

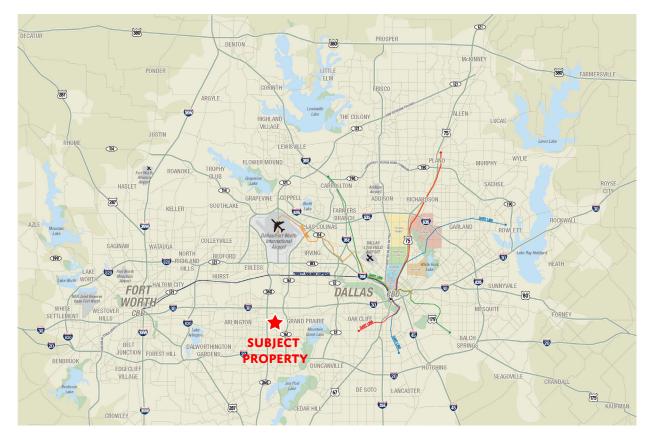


MIKE SMITH (630) 207-6569 MSMITH@VG-RE.COM IAN PETERMAN (617) 899-5932 IPETERMAN@VG-RE.COM EMERALD SQUARE | FOR LEASE

GRAND PRAIRIE, TX

PROPERTY DESCRIPTION





LOCATION:

2985 STATE HWY 360 GRAND PRAIRIE, TX

SIZE:

BUILDING 2ND FLOOR +/- 135,157 SF +/- 4,582 SF

PRICE:

PLEASE CALL FOR PRICING

AVAILABLE SPACES:

SUITE 130 SUITE 140 4,800 SF 4,165 SF

SUITE 200 **1.200 SF**

TRAFFIC COUNTS:

MAYFIELD ROAD STATE HWY 360 12,371+ VPD 84,865+ VPD

PROPERTY INFORMATION & HIGHLIGHTS

+ EASY ACCESS AND GOOD VISIBILITY WITH AMPLE PARKING

+ NEW IKEA NOW OPEN

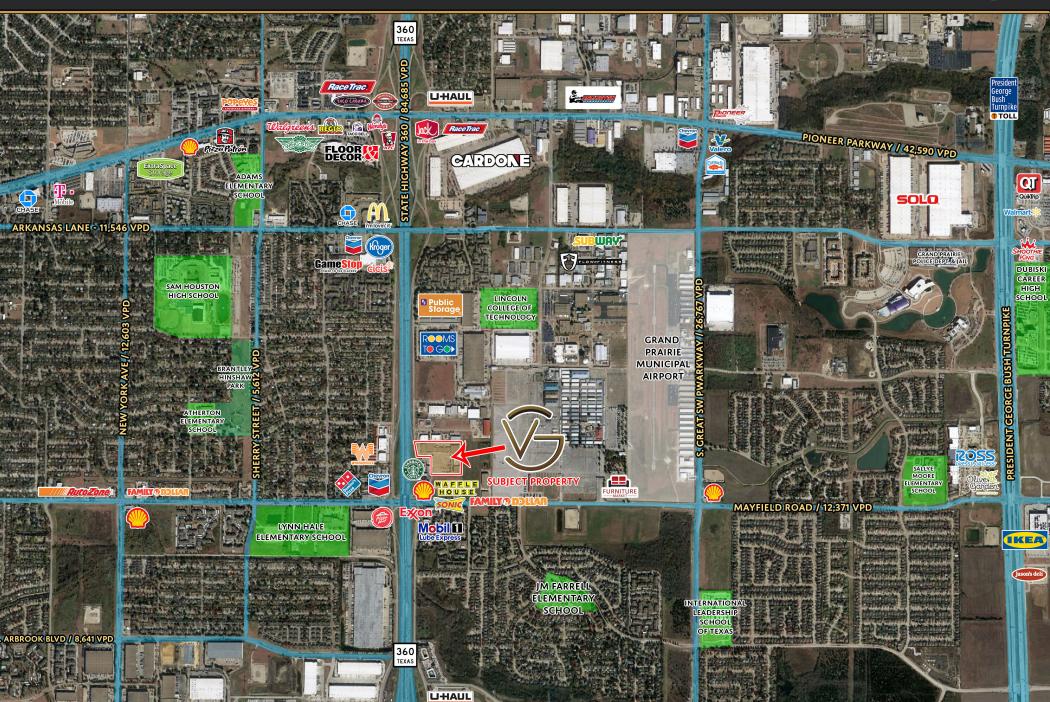
+ NEW WALMART NOW OPEN

DEMOGRAPHIC SNAPSHOT

_____ 1 MILE 3 MILE 5 MILE
TOTAL POPULATION: 16,029 145,135 348,017
AVG HH INCOME: \$54,915 \$66,137 \$70,153

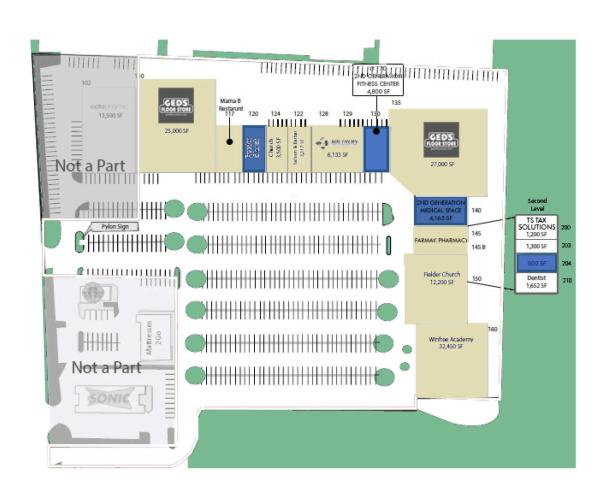
AERIAL PHOTO





SITE PLAN



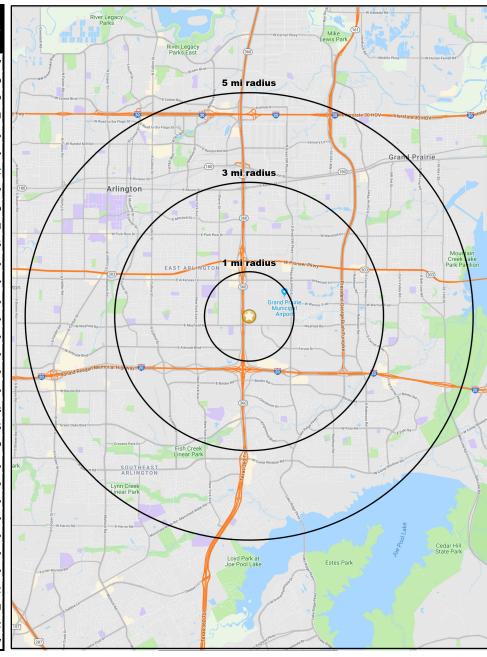


UNIT TEN	IANTS	SF
110 & 135	GED'S CARPET	52,000
160	WINFREE ACADEMY	32,450
129	SOUTHERN FASTENERS	6,133
130	LEASE PENDING	4,800
140	AVAILABLE	4,165
145	FAMAK PHARMACY	3,044
124	CHURCH - APOSTOLIC	3,571
120	LEASE PENDING	4,900
210	DANIEL FERRARO, DDS	1,652
117	MAMA B. RESTAURANT	3,624
150	FIELDER CHURCH	12,200
122	ART OF BARBER	3,217
200	TS TAX SOLUTIONS	1,200
102	OCTAPHARMA	13,500
203	FARMERS	1,300
204	AVAILABLE	900

DEMOGRAPHICS



2985 TX-360 1 MI RADIUS 3 MI RADIUS 5 MI RADIUS						
GRAND PRAIRIE, TX 75052						
POPULATION		2018 ESTIMATED POPULATION	16,029	145,135	348,017	
	-	2023 PROJECTED POPULATION	17,142	155,548	371,630	
	2	2010 CENSUS POPULATION	15,199	132,090	318,929	
	\$	2000 CENSUS POPULATION	12,419	111,929	267,561	
	7	PROJECTED ANNUAL GROWTH 2018 TO 2023	1.4%	1.4%	1.4%	
	ĭ	HISTORICAL ANNUAL GROWTH 2000 TO 2018	1.6%	1.6%	1.7%	
		2018 MEDIAN AGE	28.6	30.1	31.2	
		2018 ESTIMATED HOUSEHOLDS	5,792	46,827	117,137	
ноиѕеногрѕ	Ê	2023 PROJECTED HOUSEHOLDS	6,079	49,467	123,740	
	2	2010 CENSUS HOUSEHOLDS	5,489	42,445	106,401	
	USE	2000 CENSUS HOUSEHOLDS	4,552	37,143	92,996	
	2	PROJECTED ANNUAL GROWTH 2018 TO 2023	1.0%	1.1%	1.1%	
		HISTORICAL ANNUAL GROWTH 2000 TO 2018	1.5%	1.4%	1.4%	
RACE AND		2018 ESTIMATED WHITE	31.5%	43.5%	48.0%	
	>	2018 ESTIMATED BLACK OR AFRICAN AMERICAN	38.4%	23.4%	22.0%	
	ETHNICITY	2018 ESTIMATED ASIAN OR PACIFIC ISLANDER	11.3%	9.2%	8.9%	
	Z	2018 ESTIMATED AMERICAN INDIAN OR NATIVE ALASKAN	0.6%	0.7%	0.8%	
	<u>-</u>	2018 ESTIMATED OTHER RACES	18.3%	23.2%	20.3%	
		2018 ESTIMATED HISPANIC	32.4%	44.9%	41.1%	
INCOME	Ä	2018 ESTIMATED AVERAGE HOUSEHOLD INCOME	\$54,915	\$66,137	\$70,153	
	Š	2018 ESTIMATED MEDIAN HOUSEHOLD INCOME	\$52,529	\$56,972	\$59,425	
	Z	2018 ESTIMATED PER CAPITA INCOME	\$19,853	\$21,352	\$23,650	
		2018 ESTIMATED ELEMENTARY (GRADE LEVEL 0 TO 8)	6.2%	13.4%	10.8%	
_		2018 ESTIMATED SOME HIGH SCHOOL (GRADE LEVEL 9 TO 11)	7.2%	11.3%	10.1%	
EDUCATION	2+)	2018 ESTIMATED HIGH SCHOOL GRADUATE	27.7%	28.8%	27.5%	
	(AG	2018 ESTIMATED SOME COLLEGE	23.9%	21.4%	22.4%	
		2018 ESTIMATED ASSOCIATES DEGREE ONLY	10.6%	6.7%	7.0%	
		2018 ESTIMATED BACHELORS DEGREE ONLY	19.6%	13.7%	15.7%	
		2018 ESTIMATED GRADUATE DEGREE	4.8%	4.7%	6.5%	
,	2	2018 ESTIMATED TOTAL BUSINESSES	345	2,860	10,972	
	ű Z	2018 ESTIMATED TOTAL EMPLOYEES	3,919	38,237	145,111	
	BUSINESS	2018 ESTIMATED EMPLOYEE POPULATION PER BUSINESS	11.4	13.4	13.2	
		2018 ESTIMATED RESIDENTIAL POPULATION PER BUSINESS	46.5	50.7	31.7	



INFORMATION ABOUT BROKERAGE SERVICES



Approved by the Texas Real Estate Commission for Voluntary Use

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

efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material infor-

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buver's agent can assist the owner but does not represent the owner and must place the interest of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction: (1) shall treat all parties honestly;

- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner:
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.