



1.35 AC PAD SITE FOR LEASE

214.378.1212

1670 S FORUM DR GRAND PRAIRIE, TX

LOCATION

1670 S FORUM DR

SIZE

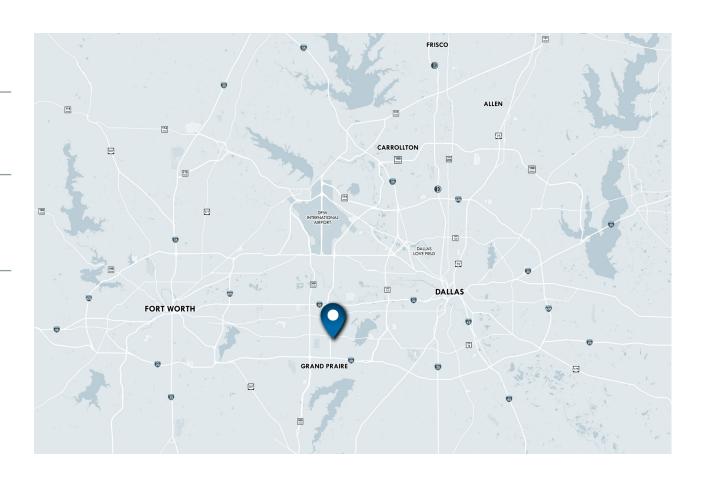
1.35 AC

TRAFFIC COUNTS

SH 161 101,699 VPD MAYFIELD RD 7.761 VPD

PROPERTY HIGHLIGHTS

- HARD CORNER PAD WITH HIGHWAY FRONTAGE
- ANCHORED BY 90,740SF ANDRETTIS WHICH IS PROJECTED TO ATTRACT 800,000 - 1 MILLION VISITORS ANNUALLY
- TOP GOLF IS UNDER CONSTRUCTION AND ESTIMATED TO OPEN DECEMBER 2025
- OVER 2,700 MF UNITS WITHIN 1 MILE RADIUS



2025 DEMOGRAPHIC SUMMARY

AREA ATTRACTIONS

	1 MILE	3 MILES	5 MILES
EST. POPULATION	17,108	122,391	271,137
EST. DAYTIME POPULATION	2,370	31,156	79,667
EST. AVG. HH INCOME	\$110,712	\$99,848	\$95,578



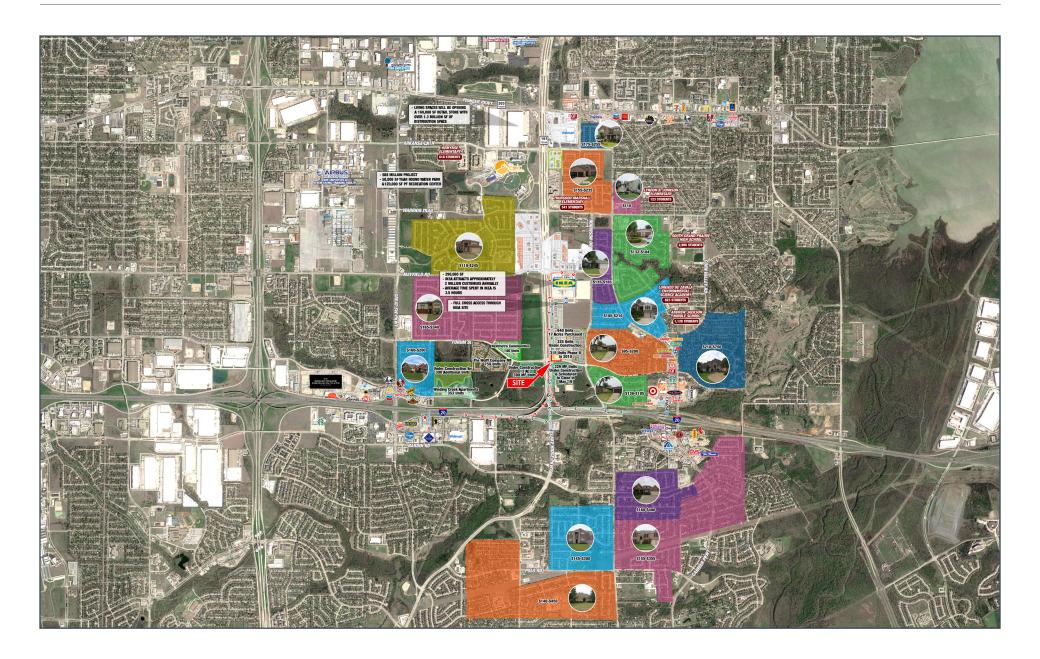




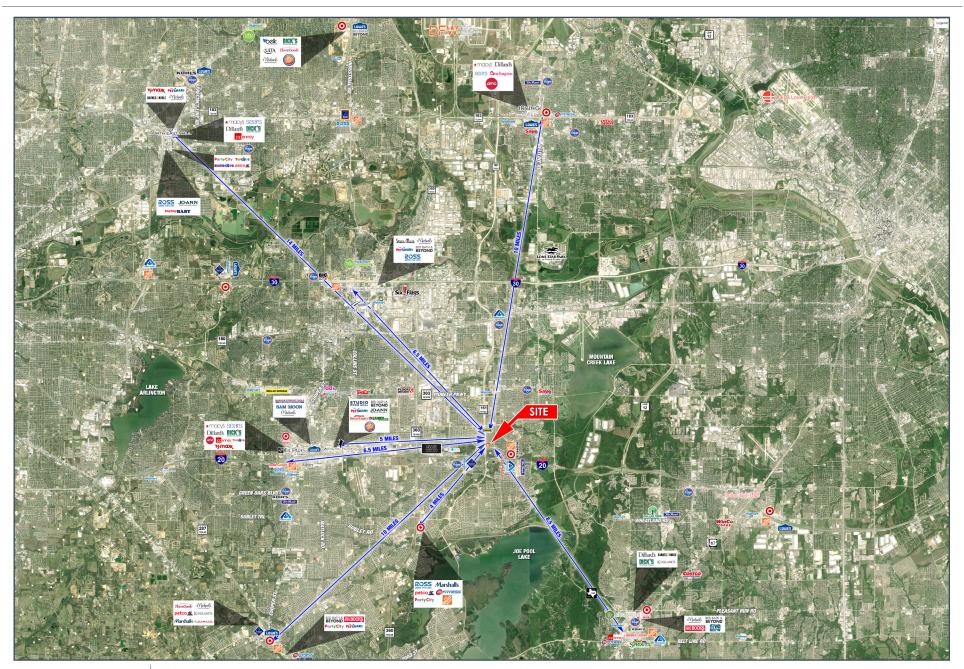




















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LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT





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

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- · 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.

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Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/	Fenant/Seller/Landlord Initia	lls Date	<u> </u>





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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
Buver/T	enant/Seller/Landlord In	itials Date	