

SWQ OF I-20 & BELTLINE

1700 I-20, Grand Prairie, TX, 75052

 INTERACTIVE
MARKETING PACKAGE



MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

JEFFREY CARR

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PROJECT SCOPE

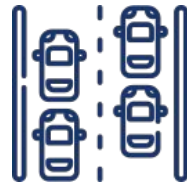
- Approximately ±17 acres of commercial pads with great access and visibility directly off I-20
- Ownership developing two future upscale limited service hotels in the rear
- Site sits adjacent to Jack in the Box, RaceTrac and a new construction QT
- Tract directly west includes new construction Bass Pro Shops and Andretti's delivered summer of 2024
- Zoning: C (Commercial)
 - PD-140: Permitted Uses: Restaurant, Retail, Conference Center, Hotel, Beauty Shop, Bank, Medical

DEMOGRAPHICS

DEMOGRAPHICS			
POPULATION	2-MILE	3-MILE	5-MILE
Five-Year Projection	207,636	31,215	80,467
Current Year Estimate	195,232	30,211	74,365
2020 Census	192,472	30,275	72,861
Growth Current Year-Five-Year	6.35%	3.32%	8.21%
Growth 2020-Current Year	1.43%	-0.21%	2.06%
HOUSEHOLDS	2-MILE	3-MILE	5-MILE
Five-Year Projection	69,069	10,466	26,776
Current Year Estimate	64,786	10,186	24,750
2020 Census	62,596	10,086	23,495
Growth Current Year-Five-Year	6.61%	2.75%	8.19%
Growth 2020-Current Year	3.50%	0.99%	5.34%
INCOME	2-MILE	3-MILE	5-MILE
Average Household Income	\$97,077	\$123,304	\$104,335



±1-17
AVAILABLE AC



±28,700 VPD (Belt Line Rd)
±169,000 VPD (I-23)





LOCATION MAP
(NOT TO SCALE)

Remarks:
 01. City of Grand Prairie GIS Management GIS at the southeast corner of the intersection of Chicago Road and the Redwood Parkway Road of I-20. N = 432,826.76, E = 2,422,741.52 (NAD 83) - 2014.
 02. City of Grand Prairie GIS Management GIS from the intersection of FM 1382 and the north-south roadway near FM 1382, or near along the South ROW. Line No. 100, 20 0.3 mile to the north. N = 4,520,264.42, E = 5,450,000.00 (NAD 83) - 2014.

Engineer:

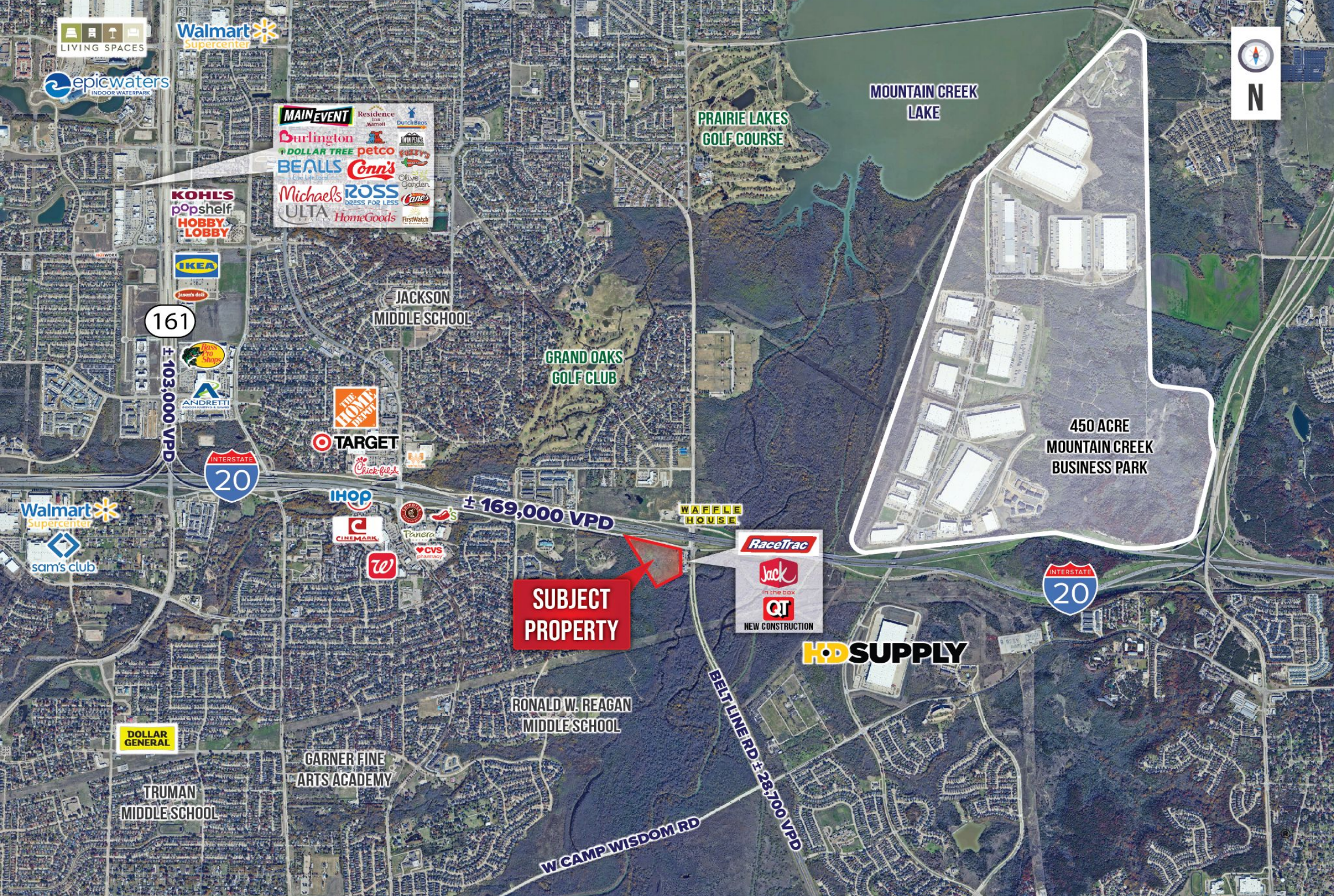
CIVIL POINT
 CONSULTANTS
 9101 LBJ Freeway, Ste 300
 Dallas, TX 75243
 (972) 554-1100

Developer:
 J.D. Design & Developers
 2316 Shackleford Trail
 Grand Prairie, TX 75052
 (972) 809-4335

PRELIMINARY PLAT

PRELIMINARY
 NOT FOR
 CONSTRUCTION
 JOHN H. BEZNER
 P.E. & BOARD

Lots 1-9, Block A
 GP HEIGHTS
 Being 18.080 Acres in
 Dallas County, Texas
 Sheet 1 of 2
 January 19, 2022



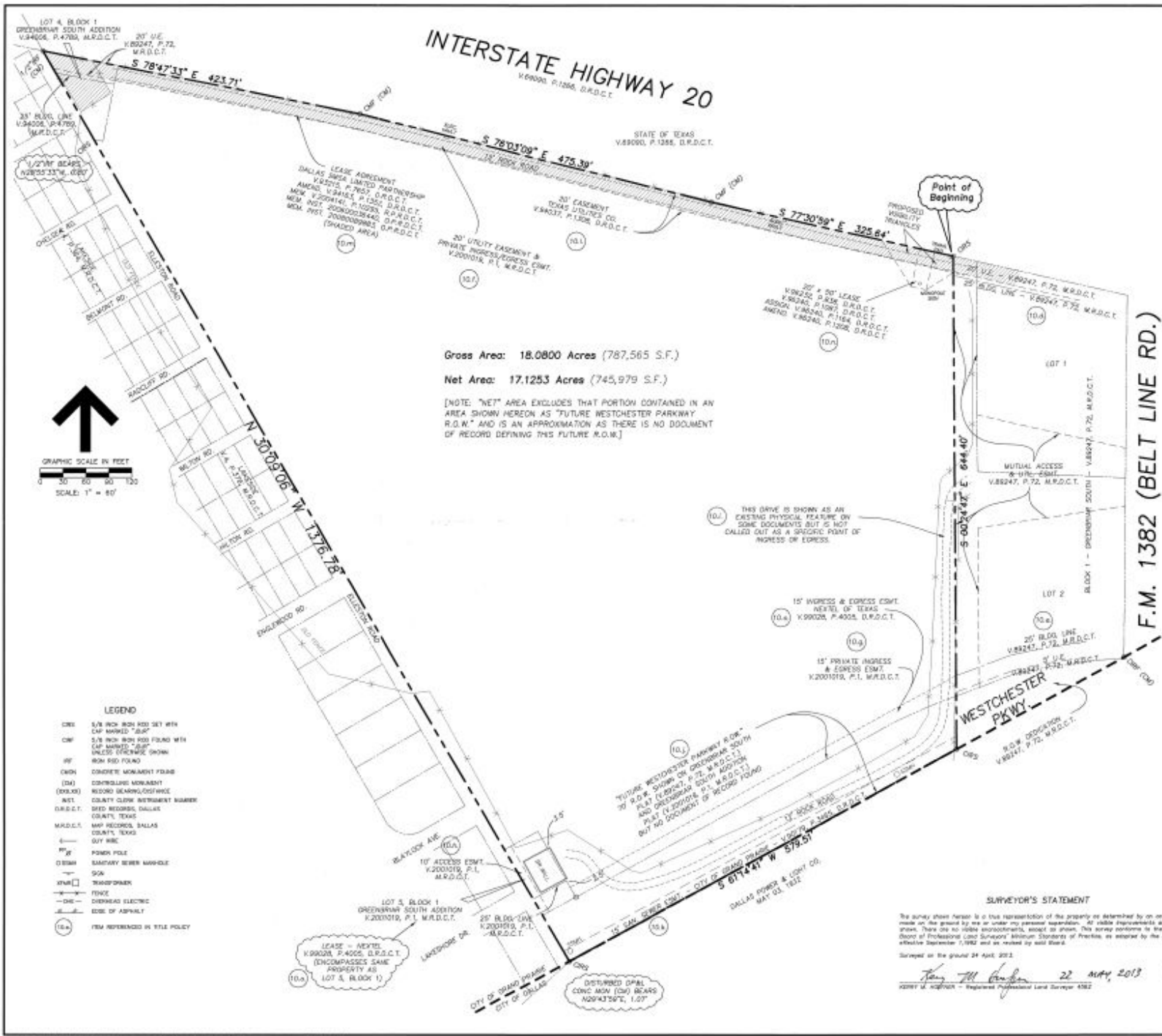
**SUBJECT
PROPERTY**

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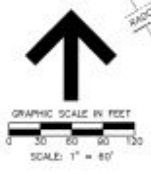
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Gross Area: 18.0800 Acres (787,565 S.F.)
 Net Area: 17.1253 Acres (745,979 S.F.)

[NOTE: "NET" AREA EXCLUDES THAT PORTION CONTAINED IN AN AREA SHOWN HEREON AS "FUTURE WESTCHESTER PARKWAY R.O.W." AND IS AN APPROXIMATION AS THERE IS NO DOCUMENT OF RECORD DEFINING THIS FUTURE R.O.W.]



- LEGEND**
- 1/8" WICH IRON ROD SET WITH CAP MARKED "B.S.P"
 - 5/8" IRON ROD FOUND WITH CAP MARKED "B.S.P" UNLESS OTHERWISE SHOWN

DESCRIPTION

BEING a 18.0800 acre tract or parcel of land situated in the Benjamin F. Smith Survey, Abstract No. 1377, in the City of Grand Prairie, Dallas County, Texas, and being a portion of the east portion of said tract as shown in Exhibit Parting Plan, Ltd. as recorded in Volume 82900, Page 257, Deed Records, Dallas County, Texas (S.R.D.C.T.), and as said tract portion shown as Lots 1 and 2, Block 1, Greentree South Addition, recorded in Volume 80247, Page 72, Deed Records, Dallas County, Texas (S.R.D.C.T.), and as said tract portion shown as Lot 4, Block 7, Greentree South Addition, recorded in Volume 84006, Page 4708, M.R.D.C.T.; and as said tract portion shown as Lot 5, Block 7, Greentree South Addition, recorded in Volume 250178, Page 1, M.R.D.C.T.; and being more particularly described by notes and records as follows:

- GENERAL NOTES**
- Boundary shown herein are based on the Team Coordinate System, North Control Zone NAD83, and were derived from GPS observations of the City of Grand Prairie Control Network, Control Station # 888705840.
 - According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, the subject property appears to be located in Zone "X" (Greatly Exposed to Flood Hazard), as shown on Map No. 481322684-A, Map Sheet August 23, 2007, for Dallas County, Texas, and designated areas. This flood statement does not imply that the property and/or the structures located in Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the surveyor.

- Notes referenced in Schedule B:**
- 25 foot building setback line along the north as shown on plat of Greentree South, recorded in Vol. 80247, Pg. 72, M.R.D.C.T. (S096) - DOES NOT AFFECT - in adjacent property to the west.
 - 25 foot building setback line along the south as shown on plat of Greentree South, recorded in Vol. 80247, Pg. 72, M.R.D.C.T. (S096) - DOES NOT AFFECT - in adjacent property to the east.
 - 25 foot utility and private ingress/egress easement as shown on plat of Greentree South Addition, recorded in Vol. 209104, Pg. 1, M.R.D.C.T. (S096) - MAY OR MAY NOT AFFECT. Same may be shown on plat for Bluebonnet purposes to show a working easement, and may not actually be granted by the title of said plat.
 - 18 foot private ingress/egress easement as shown on plat of Greentree South Addition, recorded in Vol. 209104, Pg. 1, M.R.D.C.T. (S096) - DOES AFFECT.
 - 10 foot access easement as shown on plat of Greentree South Addition, recorded in Vol. 209104, Pg. 1, M.R.D.C.T. (S096) - DOES NOT AFFECT - in adjacent property to the east.
 - Halls and adjacent easements as shown on subject property. (S096) - DOES AFFECT.
 - Portion of subject property lying within the boundaries of a public or private roadway, whether dedicated or not. (S096) - DOES AFFECT.
 - Easement to the City of Grand Prairie, recorded in Vol. 80718, Pg. 340, S.R.D.C.T. (S096) - DOES AFFECT.
 - Easement to Texas Utilities Electric Co., recorded in Vol. 84633, Pg. 1306 and Vol. 84213, Pg. 27, S.R.D.C.T. (S096) - DOES AFFECT.
 - Lease Agreement, recorded in Vol. 82070, Pg. 7837, Amended in Vol. 80882, Pg. 1392, S.R.D.C.T., Memorandum in Vol. 209141, Pg. 1028, M.R.D.C.T., Memorandum in Vol. No. 20905038443, Memorandum in Vol. No. 20905038483, S.R.D.C.T. (S096) - DOES AFFECT.
 - Lease Agreement, recorded in Vol. 86232, Pg. 638, and in Vol. 86240, Pg. 1062, Assignment in Vol. 86245, Pg. 1194, Amended in Purchase Agreement in Vol. 86245, Pg. 208, S.R.D.C.T. (S096) - DOES AFFECT.
 - Lease Agreement recorded in Vol. 98006, Pg. 4008, S.R.D.C.T. (S096) - DOES AFFECT.

BOUNDARY & IMPROVEMENT SURVEY
 BEING A 18.0800 ACRE TRACT OF LAND
 SITUATED IN THE BENJAMIN F. SMITH SURVEY, A-1377
 GRAND PRAIRIE, DALLAS COUNTY, TEXAS

SURVEYOR'S STATEMENT

The survey shown herein is a true representation of the property as determined by an actual survey made on the ground by me or under my personal supervision. All visible improvements are as shown. There are no visible encroachments, except as shown. This survey conforms to the Texas Board of Professional Land Surveyors' Minimum Standards of Practice, as adopted by the Board effective September 1, 1982 and as revised by said Board.

Surveyed on the ground 24 April 2013.
 Jeffrey M. Carr
 22 MAY 2013
 JERRY M. CARR - Registered Professional Land Surveyor 4362

PREPARED BY:
JDJR ENGINEERS AND CONSULTANTS, INC.
 TBLIS Firm No. 003384-03
 ENGINEERS • LAND PLANNERS • SURVEYORS
 1800 Texas Drive Suite 108 Irving, Texas 75038
 Tel 972-982-6950 Fax 972-982-6688

DATE: 22 MAY 2013 DRAWN BY: JMH
 SCALE: 1" = 60' CHECKED BY: JMH
 1055-1-13
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GRAND PRAIRIE, TX

Grand Prairie, Texas, is a thriving city located between Dallas and Fort Worth, known for its convenient location and diverse attractions. With easy access to major highways and proximity to DFW International Airport, Grand Prairie has become a popular residential and business hub within the Dallas-Fort Worth metroplex. The city's central location makes it an ideal place for families and professionals alike, offering a balance of suburban living with urban amenities close by.

One of Grand Prairie's main draws is its variety of entertainment and recreational options. The city is home to the popular Epic Waters Indoor Waterpark, one of the largest indoor waterparks in Texas, and Lone Star Park, a premier horse racing track. Additionally, Grand Prairie features venues like the Verizon Theatre, hosting concerts and performances throughout the year, and the Traders Village flea market, where locals and visitors can explore a wide range of goods in a fun, lively atmosphere.

Grand Prairie's economy is bolstered by a mix of industries, including manufacturing, retail, and logistics. The city has seen steady growth over the years, supported by its business-friendly environment and strategic location. In addition to its economic strengths, Grand Prairie offers a high quality of life, with well-maintained parks, excellent schools, and a commitment to community development that makes it an attractive place to call home.



74,365

**DENTON 5-MILE
POPULATION**



\$123,304

**AVG HOUSEHOLD
INCOME IN 3-MILE RADIUS**





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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Matthews Real Estate Investment Services, Inc.	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Designated Broker of Firm	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Leasing Package contains select information pertaining to the business and affairs of **1700 I-20, Grand Prairie, TX, 75052** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.