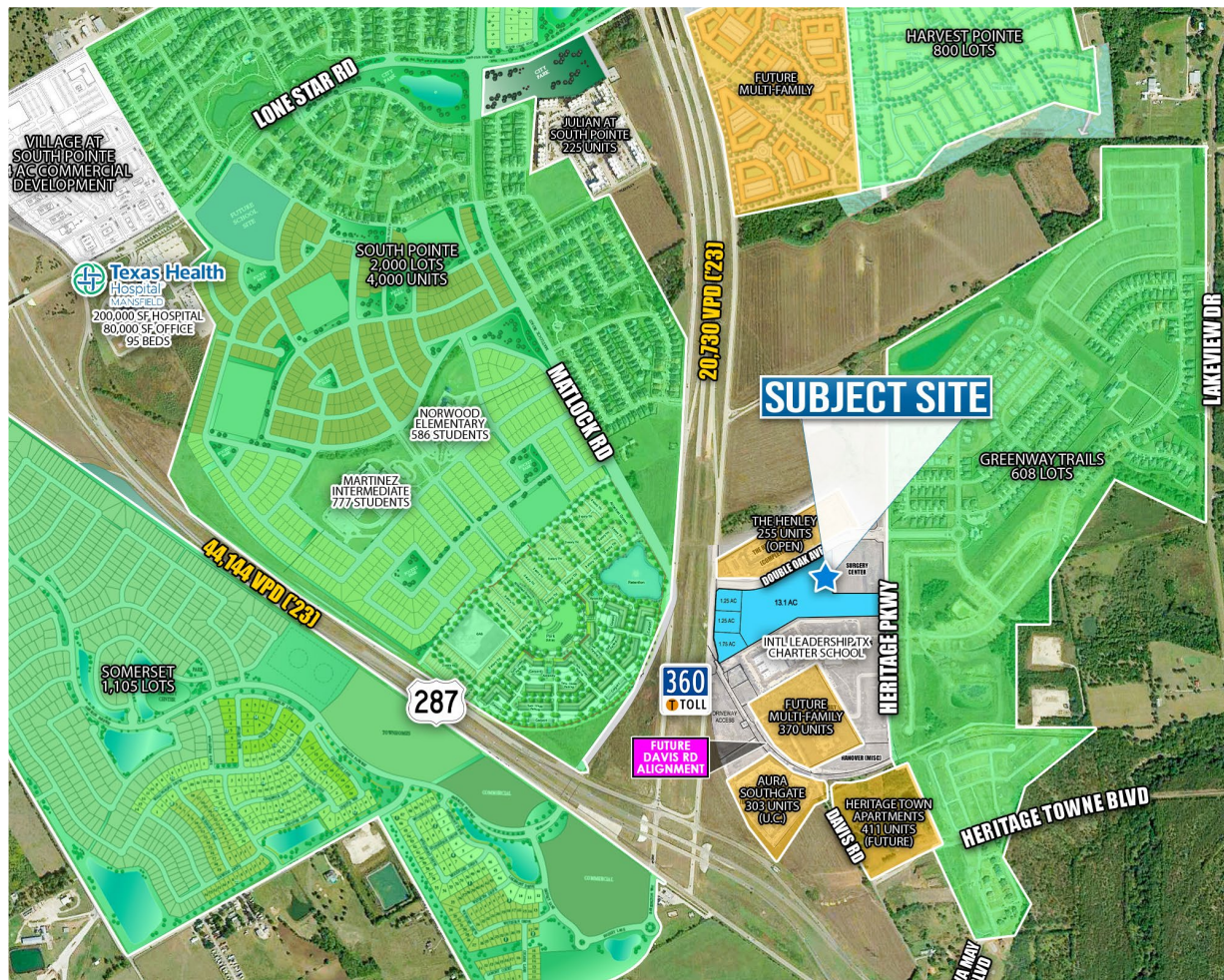


PAD SITES/LAND AVAILABLE

Grand Prairie, TX



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	3,050	24,366	75,355
Daytime Population	1,986	19,125	67,624
Avg. HH Income	\$110,834	\$141,204	\$136,551

LOCATION:

NEQ TX-360 & Highway 287
Grand Prairie, TX 76065

PROPERTY HIGHLIGHTS:

- **Total Available:** +/- 17.52 AC (will subdivide)
- Pad Sites fronting 360 & Double Oak available, **size flexible based on user**
- **Zoning:** PD-322A
- Excellent visibility to Highway 360
- Located ~4 miles from downtown Mansfield and ~6 miles from downtown Midlothian at the major interchange of TX-360 & Hwy 287.
- Surrounded by multiple new residential developments including South Point (2,000 lots), Greenway Trails (608 lots), Somerset (1,105 lots), Harvest Point (800 future lots), & Future FC Dallas 10,000 seat soccer stadium.

PRICING:

- **Sales Price:** \$8.00 PSF
- **Pad Price:** Call for pricing

TRAFFIC COUNTS:

TX-360:	28,074 VPD (2022)
Highway 287:	42,546 VPD (2022)

CONTACT

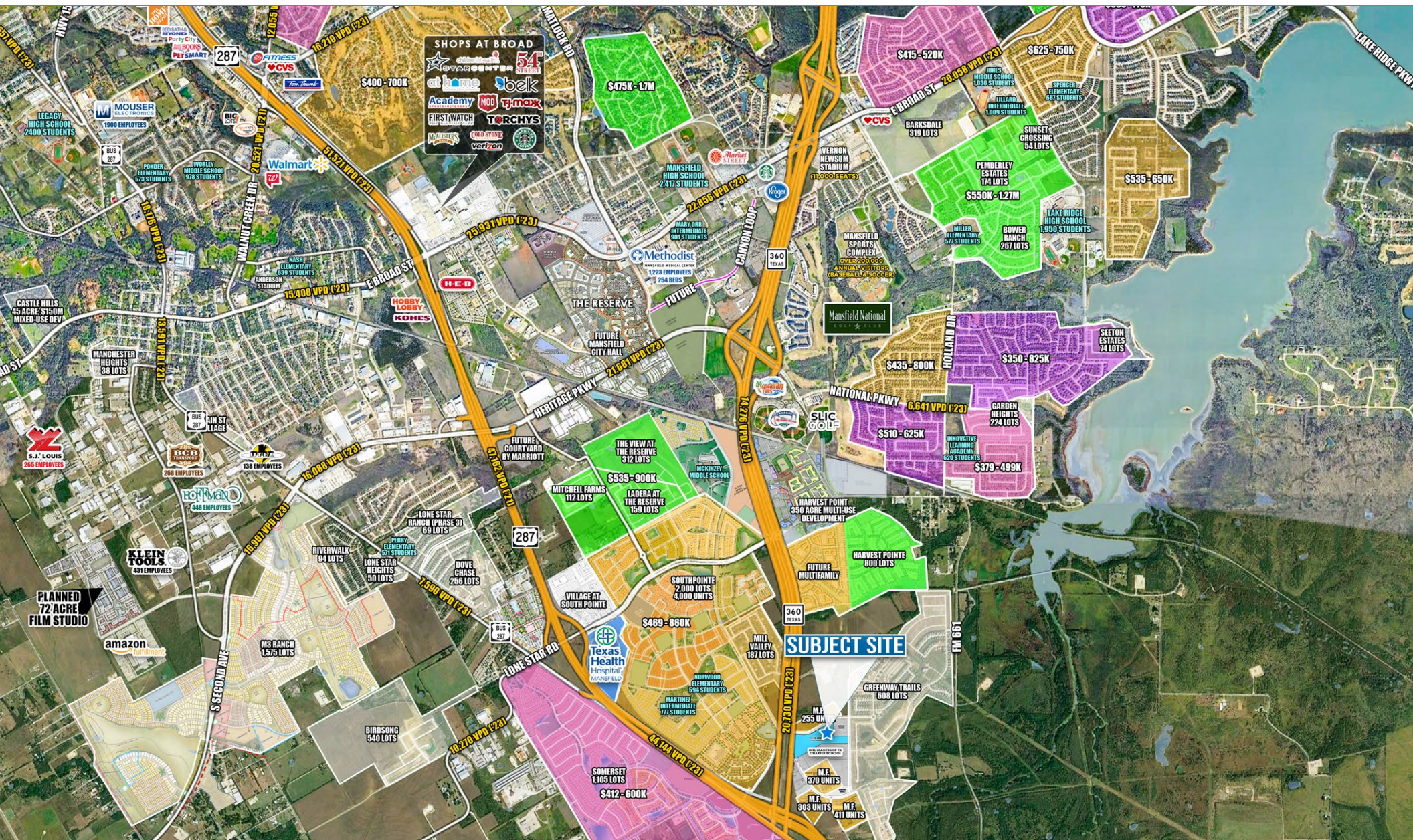
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PAD SITES/LAND AVAILABLE

NEQ TX-360 & Hwy 287, Grand Prairie, TX 76065



CONTACT

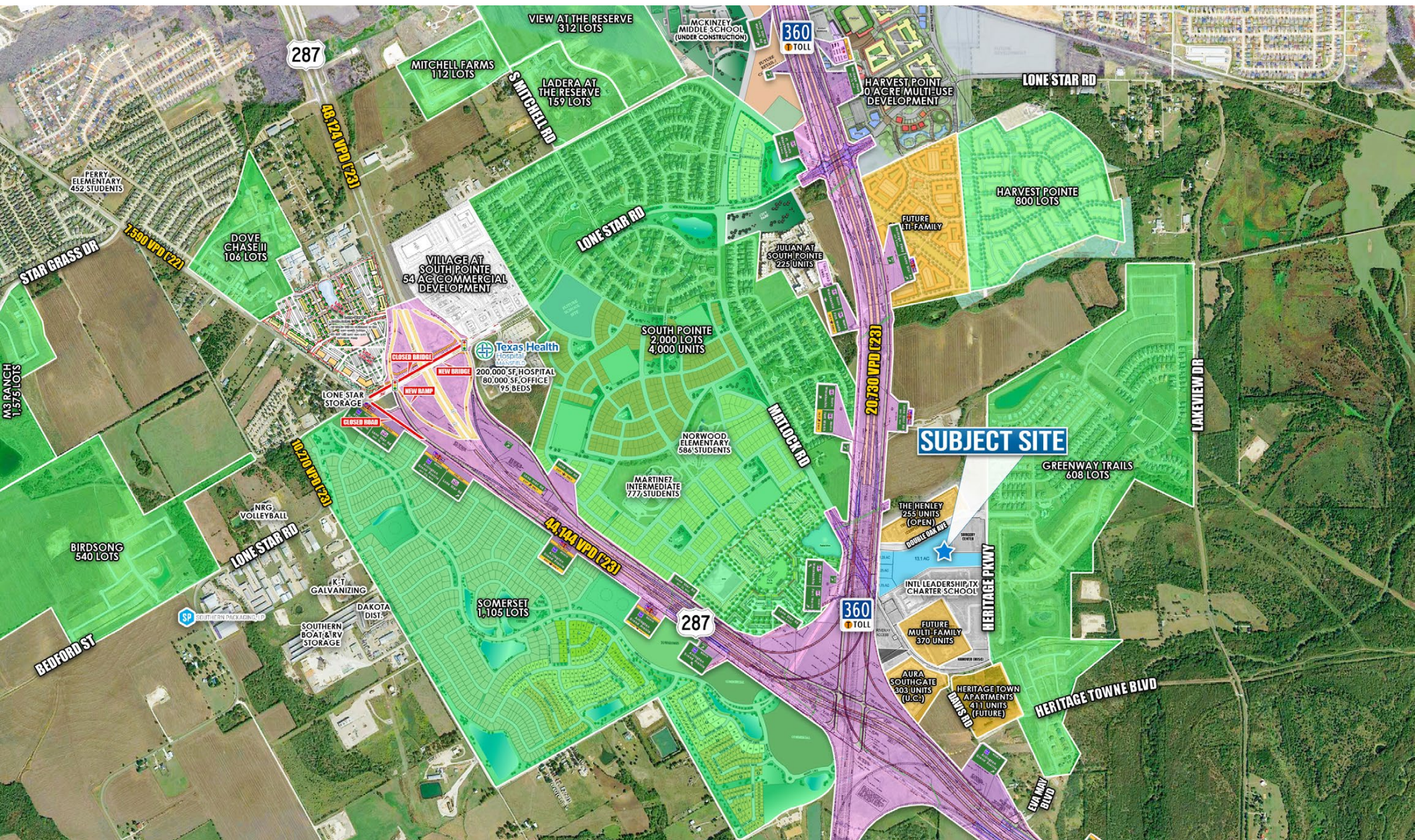
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FUTURE ROADWAY IMPROVEMENTS

NEQ TX-360 & Hwy 287, Grand Prairie, TX 76065



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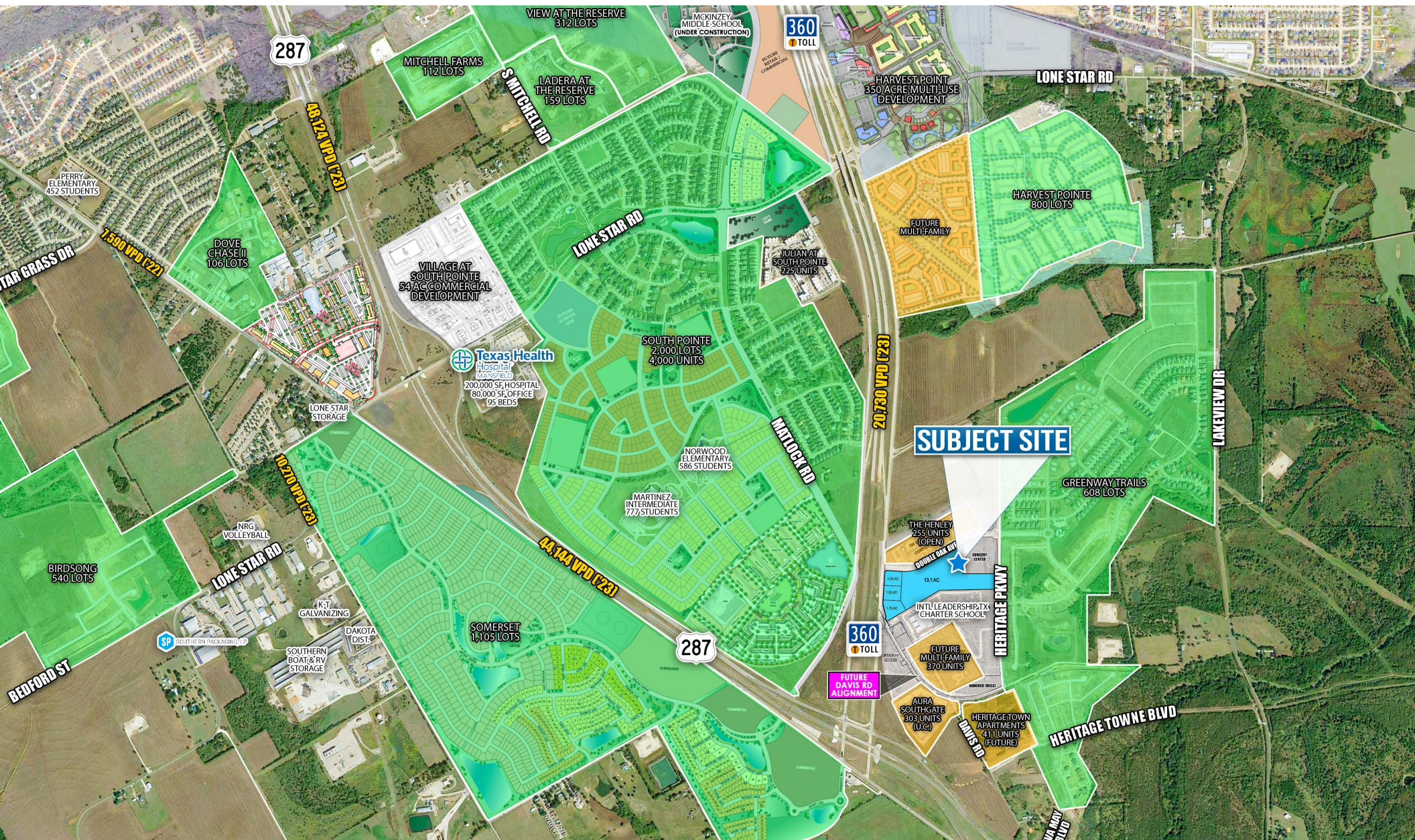
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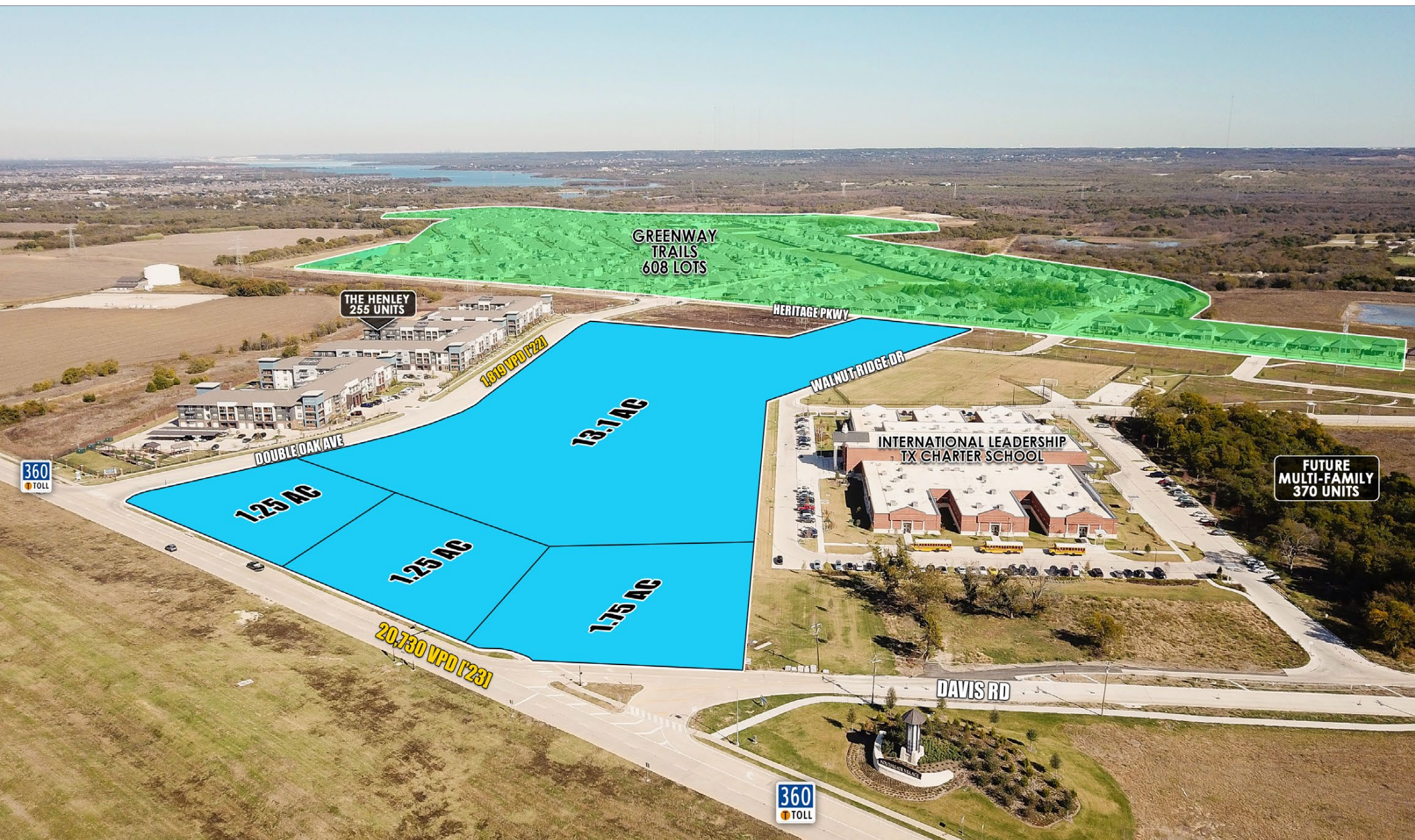
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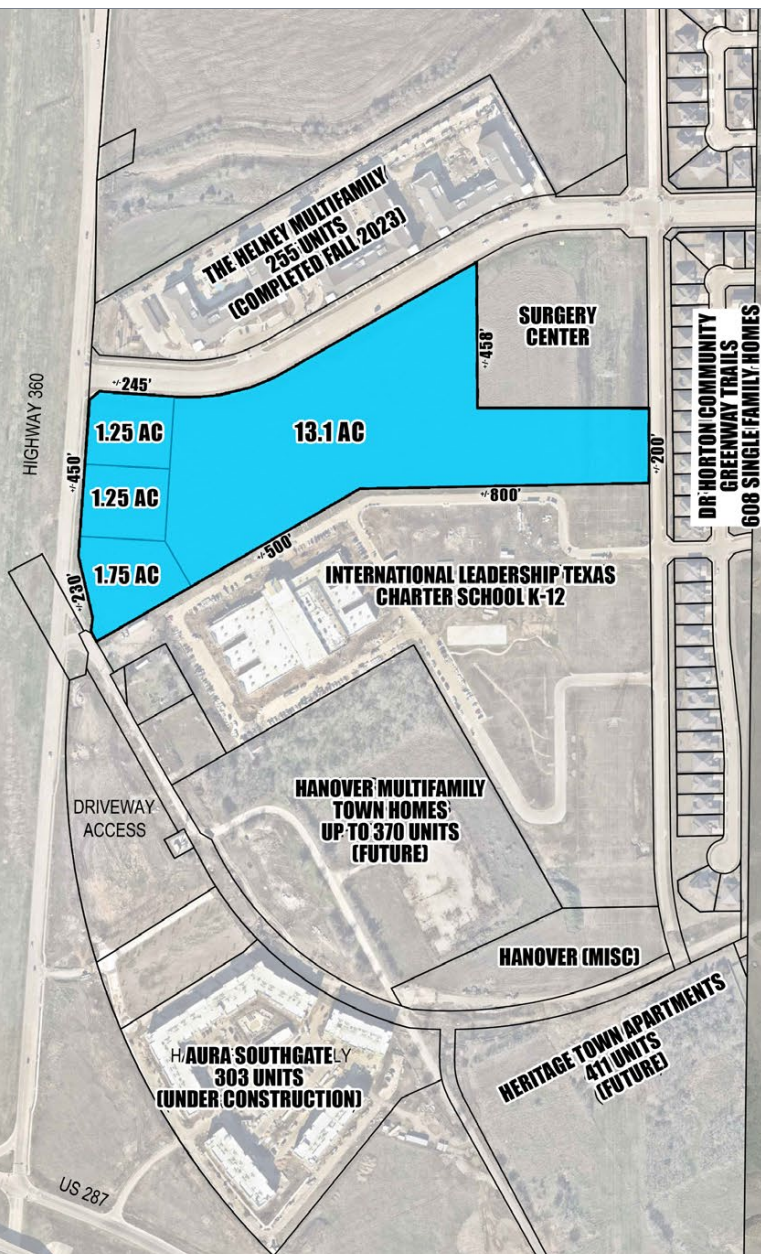
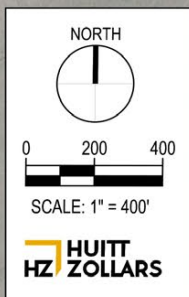
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PAD SITES/LAND AVAILABLE

NEQ TX-360 & Hwy 287, Grand Prairie, TX 76065

**PAD SITES CAN BE
ADJUSTED BASED
ON NEEDS**



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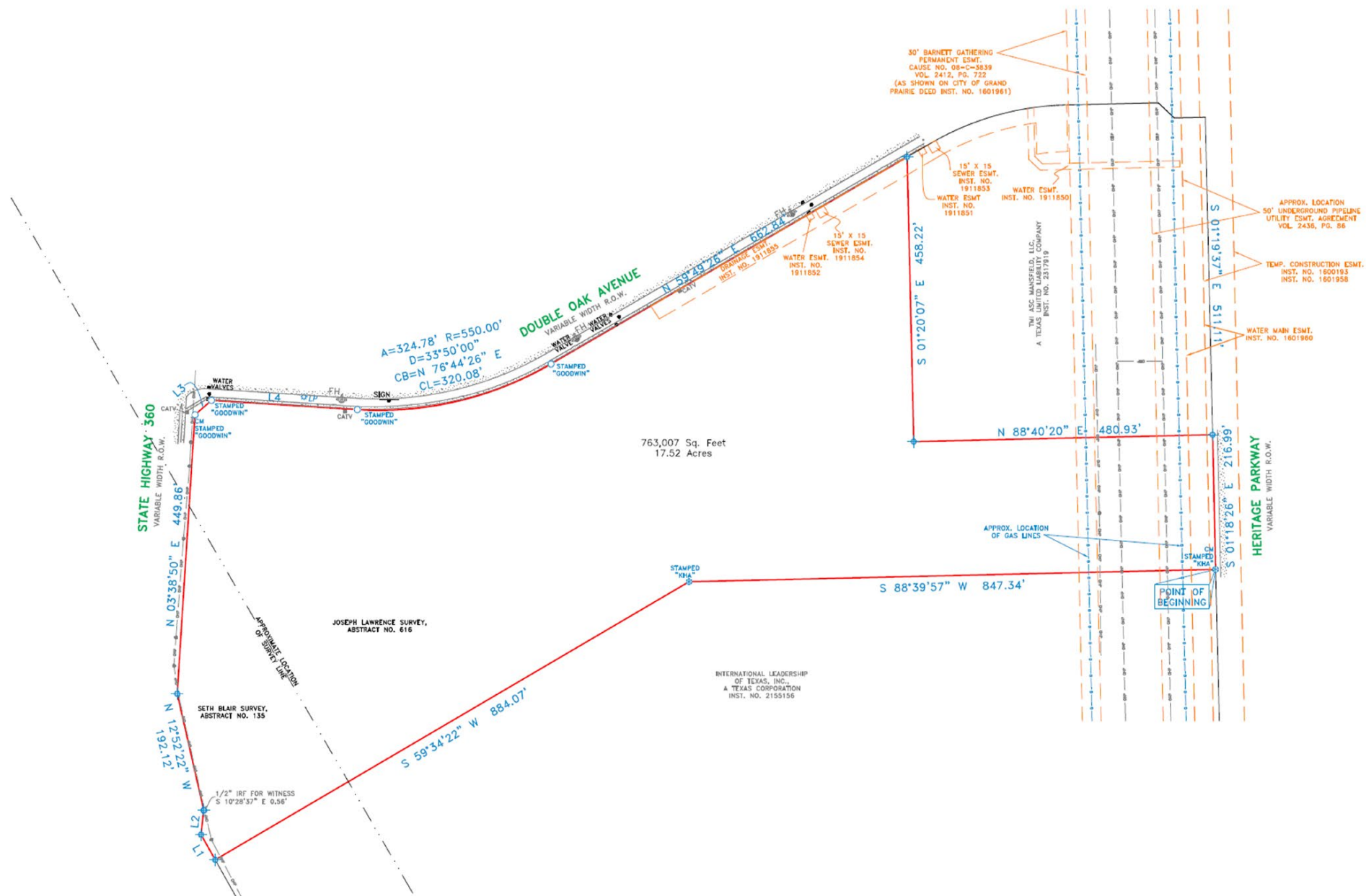
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DEMOGRAPHIC SUMMARY

Double Oak Ave

Ring of 3 miles

KEY FACTS



24,366

Population



19,125

Daytime Population



9.26%

'23-'28 Compound
Annual Growth Rate



8,245

Households



\$332,589

Median Home Value



34.1

Median Age

EDUCATION



17%

High School Diploma



22%

Some College



43.42%

Bachelor's Degree or
Graduate Degree

INCOME



\$110,735

Median
Household Income



\$141,204

Average
Household Income



\$44,993

Per Capita
Income



\$305,605

Median
Net Worth

AVERAGE ANNUAL HOUSEHOLD SPENDING



\$120,137

Total Annual
Expenditures



\$4,871

2023 Meals at
Restaurants



\$8,386

2023 Meals at
Home



\$37,736

Retail Goods



\$5,000

Entertainment



\$1,261

Personal Care



\$9,232

Health Care

BUSINESS



410

Total Businesses



5,067

Total Employees



30.86%

Blue Collar
Occupation



69.15%

White Collar
Occupation

Tapestry segments



**Up and Coming
Families**

3,753 households

45.5%
of Households



Boomburbs

3,601 households

43.7%
of Households



Savvy Suburbanites

419 households

5.1%
of Households



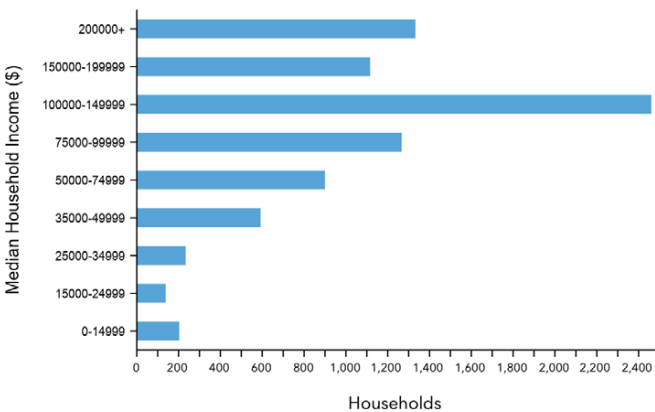
2023 Race and ethnicity (Esri)

The largest group: White Alone (44.99)

The smallest group: Pacific Islander Alone (0.11)

Indicator ▲	Value	Diff	
White Alone	44.99	-5.09	
Black Alone	26.20	+10.80	
American Indian/Alaska Native Alone	0.74	-0.24	
Asian Alone	5.69	-1.97	
Pacific Islander Alone	0.11	-0.02	
Other Race	8.43	-3.49	
Two or More Races	13.84	+0.02	
Hispanic Origin (Any Race)	23.09	-5.53	

Bars show deviation from Dallas-Ft. Worth, TX



INFORMATION ABOUT BROKERAGE SERVICES

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 sponsored by a broker 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 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. 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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

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.

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Sales Agent / Associate's Name

License No.

E-Mail

Phone

Buyer / Tenant / Seller / Landlord Initials

Date