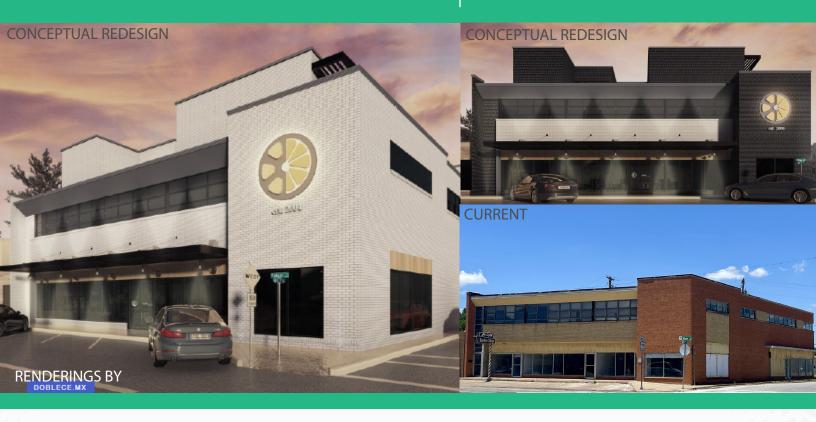
610-612 E Main St. Grand Prairie, TX 75050 13,536 SF



PROPERTY INFORMATION

- 2 level storefront retail/office building located on Main St of Grand Prairie, Texas
- 5 store front access points allowing the asset to bemulti-tenant
- Large storefront windows with 105' of frontage on Main Street
- Building is located on the corner of Main & 7th St with some visibility from Hwy 180 overpass
- 6 parking spaces located at the front of the building
- Built in 1951 Asbestos has been removed
- 0.2 AC Lot
- Zoning B3 professional or medical







610-612 E Main St. Grand Prairie, TX 75050 13,536 SF

RETAIL MAP



STREET



AREA





MARKET OVERVIEW

Storefront multi-use building on high traffic road in downtown developing area of Grand Prairie. Located 15 miles from Dallas Fort Worth International Airport (DFW) and Dallas Love Field (DAL) airports.

2024 Population			
2 miles	37,290		
5 miles	195,151		
10 miles	1,000,569		
2029 Population Projection			
2 miles	36,850		
5 miles	196,271		
10 miles	1,017,653		
Average Household Income			
2 miles	\$65,624		
5 miles	\$71,180		
10 miles	\$77,852		
Median Age			
2 miles	32.4		
5 miles	33		
10 miles	33.9		
2025 Traffic Counts			
E Main / SE 7th St	14,440		



CURRENT BUILDING



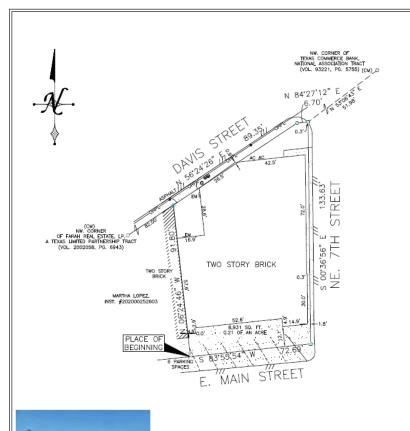
VINTAGE BARBERSHOP MARQUEE





610-612 E Main St. Grand Prairie, TX 75050 13,536 SF

SURVEY



1529 E I-30, STE. 103 GARLAND, TEXAS 75043 TLTA SURVEY

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 608A, 6610 AND 612 E. MAIN STREET , in the city of GRAND PRAIRIE Texa

Being parts of Lots 4, 5 and 6 in Block B of Fagan's Addition to the City of Grand Prairie, Texas and being a tract of land described in deed to Anthony Jodie Martella, an individual, by deed recorded in Instrument Number 202300055878, Deed Records, Dallas County, Texas, (D.R.D.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at an "X" cut found for corner, being in the North line of E. Main Street and being at the Southeast corner of a tract of land described in deed to Martha Lopez, by deed recorded in Instrument Number 202000252603, (D.R.D.C.T.) and being at the Southwest corner of that tract herein described;

THENCE North 06 degrees 24 minutes 46 seconds West, a distance of 91.80 feet to a building corner for corner, being in the South line of Davis Street;

THENCE North 56 degrees 24 minutes 26 seconds East, a distance of 89.35 feet to a 1/2 inch yellow capped iron rod set for corner;

THENCE North 84 degrees 27 minutes 12 seconds East, a distance of 6.70 feet to an "X" cut set for corner, being in the West line of NE. 7th Street;

THENCE South 00 degrees 36 minutes 56 seconds East, a distance of 133.63 feet to a an "X" cut set for corner, being in the aforesaid North line of E. Main Street;

THENCE South 83 degrees 55 minutes 54 seconds West, a distance of 72.69 feet to the PLACE OF BEGINNING and containing 8,931 square feet or 0.21 of an acre of land.

BEARINGS ARE BASED ON NAD 83 DATUM, TEXAS STATE PLANE COORDINATE SYSTEM. NORTH ACCEPTED BY:



The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and differentiates of and property being as indicated by the platfiche size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, in back from property lines the distance indicated, or wisible and apparent search than ABSTRACTING WORK PURNISHED BY MACHOLAI TILLE
THERE ARE NO DISCROUCHMENTS, CONFLICTS, OR PROTINGSIONS, EXCEPT AS SHO

Scale: 1" = 30'
Date: 07/05/23
G. F. No.: 5080000090
Job no.: 202305632

CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOW SE OF THIS SURVEY FOR ANY OTHER PURPOSE R OTHER PARTIES SHALL BE AT THEIR RISK AN NDERSIGNED IS NOT RESPONSIBLE TO OTHER F VY LOSS RESULTING THEREFROM. HIS SURVEY WAS PERFORMED EXCLUSIVELY FOR GHAN LINK — O— WIRE FERCE — WE SERVING LINK — O— WIRE FERCE — WE SERVING — PORCE FOR — OPERATION — TO — TRANSPORT — OF — OPERATION — OPERA









610-612 E Main St. Grand Prairie, TX 75050 13,536 SF

Lion's Gate Medical



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 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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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.

Lion's Gate Commercial Medical LLC	9010229	sanober@lionsgatemedical.com	(972)737-2503
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
Sanober Sofia Syed	576984	sanober@lionsgatemedical.com	(972)707-1171
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Ten	ant/Seller/Landlord	Initials Date	
Regulated by the Texas Real Estate Commi	ission	Information available	at www.trec.texas.gov IABS 1-1
OWNER:		Date:	

EXCLUSIVE LISTING AGREEMENT

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