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GRAND PRAIRIE CORNERS FOR LEASE

SEQ SH 161 & MAYFIELD RD
 GRAND PRAIRIE, TX



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LOCATION

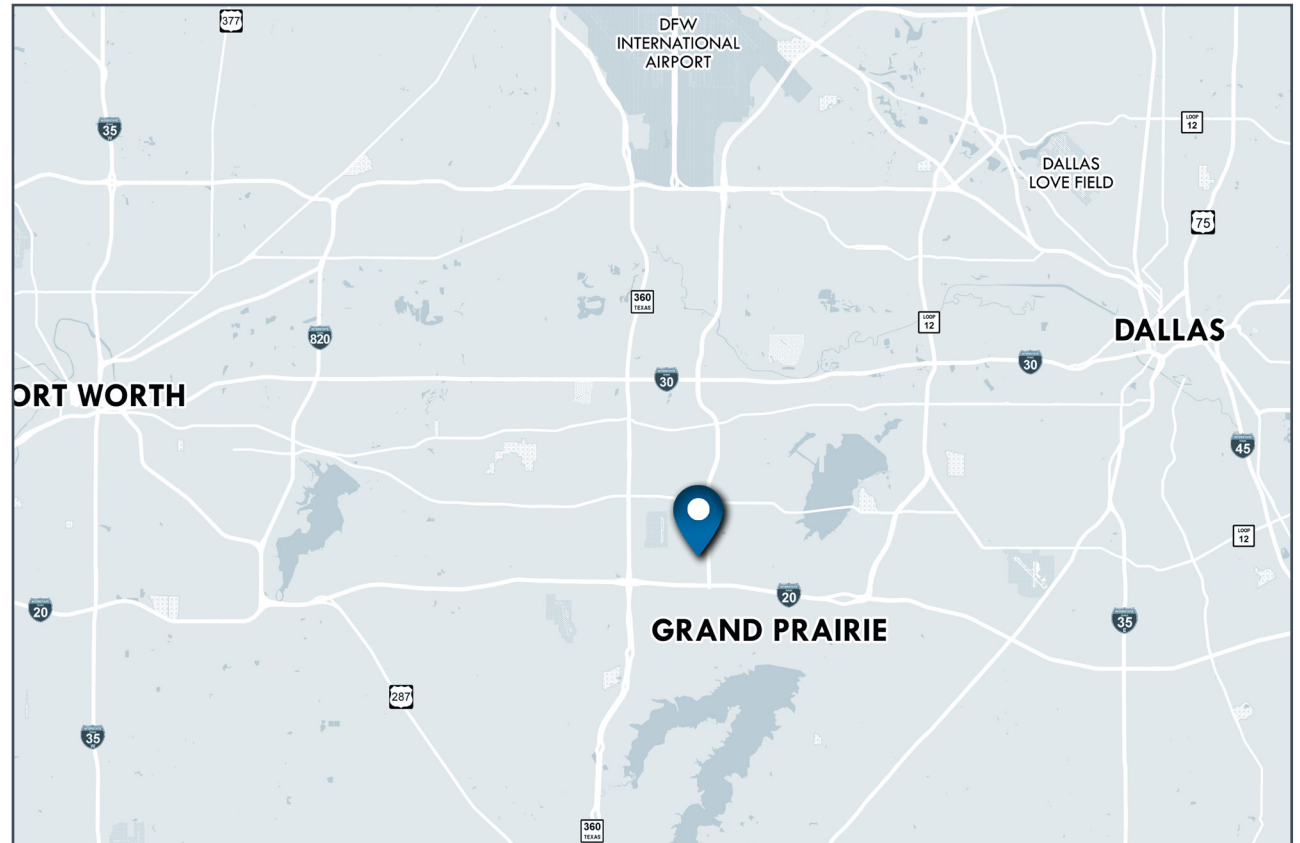
SEQ SH 161 & MAYFIELD RD
GRAND PRAIRIE, TX

TRAFFIC COUNTS

SH 161 MAYFIELD RD
45,320 VPD 12,344 VPD

PROPERTY HIGHLIGHTS

- ★ ADJACENT TO 290,000 SF IKEA FURNITURE STORE
- ★ AVERAGE TIME SPENT IN IKEA 3.5 HOURS
- ★ SURROUNDED BY RESIDENTIAL DEVELOPMENT
- ★ IKEA IS ATTRACTING, APPROXIMATELY 2 MILLION CUSTOMERS PER YEAR & OPENED IN DECEMBER OF 2017
- ★ SITE HAS FULL CROSS ACCESS WITH IKEA PARKING LOT
- ★ MULTI-TENANT BUILDING OPPORTUNITY FACING IKEA'S ENTRANCE
- ★ THE EPIC IS AN \$88 MILLION PROJECT LOCATED DIRECTLY TO THE NORTH OF THE SITE. THE EPIC INCLUDES A 50,000 SF YEAR-ROUND WATER PARK & A 120,000 SF RECREATION CENTER & OPENED DECEMBER 2017.



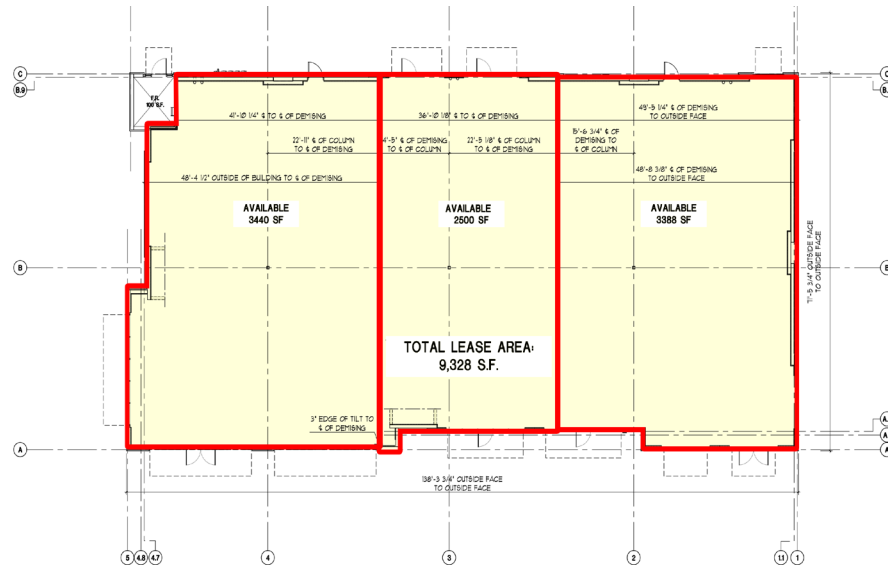
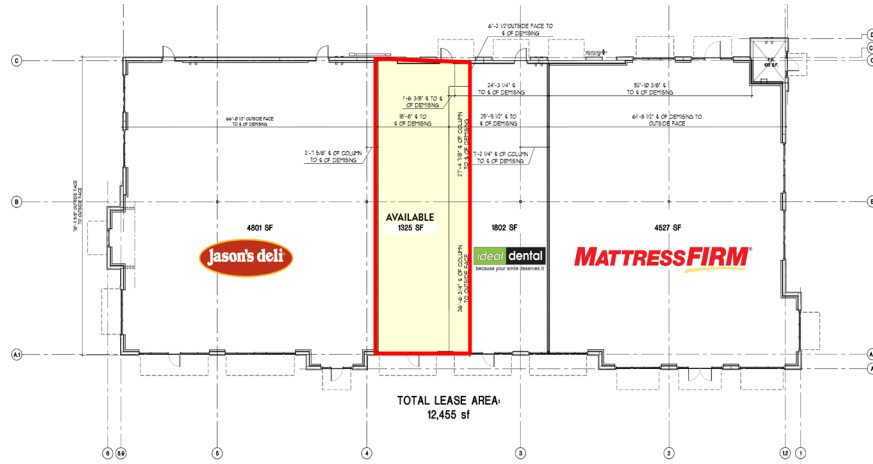
2018 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	14,948	125,342	274,838
EST. DAYTIME POPULATION	890	27,473	78,495
EST. AVG. HH INCOME	\$79,838	\$74,733	\$70,647

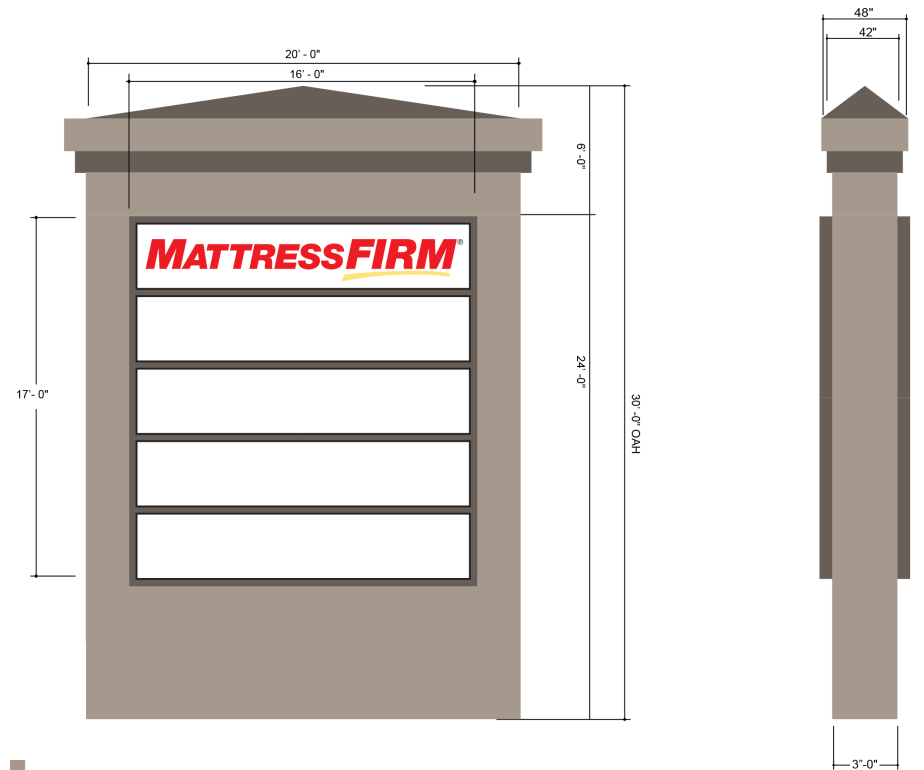


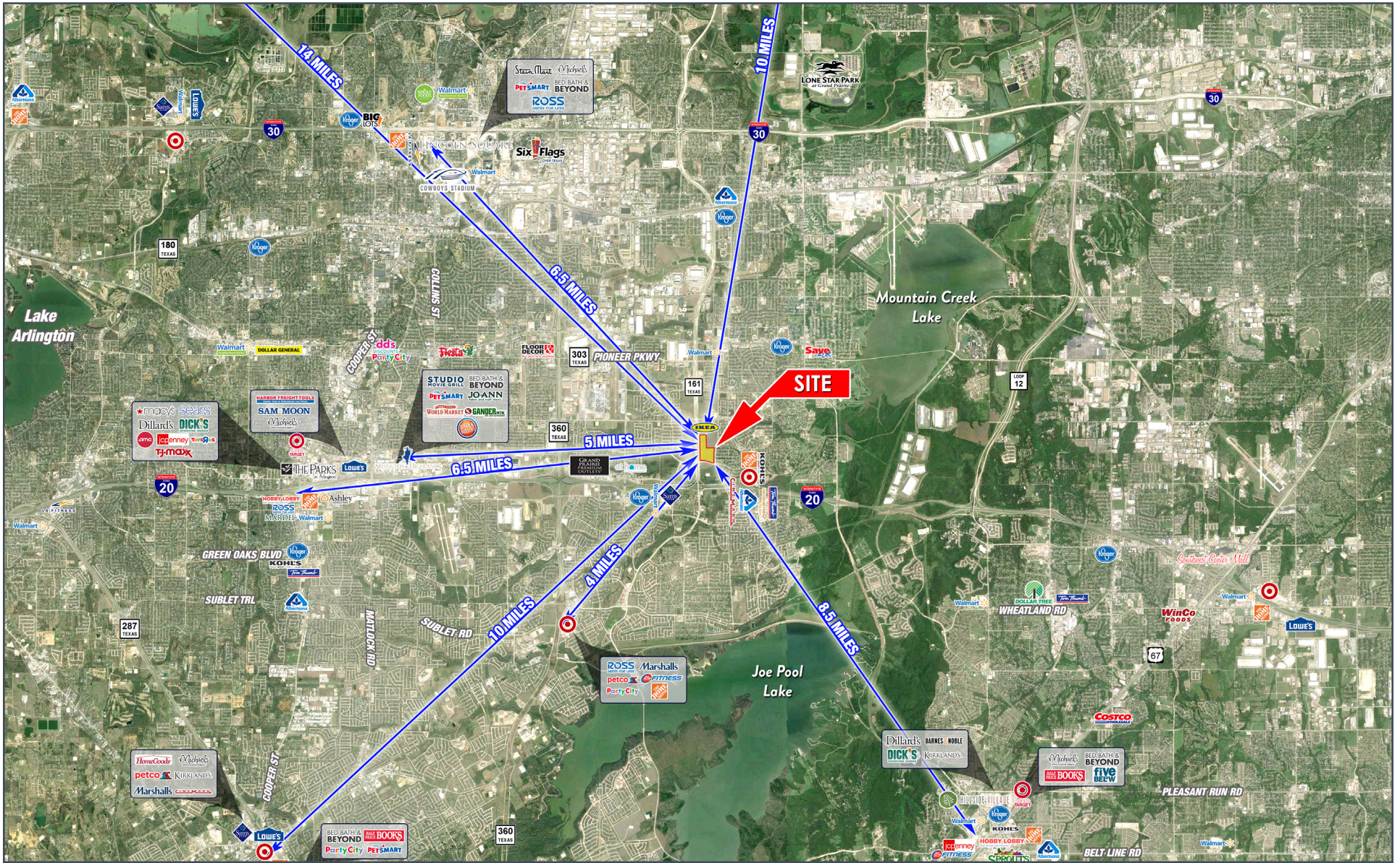
01 SITE PLAN 

3.4 ACRES, 12,750 SF
NDC HOLDINGS DEVELOPMENT



DRAFT - PER CITY APPROVAL CITY APPROVAL





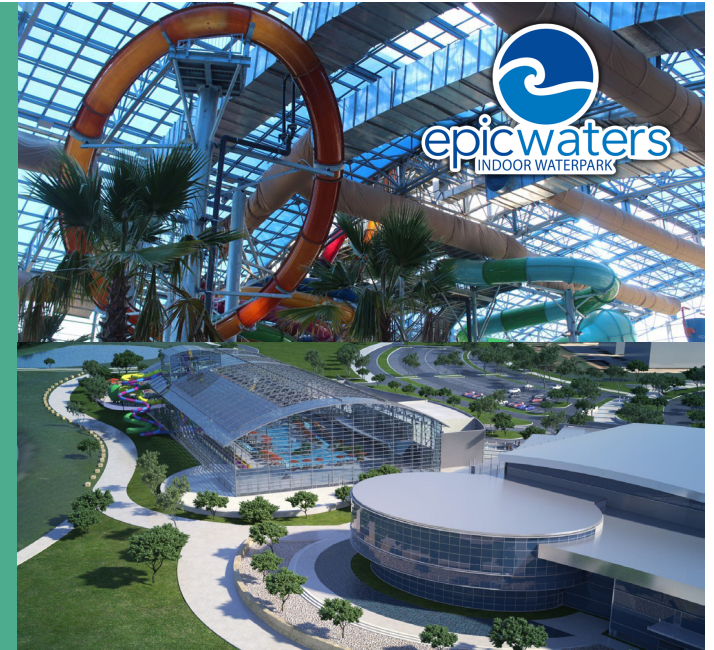
Epic Waters indoor water park opens in Grand Prairie, TX

“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



“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

“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







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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.

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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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

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Date