



2ND GEN QSR | FORMER DAIRY QUEEN | 2155 N STATE HWY 360, GRAND PRAIRIE, TX 75050

Features

- Located after exit ramp
- Pylon signage visible from SH-360
- Easy ingress and egress
- Outdoor Patio
- Drive thru

FOR SALE

TOTAL SF: 3,480
AVAILABLE ACRES: 1.048
CONTACT FOR MORE INFORMATION

Traffic Counts

NE Green Oaks Blvd	20,998 VPD
Hwy 360	164,083 VPD

Demographics

	YEAR: 2023	1 MILE	3 MILE	5 MILE
Total Population		12,660	80,768	245,725
Total Households		6,204	37,219	96,999
5 Year Population Growth		3.45%	7.45%	5.15%
Average Household Income		\$85,102	\$91,548	\$83,794

Corbin Tanenbaum

Vice President
 214.442.7506
ctanenbaum@weitzmangroup.com

A. David Zoller

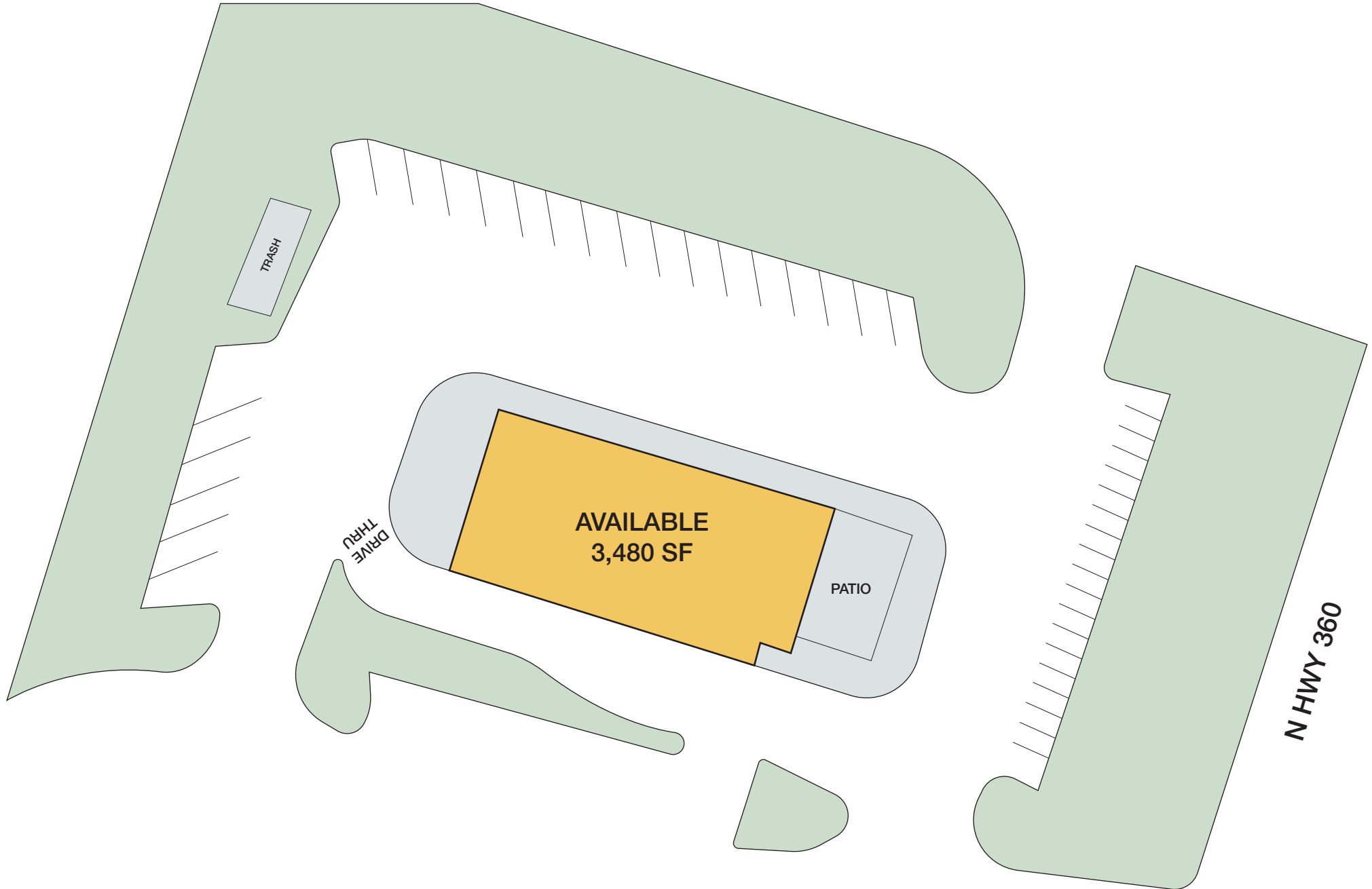
Executive Vice President
 214.720.6658
dzoller@weitzmangroup.com

Area Retailers & Businesses

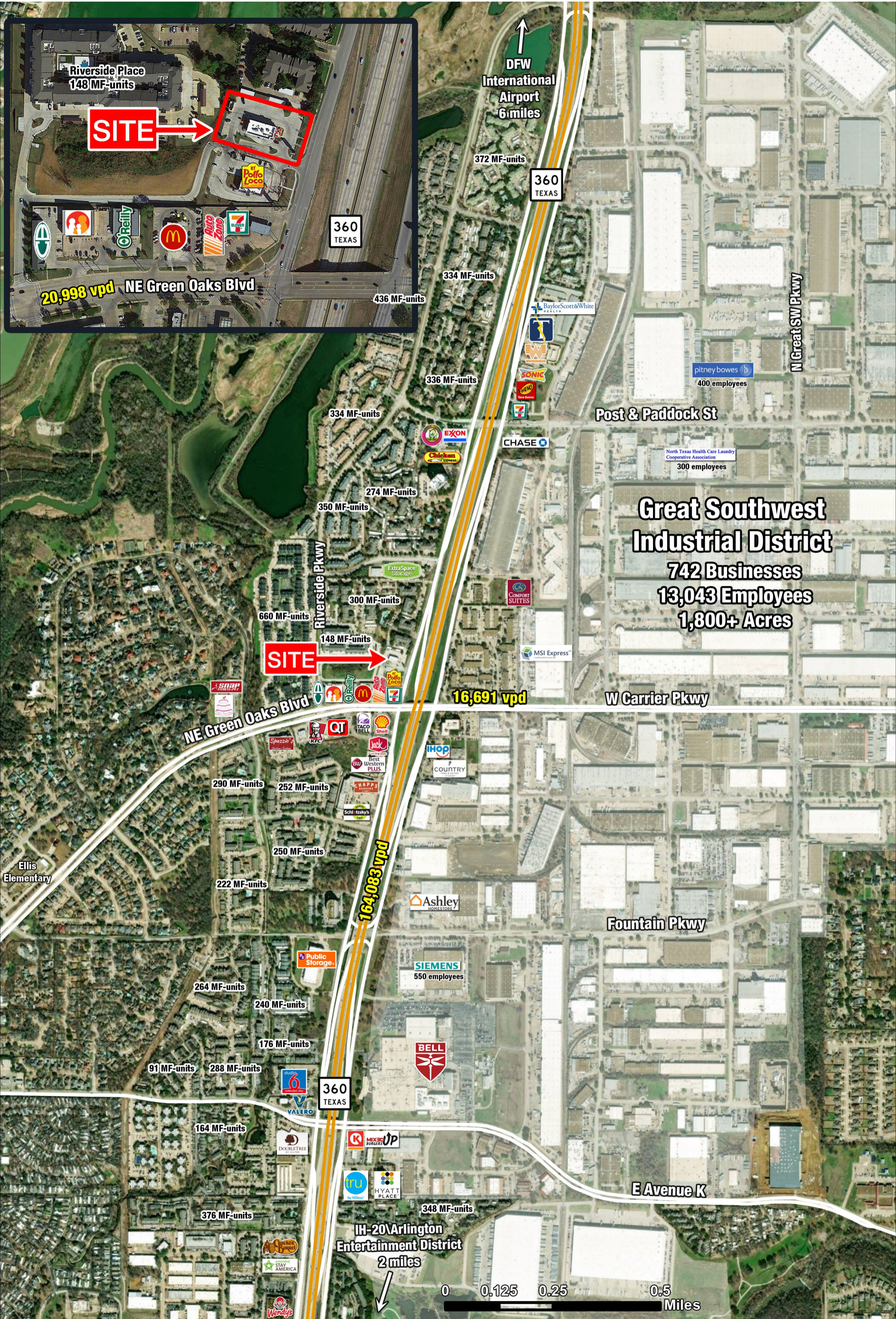


2ND GEN QSR HWY FRONTAGE

2155 N STATE HWY 360, GRAND PRAIRIE, TX 75052



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SITE

Riverside Place
148 MF-units

DFW International Airport
6 miles

372 MF-units

360 TEXAS

20,998 vpd NE Green Oaks Blvd

436 MF-units

334 MF-units

336 MF-units

Post & Paddock St

pitney bowes
400 employees

Great Southwest Industrial District
742 Businesses
13,043 Employees
1,800+ Acres

334 MF-units

274 MF-units

350 MF-units

300 MF-units

660 MF-units

148 MF-units

SITE

16,691 vpd

W Carrier Pkwy

NE Green Oaks Blvd

290 MF-units

252 MF-units

250 MF-units

222 MF-units

264 MF-units

240 MF-units

176 MF-units

91 MF-units

288 MF-units

164 MF-units

376 MF-units

360 TEXAS

Ashley HOMESTORE

SIEMENS
550 employees

BELL

MIXED BURGERS JP

tru by Hilton HYATT PLACE

348 MF-units

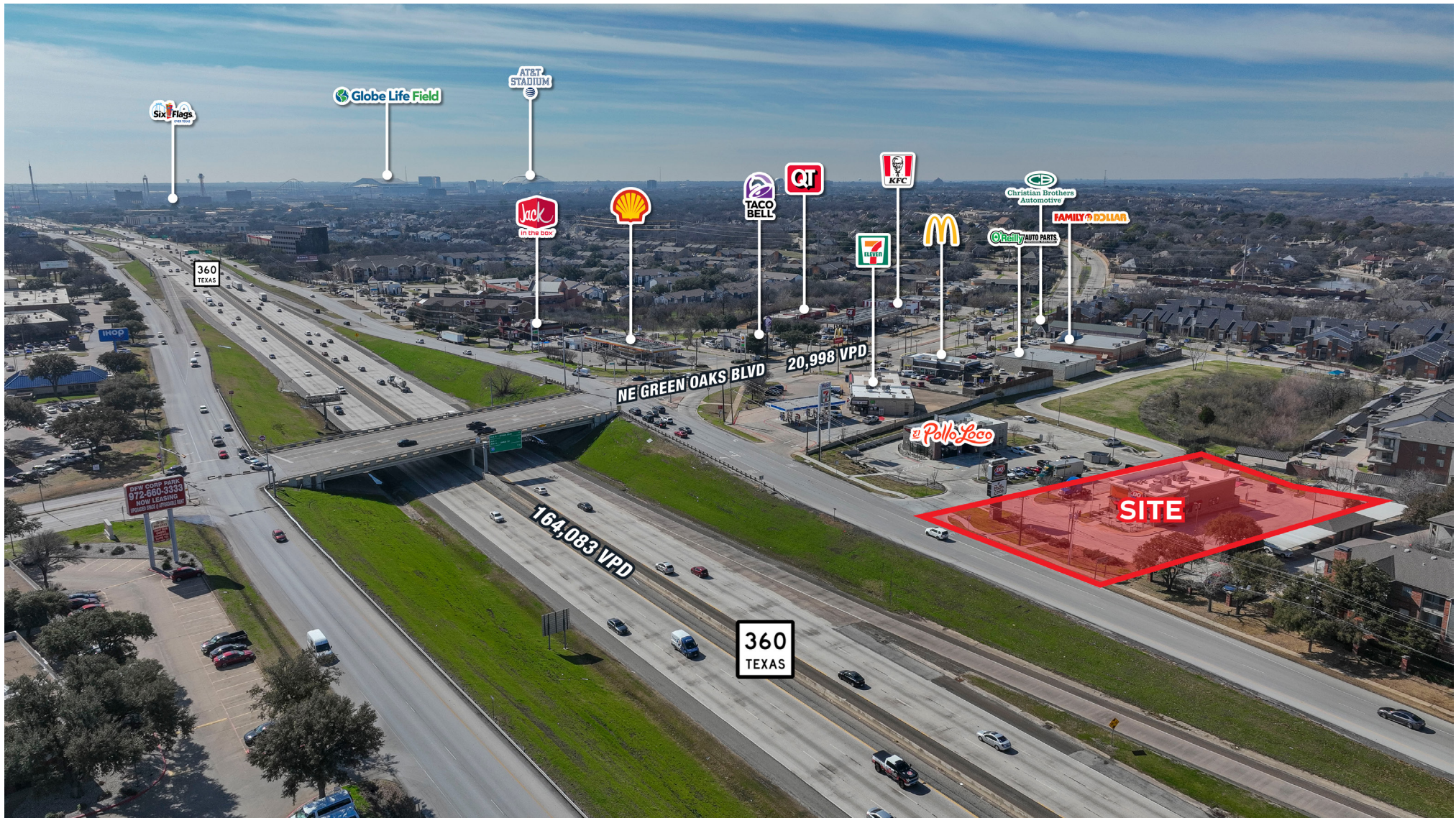
IH-20\Arlington Entertainment District
2 miles

E Avenue K

0 0.125 0.25 0.5 Miles

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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 on 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.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

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Licensed Supervisor of Sales Agent/ Associate

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Phone

Corbin Tanenbaum

Sales Agent/Associate's Name

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Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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