



10.5 ACRES

For additional information:

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For Sale

10.5 TOTAL ACRES

Will Divide, Retail Pad Sites Available

S Great SW Parkway @ Bardin Rd

Grand Prairie, Texas



8643 Douglas Avenue





Dallas, TX 75225

www.jll.com/dallas

Opportunity

You are invited to review a Retail Development Opportunity located on Grand Prairie Texas. Located just South of Interstate 20 the site is well positioned to absorb traffic off of this highly traveled corridor. These pad sites have become a part of the mass of retail that has formed at the intersection of I-20 and Great SW Pkwy. The anchors that drive this development are Kroger, Sam's Club and Walmart.

These sites are already zoned in a PD that allows for retail, restaurant, a bank, public storage and offices uses.

 LOCATION S Great Southwest Parkway at Bardin Road		DEMOGRAPHICS	
 SIZE Parcel 10.5 acres		POPULATION 190,682	MEDIAN AGE 32
 ZONING Retail/Commercial		HOUSEHOLDS 61,530	MEDIAN HH SIZE 3.07
 UTILITIES To the property		MEDIAN HH INCOME \$62,391	MEDIAN HOME VALUE 161,746
		VEHICLE COUNT 24,950 VPD	

Grand Prairie

- #2 Happiest City in Texas and #10 Happiest City in U.S., according to WalletHub.com
- 10th Safest Major City in Texas, as ranked by the FBI (of 34 cities with 100,000+ population)
- 2nd Gold Medal for Best Parks in USA, National Recreation and Parks Association
- #1 Farmers Market in Texas and ranked in the top 10 nationally for the third year by American Farmland Trust
- Top 50 in U.S. Best Place to Raise a Family according to WalletHub.com
- #9 Most Inexpensive Place to Retire in U.S., according to MoneyWise
- Playful City USA award from KaBOOM
- #5 Best City in Texas for first-time homebuyers, WalletHub.com

Grand Prairie

Central Location

Grand Prairie, is centrally located in the Dallas-Fort Worth-Arlington Metroplex area. The community stretches 26 miles long by about eight miles at its widest point. The city covers about 81 square miles and has an estimated population of 190,682.

Near Dallas-Fort Worth International Airport, Interstate highways

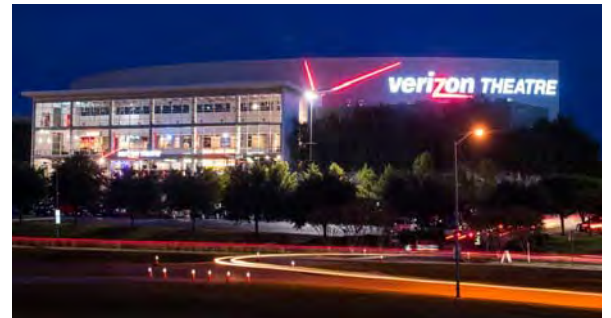
The city's northern border lies 5 to 10 minutes south of the Dallas/Fort Worth International Airport. The eastern boundary is 12 miles west of downtown Dallas and the western 15 miles east of Fort Worth. Passing east and west through Grand Prairie and linking the city with major markets are Interstate 30, a strong entertainment and business corridor, and Interstate 20, developing as a significant retail and corporate location.

Site of One of Largest Industrial Districts

Because of its central location and proximity to air and highway transportation infrastructure, Grand Prairie also is a well-established distribution center. Much of the Great Southwest Industrial District's approximately 80-million square feet lies in Grand Prairie. Quick access to the Dallas-Fort Worth International Airport, large local markets of Dallas and Fort Worth, rail and interstate highways continue to attract new construction of warehouse, distribution and manufacturing buildings.

Recreational Amenities

Recent industrial, hotel and multifamily development has taken up large tracts in the north Great Southwest Industrial District. The southernmost section of the city, amid hill country-like vistas around Joe Pool Lake, is attracting high-end residential housing and plans for resort development.



LA FITNESS

SUBWAY

Super 8

Arbys

SONIC
America's Drive-In

ALDI

Walgreens

S Great SW Parkway



Bardin Road

10.5 ACRES



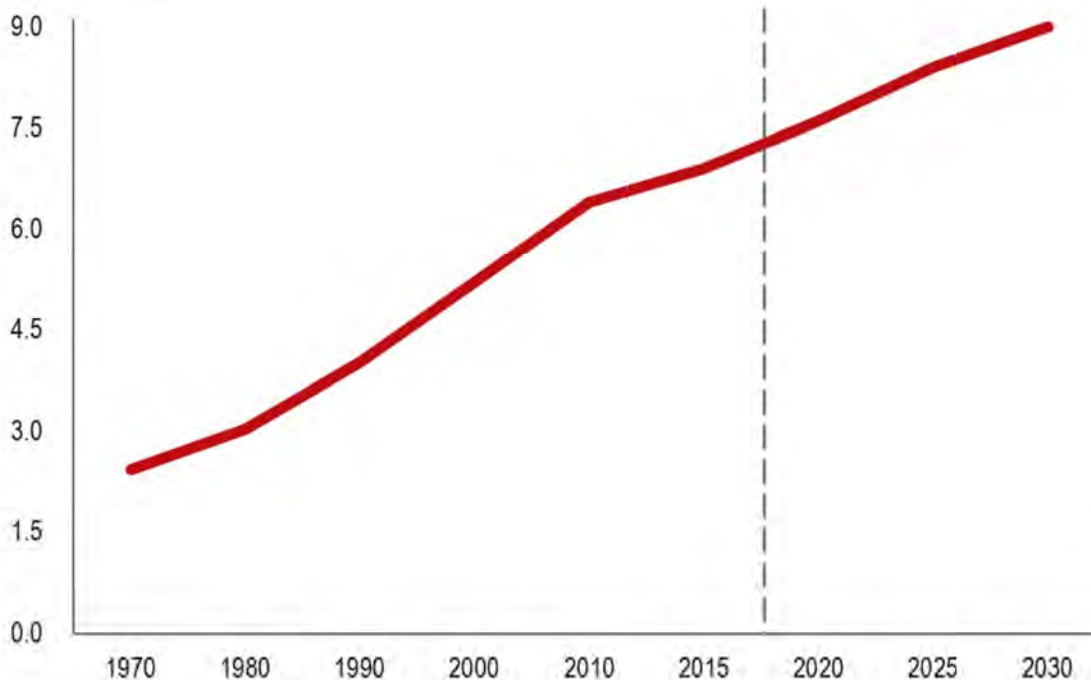
Luxe Residential will commence construction over 300 luxury apartment units directly east of the subject property. The fully stabilized value of the Luxe project will be approximately \$60 million dollars.

The approximate 10.5 acre subject property can be subdivided in various ways. The design featured here is on a concept.

Why DFW?

DFW growth is inevitable, as 2.0+ million new residents fuel demand across all property types for the foreseeable future

Total population



2.0 million

DFW growth 2016-30

28%

total increase 2016-30

7.2 million

current population

2.5 million

current households

\$85,500

average household income

29%

households over \$100K

Source: North Texas Council of Governments; ESRI; US Census; JLL

Despite some slowing in Texas job gains, DFW leads job creation nationwide



United States:

Total non-farm: 2,277,000 | 1.6%

Annual employment
growth in Texas' four
major metros

166,200

Share of national
employment growth

7.3%

Dallas – Fort Worth

Total non-farm: 114,800 | 3.3%

Houston

Total non-farm: 16,100 | 0.5%

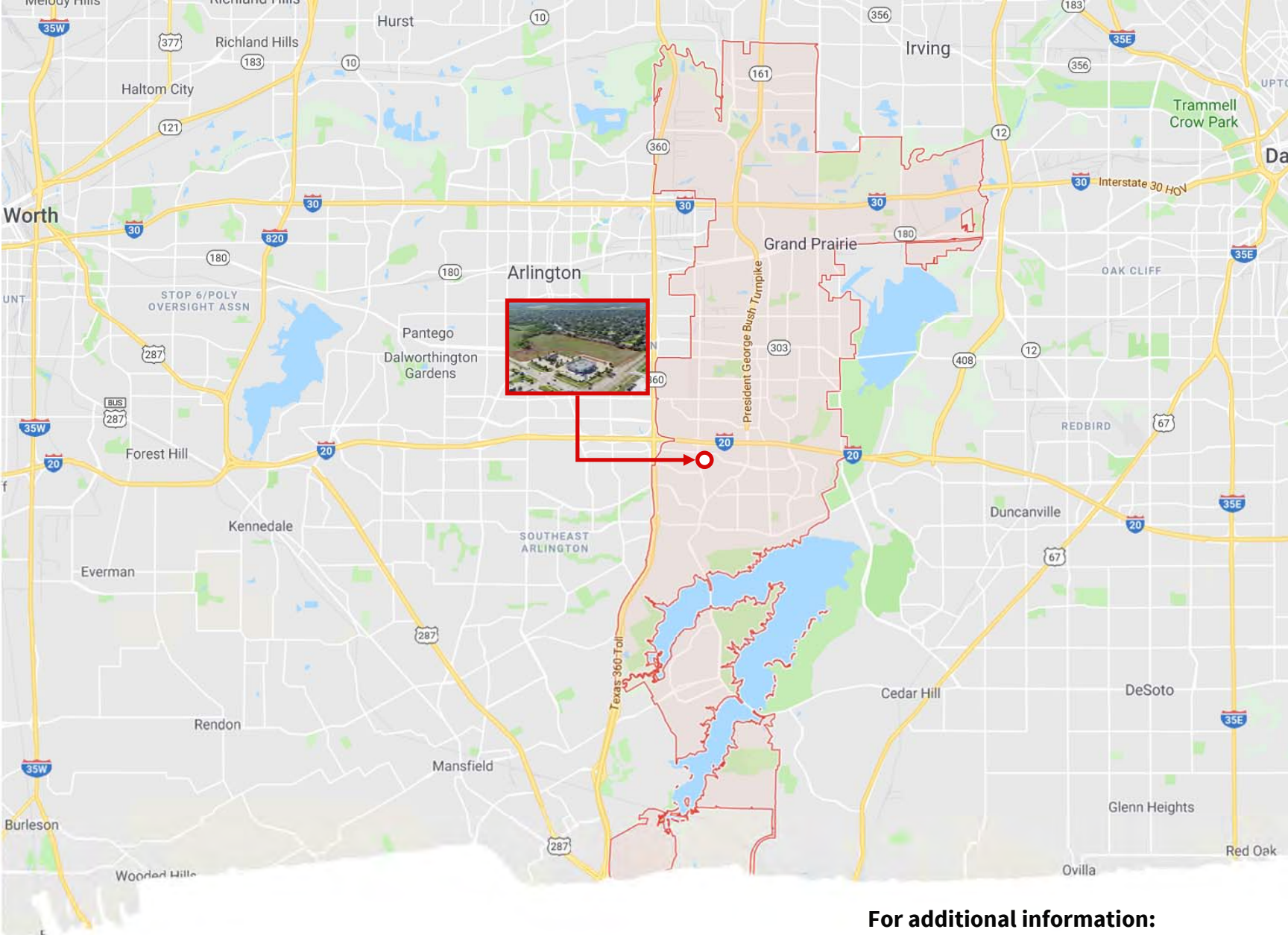
Austin

Total non-farm: 19,500 | 2.0%

San Antonio

Total non-farm: 15,800 | 1.6%

Source: Bureau of Labor Statistics, JLL
Figures refer to year-on-year growth



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