



For Sale: Grand Prairie Professional Center

200 N. Carrier Parkway

Grand Prairie, TX 75050

Contact

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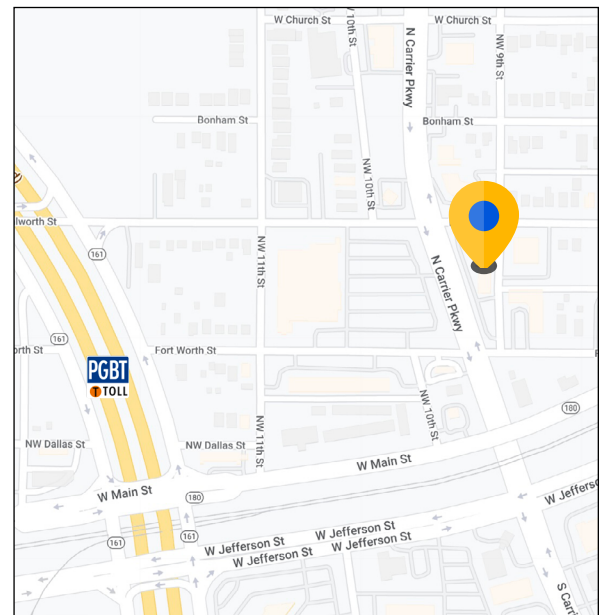
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Overview

Building Size	12,439 RSF
Land Size	0.97 of an Acre
Year Built	1960
Parking	73 spaces (5.87/1,000 SF)
Occupancy	91.0%

Investment Highlights

- Stabilized Investment with Good Cash Flow
- Significantly Below Replacement Cost
- Opportunity to immediately increase value through lease-up of remaining vacancies
- Mark-to-market opportunity to increase cash flow and market value
- Strategically located along Grand Prairie's primary business corridor
- Close proximity to State Highway 161 and Interstate Highway 30, offering an affordable, convenient alternative for small businesses



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Property Notes

- Property includes 14 offices
- Leasable units from 135 SF to 2,270 SF
- 2-building complex
- Above-market parking ratio
- Features covered exterior walkway
- Excellent for many types of businesses, including retail and professional services
- Distance/Travel Time to Airports
 - DFW International Airport
12 miles/13 minutes
 - Dallas Love Field
16 miles/31 minutes



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Aerial Map



Zoning	General Retail
Year Built	1960
Parcel	28052500080010000
Acreage	0.97
Building Size	± 12,439 RSF
Market	Dallas-Fort Worth
Submarket	Grand Prairie
County	Dallas
Flood Risk	Moderate to Low Risk Areas

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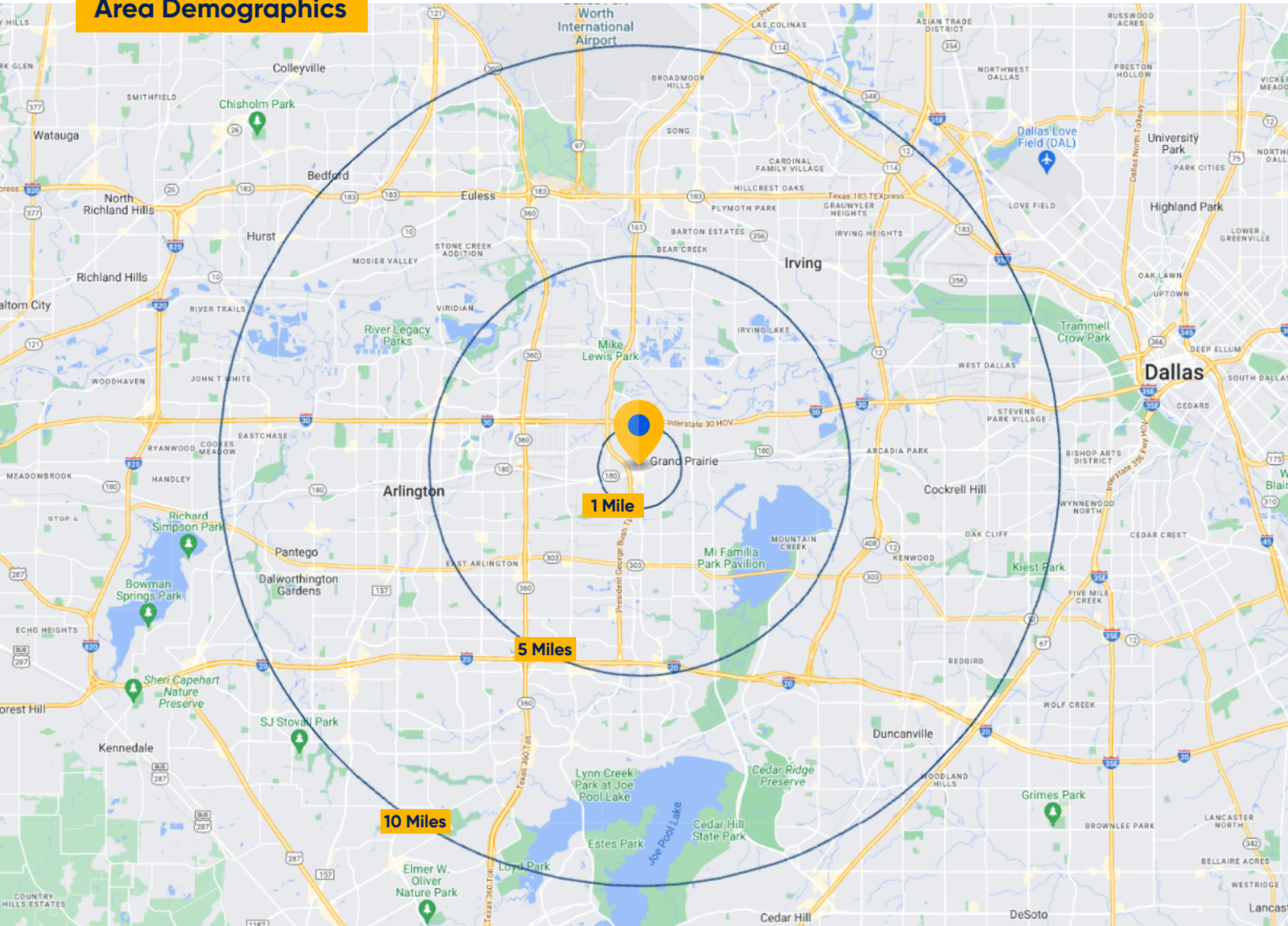
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Area Demographics



1 Mile Radius

2023 Population	13,504
5 Year Growth Projection	-0.4%
Total Households	4,656
Average Income	\$58,508
Daytime Employees	6,575

5 Mile Radius

2023 Population	217,332
5 Year Growth Projection	0.5%
Total Households	81,352
Average Income	\$70,032
Daytime Employees	110,176

10 Mile Radius

2023 Population	927,414
5 Year Growth Projection	0.5%
Total Households	354,495
Average Income	\$78,064
Daytime Employees	438,351

Source: CoStar

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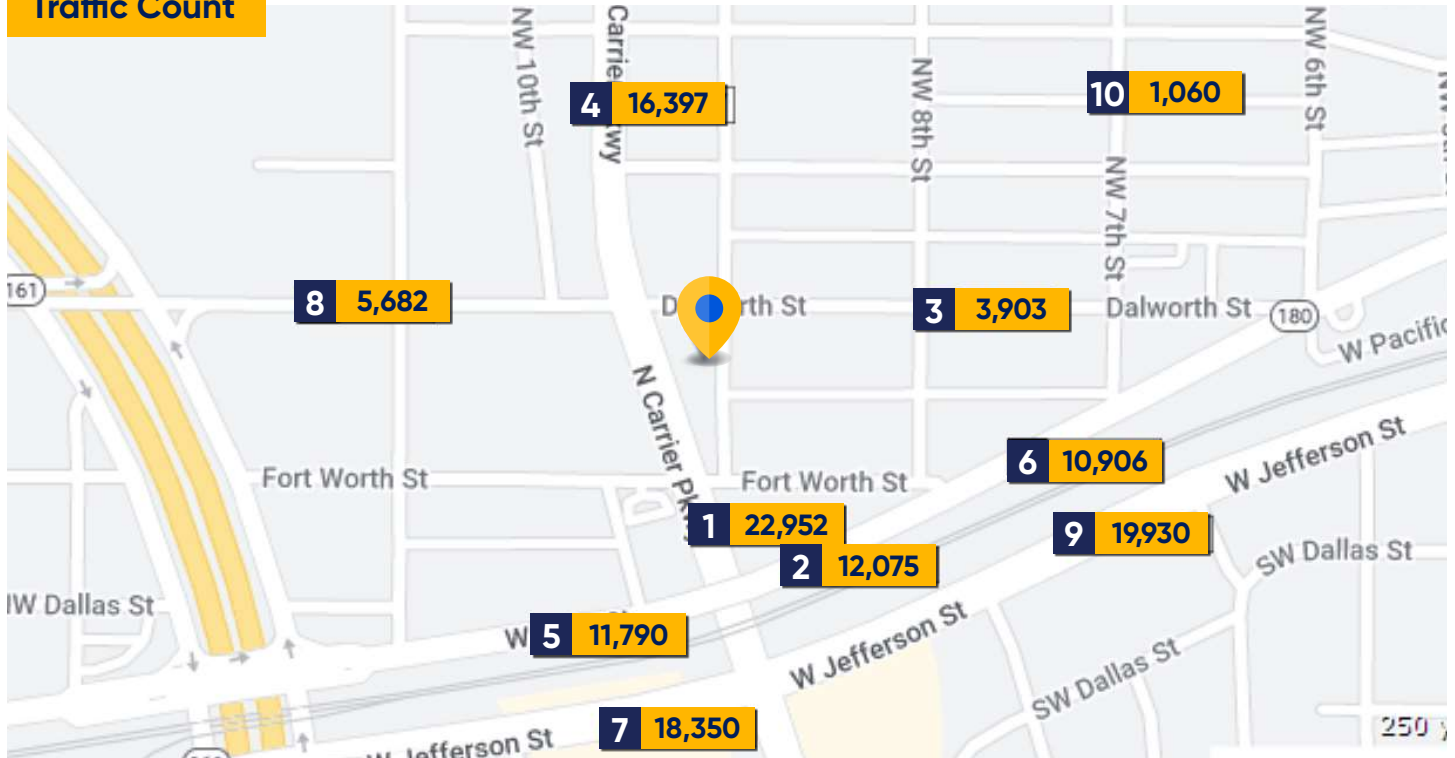
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Traffic Count



	Street	Cross Street	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Property
1	N Carrier Pkwy	Fort Worth St N	2022	22,952	MPSI	0.08 mi
2	W Main St	S Carrier Pkwy W	2022	12,075	MPSI	0.12 mi
3	Dalworth St	NW 8th St W	2022	3,903	MPSI	0.13 mi
4	N Carrier Pkwy	W Church St N	2022	16,397	MPSI	0.15 mi
5	W Main St	NW 10th St E	2022	11,790	MPSI	0.16 mi
6	W Main St	Fort Worth St SW	2022	10,906	MPSI	0.18 mi
7	W Jefferson St	W Jefferson St E	2022	18,350	MPSI	0.20 mi
8	Dalworth St	NW 11th St E	2022	5,682	MPSI	0.21 mi
9	W Jefferson St	Cimarron Trce SW	2022	19,930	MPSI	0.22 mi
10	NW 7th St	W Church St N	2018	1,060	MPSI	0.26 mi

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GRAND PRAIRIE
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We think beyond space.

Thank you.

For more information, please contact:

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