



 **VENTURE**

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**EPIC WEST** FOR LEASE

NWQ SH 161 & MAYFIELD RD  
GRAND PRAIRIE, TX

LOCATION

NWQ SH 161 & MAYFIELD RD  
GRAND PRAIRIE, TX 75052

SIZE

EPIC WEST GLA  
400,000+ SF  
EXISTING TODAY

AVAILABLE SPACES

RETAIL D2-2,660 SF

TRAFFIC COUNTS

<b>HWY 161</b> 110,000 VPD	<b>MAYFIELD RD</b> 17,500 VPD
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PROPERTY HIGHLIGHTS

- ★ SH 161 & MAYFIELD HAS BECOME A SUPER REGIONAL INTERSECTION WITH ENTERTAINMENT AND FURNITURE TENANTS DRAWING CUSTOMERS FROM ACROSS THE METROPLEX
- ★ 400,000+ SF POWER CENTER ON THE NWC AND ANOTHER 360,000 SF ON THE NEC
- ★ ADJACENT TO THE EPIC PARK, A PROJECT THAT INCLUDES A RECREATION CENTER, INDOOR WATER PARK, PLAYGROUND ADVENTURES AND AMPHITHEATERS
- ★ 2,700 APARTMENT UNITS WITHIN 1 MILE OF THE INTERSECTION
- ★ APPROX 30,000 DAYTIME EMPLOYEES IN 3 MILE RADIUS OF THE SITE

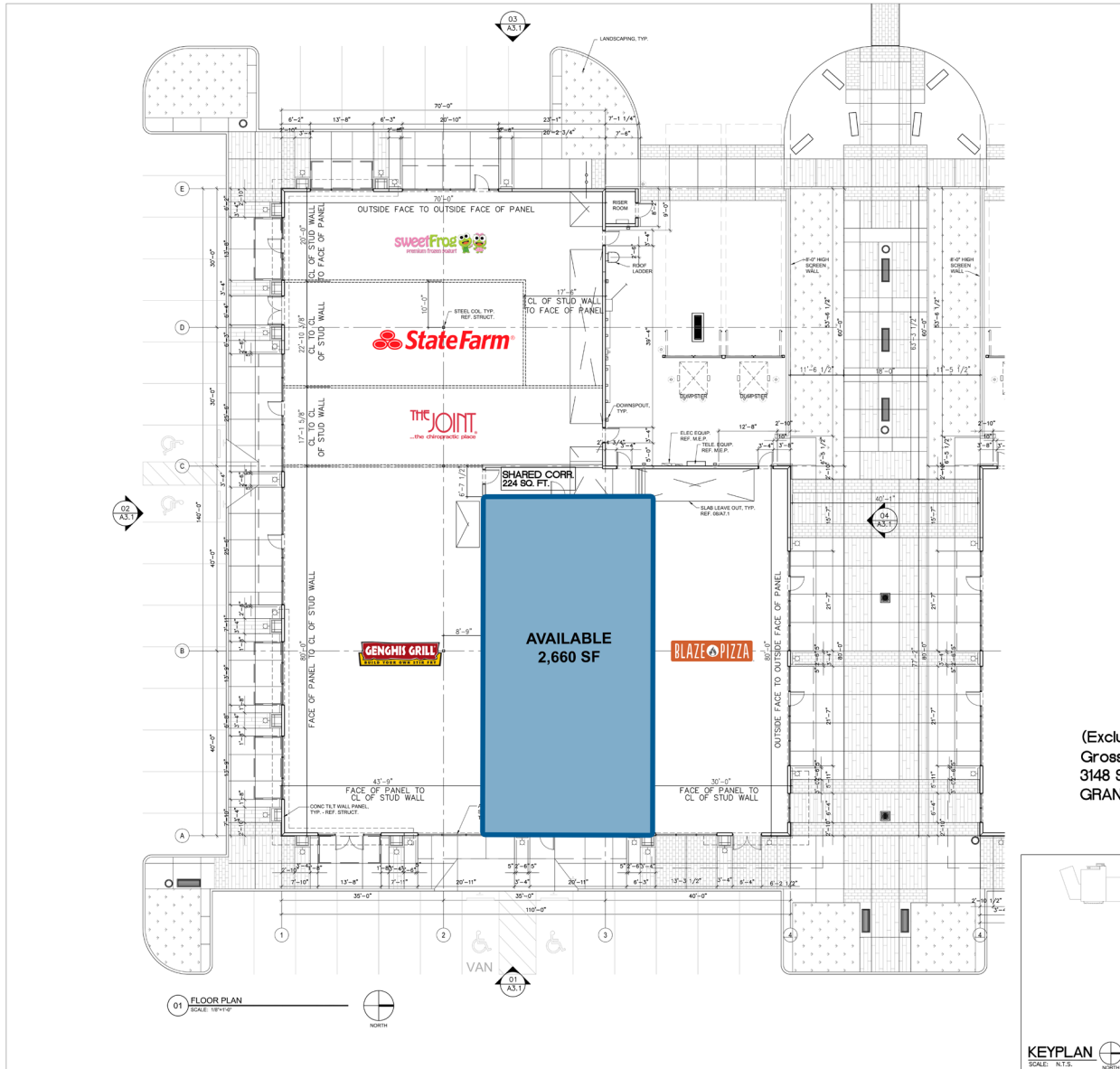
2024 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	16,802	118,137	268,143
EST. DAYTIME POPULATION	2,305	29,878	78,297
EST. AVG. HH INCOME	\$84,156	\$91,319	\$88,711

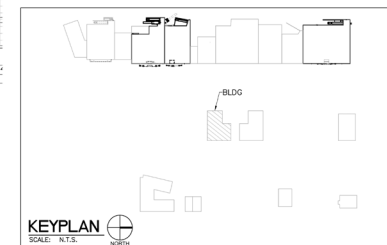
AREA ATTRACTIONS







(Excluding 59 sq ft for Riser Room)  
 Gross Leasable Area 13,000 sq. ft.  
 3148 S.H. 161  
 GRAND PRAIRIE, TEXAS 75052











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SUITE 720  
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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.

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**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.

<b>Venture Commercial Real Estate, LLC</b>	<b>476641</b>	<b>info@venturedfw.com</b>	<b>214-378-1212</b>
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Michael E. Geisler</b>	<b>350982</b>	<b>mgeisler@venturedfw.com</b>	<b>214-378-1212</b>
Designated Broker's Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent's Supervisor's Name	License No.	Email	Phone
<b>Natalia Singer</b>	<b>617025</b>	<b>nsinger@venturedfw.com</b>	<b>214-378-1212</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

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