE TIME SPENT IN IKEA IS
3.5 HOURS
- FULL CROSS ACCESS THROUGH
IKEA SITE

SITE

WARRIOR TRAIL

REMYNSE ELEMENTARY
618 STUDENTS

epic

\$110-\$245



MAYFIELD RD

FORUM DR

Nextmetro Communities
140 Units

The Wolff Company MF
750 Units

Under Construction
12 AC
300 MF Units

Winding Creek Apartments
353 Units

\$165-\$340

\$160-\$200



161 ROAD

Walmart

metro

\$175-\$255

\$155-\$235

THURGOOD MARSHALL
ELEMENTARY
541 STUDENTS



\$110

LYNDON B. JOHNSON
ELEMENTARY
123 STUDENTS



ROBINSON DR

\$132-\$184

SOUTH GRAND PRAIRIE
HIGH SCHOOL
2,900 STUDENTS



\$135-\$165

IKEA

\$105-\$210

LORENZO DE ZAVALA
ENVIRONMENTAL
SCIENCE ACADEMY
823 STUDENTS



640 Units
17 Acres Purchased

325 Units
Under Construction

315 Units Phase II
in 2010

\$95-\$200



ANDREW JACKSON
MIDDLE SCHOOL
1,128 STUDENTS

\$218-\$750



329 MF Units
Under Contract
& Scheduled
to Close in
May '19

\$138-\$185



\$145-\$300



\$180-\$400



\$155-\$355



POLO RD

\$140-\$450



AIRBUS
HEAVY INDUSTRIES
A NEW 540MM TRAINING FACILITY

500 GRAND PRAIRIE
PREMIUM OUTLETS

BARDIN RD

CARRIEN PWAY

GRAND PRAIRIE

ROBINSON DR

WARRIOR TRAIL

161 ROAD

ARKANSAS LN LN

PIONEER PKWY

303

20

20

GRAND PRAIRIE

ROBINSON DR

WARRIOR TRAIL

161 ROAD

ARKANSAS LN LN

PIONEER PKWY

303

20

20

Play.



Anchored by 290,000 SF IKEA, the 161 corridor is becoming a destination for furniture shoppers. Living Spaces recently opened a 160,000 SF retail store with over 1.3 million SF of distribution space.

GRAND PRAIRIE
IS HOME TO ONE OF THE 25

Wealthiest Zip Codes

OF NORTH TEXAS

#17

75054 > Grand Prairie

HOUSEHOLDS WITH
INCOMES OF \$200,000+

10.40%

HOUSEHOLDS: 3,114

COUNTY: DALLAS

POPULATION: 10,764

STATISTICS 2017

MEDIAN HOUSEHOLD
INCOME:

\$116,784

PER CAPITA INCOME: \$38,973

HIGH SCHOOL GRADUATE: 97.20%

BACHELOR'S DEGREE: 53.70%

ADVANCED DEGREE: 17.40%

SOURCE: U.S. CENSUS BUREAU AMERICAN COMMUNITY SURVEY

Dallas
Business
Journal



2019 DEMOGRAPHIC SUMMARY

	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
Est. Population	16,770	118,647	271,310
Est. Daytime Population	2,262	27,841	72,567
Est. Avg. HH Income	79,737	77,770	70,862

Highlights

- * Adjacent to 290,000 SF IKEA furniture store
- * Surrounded by residential development
- * There are over 2,700 multi-family units in the planning stages within 1 mile
- * The epic is an \$88 million project located directly to the north of the site. The Epic opened in December 2017 and includes a 50,000 SF year round water park and a 120,000 SF recreation center.
- * Apartment developer closed on 17 acre tract on site. There will be approximately 625 units built in 2 phases. Phase I will include 325 units and is under construction today.
- * Under-served daytime population in this market



Highlights

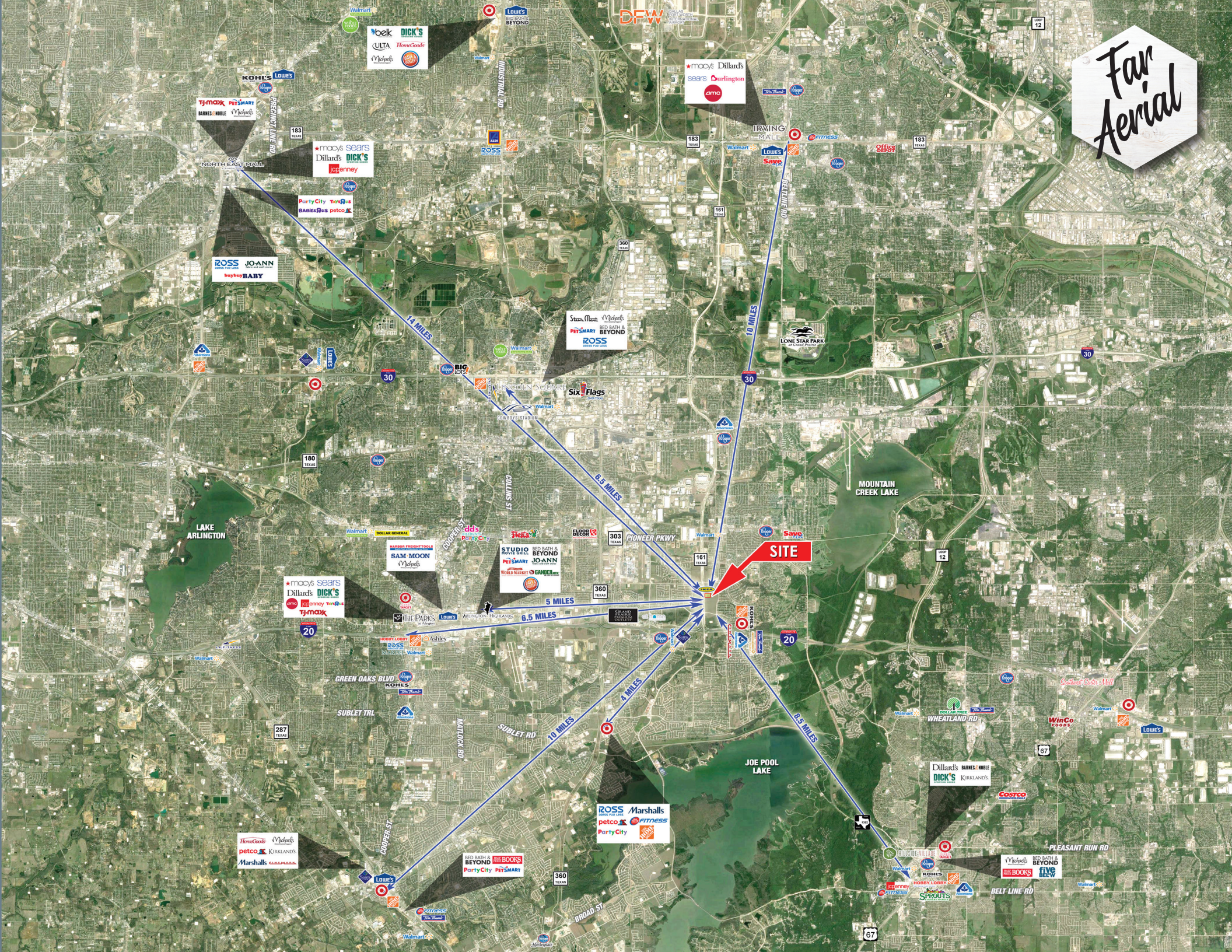
TRAFFIC COUNTS:

SH 161	45,320 VPD
Mayfield Rd	11,897 VPD
SH 161 Frontage (Northbound)	15,721 VPD



NTTA has announced the widening of SH 161 from 183 to I-20. Demand on the tollway has exceeded projections so NTTA is adding 2 lanes between 183 and I-30 and 4 additional lanes between I-30 and I-20. All of the work was planned and will utilize existing right of way and will not impact existing lanes. However, the project is beginning years ahead of schedule due to demand.

Fair Aerial



ROSS JO-ANN
hugoboss BABY

macy's sears
Dillard's
DICK'S
Jenny

Party City Toys R Us
Babies Plus petco

ROSS JO-ANN
hugoboss BABY

Steak 'n Meat Michaels
PETSMART BEYOND
ROSS

SITE

macy's sears
Dillard's
DICK'S
Jenny
tj-max

HomeGoods Michaels
petco KIRKLAND'S
Marshalls

ROSS Marshalls
petco Party City

Dillard's BARNES & NOBLE
DICK'S KIRKLAND'S

Walmart
RED BATH & BEYOND
THE BOOKS FIVE BELOW



“The George Bush opened and came through our city; it split us in half, but it opened **700 acres of developable land**,” Jensen added. “Without that, we wouldn’t have **IKEA**; we would not have been able to create this vision.”

Star-Telegram

January 29, 2018 by Lance Winter



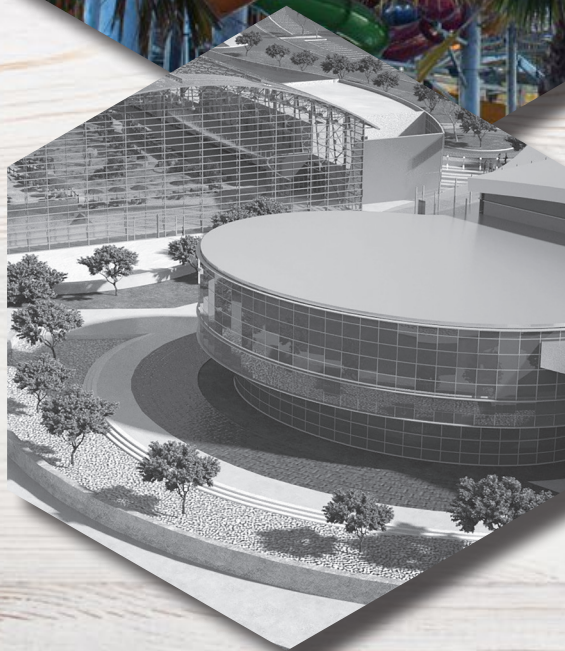
IKEA

Development is located adjacent to the 290,000 SF IKEA furniture store where the average time spent is 3.5 hours

IKEA opened in December of 2017 and attracts approximately 2 million customers per year

Development site has full cross access with IKEA parking lot

Multi-tenant building opportunity facing IKEA’s entrance



Epic Waters indoor water park opens in Grand Prairie, TX

Inside the park is what is billed as the longest lazy river in Texas, stretching more than 650 feet. It also has an outdoor wave pool, and a double surf simulator. Of the 11 slides located in the mammoth aqua park, three are the first of their kind. The facility also will have a 6,000-square-foot arcade, restaurant, and bar.”

The \$88 million indoor water park, which has a retractable roof, opens Friday at 2970 Epic Place in Grand Prairie.”

Star-Telegram

January 29, 2018 by Lance Winter

“More than **1 million square feet** of retail and restaurant space is in the works along State Highway 161 north of Interstate 20 to Pioneer Parkway.”



March, 2017 by Maria Halkias

Join
Jason's Deli
Ideal Dental
Mattress Firm



Shop.



IKEA

The mixed-use development will consist of 2 hotel opportunities

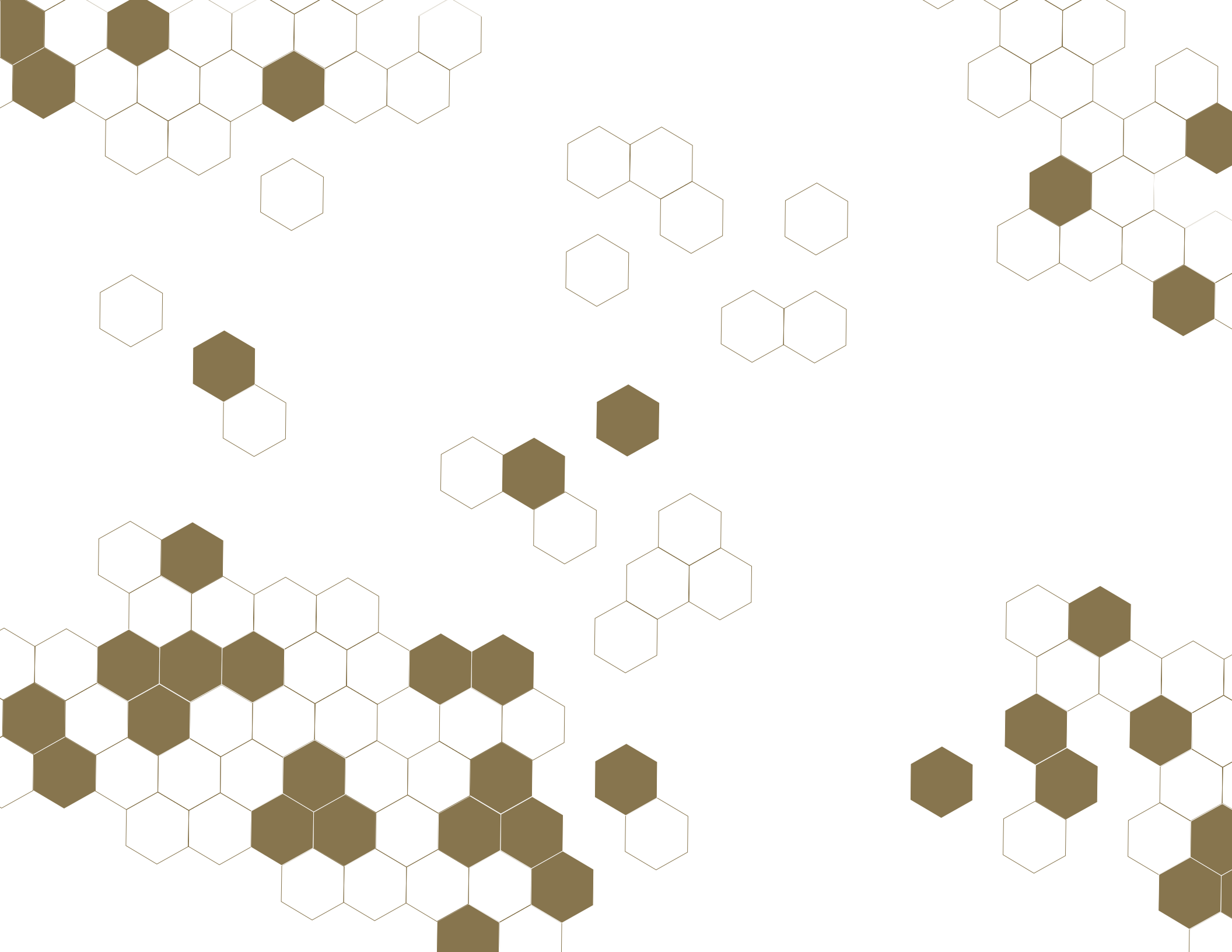


Stay.



An aerial photograph of an IKEA store and its extensive parking lot. The parking lot is filled with cars, and the store building is visible on the right. A large, irregularly shaped area in the foreground is highlighted with a blue border and a light blue fill, indicating a specific site or expansion area. In the background, there are green fields, a highway, and a residential area under a clear blue sky.

**IKEA attracts
2 million customers
annually. There are
only 2 IKEA
locations in the
DFW metroplex.**



Mayfield Groves

SOMETHING UNEXPECTED.

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VENTURE
C O M M E R C I A L
WWW.VENTUREDFW.COM



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.

Venture Commercial Real Estate, LLC	476641	info@venturedfw.com	214-378-1212
Broker’s Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker’s Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent’s Supervisor’s Name	License No.	Email	Phone
John Zikos	375018	jzikos@venturedfw.com	214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Designated Broker’s Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent’s Supervisor’s Name	License No.	Email	Phone
Amy Pjetrovic	550374	apjetrovic@venturedfw.com	214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date