

# Belt Line / Hunter Ferrell

3.75 +/- Acres at the SEC of  
Belt Line and W Hunter Ferrell  
Grand Prairie, Tx



Click picture for Marketing Video

*Exclusive*

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EBBY HALLIDAY

**Commercial**

A Berkshire Hathaway Affiliate



# Belt Line / Hunter Ferrell



Property has frontage and access on both Belt Line and W. Hunter Ferrell. Currently there are 2 tenants on the property. One leases the building closest to Hunter Ferrell on a month to month lease and the other is a ground lease for a batch plant though January 2025 on the eastern 2.4 acres.



# Belt Line / Hunter Ferrell







# Zoning and Traffic Map

\*Traffic Counts from TXDOT website

# Why Grand Prairie

## Why Grand Prairie

### **WalletHub.com - 2018**

#2 Happiest City in Texas

#10 Happiest City in U.S

Top 50 Best Place to Retire in U.S

#5 Best City for First Time Home Buyers in Texas

#21 Best City for First Time Home Buyers in U.S

Top 50 in U.S. Best Place to Raise a Family

#13 in U.S. Best City for Hispanic Entrepreneurs



### **D Magazine**

Historic Downtown Poised for Greatness

**VisitDFW.com**

Named Best Visitor Center in DFW

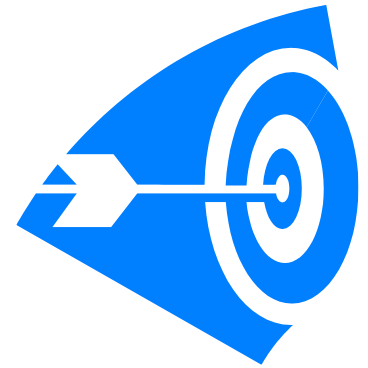
### **National Recreation and Park Association**

Gold Medal Award – Best in Nation (pop. category 150,001-400,000)

### **3CMA City County Communication and Marketing Association**

President's Award – Most Outstanding Marketing Program – "Grand Prairie Libraries. Educate. Everyone."

Savvy Best in America – Best Branding/New Logo/Etc. – "Grand Prairie Libraries. Educate. Everyone."



### **National League of Cities**

City Cultural Diversity Awards Program-Best in Nation for Mayor's Community Table

### **WalletHub.com, leading online finance analyst - 2015**

#1 – best place to start a career in USA

#4 – best monthly median starting salary in USA

#5 – best number of entry-level jobs per 10,000 residents in USA

#6 – best housing affordability in USA

#6 – best workforce diversity in USA

#16 – best annual job growth rate in USA

#18 – best median annual income in USA



Just a few reasons why...  
Just a few reasons why...



Overlooks **LONE STAR PARK**

Near new **CRICKET STADIUM**

**ENTERTAINMENT DISTRICT**

**FRONTAGE** on 2 sides

Excellent **VISIBILITY**

High **DEMAND** Area

Zoned **PD-217**

Easy **I-30** Access

Easy **161** Access

# Regional Employers Regional Employers

## Major Employers

GPISD      Lockheed Martin      Poly-America Inc.  
City of Grand Prairie      Bell Helicopter-Textron

- Lone Star Park
- Triumph Aerostructures—Vought Aircraft
- Republic National Distributing
- Wal-Mart
- Arnold Transportation Services
- Airbus Helicopter
- Forterra Pipe & Products, Inc.
- Siemens Energy & Automation, Inc.
- Bureau of Prisons, U.S. Dept of Justice
- General Motors LOC Center
- Pitney Bowes Presort Services
- SAIA Motor Freight Line Inc.
- Safran Helicopter Engines USA
- Mission Foods
- Hello Fresh
- Printpak
- Standard Utility Construction

*Population (2019) — 191,720*

*Land Area — 81 square miles (+19 in ETJ)*

*Median Household Income — \$68,882*

*Median Age — 32.5*

The above information was obtained from the City of Grand Prairie and Economic Development





## 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.

**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.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date