



MOONCAST

— COMMERCIAL —

FOR SALE

W. MAIN ST.

2002 & 2010 W MAIN ST. GRAND PRAIRIE, TX 75050 | ACRES- 0.70 | PRICE - \$1,595,000



HIGHLIGHTS

- Established auto dealership in strong W Main St commercial corridor
- Gross lease in place through 2027, with tenant responsible for taxes and insurance; renewal option in place
- 150 FT frontage on W Main St with strong visibility and signage exposure
- 0.70-acre site with renovated 960 SF office (2025) and full iron perimeter fencing
- Prime access to SH-161, N Great Southwest Pkwy, I-30 & I-20
- High-traffic automotive corridor surrounded by active retail and dealership users
- Functional site layout supporting vehicle display, storage, and dealership operations
- Passive income investment with owner-user flexibility
- **DO NOT DISTURB TENANT — No site visits or tenant contact without prior broker approval**

2010 W Main St is overflow parking for 2002 W Main St and is included in the offering.



OVERVIEW

This offering consists of a stabilized, income-producing automotive asset at 2002 W Main St, supported by an adjacent overflow parking parcel at 2010 W Main St that is essential to ongoing tenant operations. The investment is anchored by in-place cash flow from an established auto dealership tenant, with a lease currently in place through 2027. The adjoining land component provides operational continuity, strong frontage visibility, and long-term redevelopment flexibility, subject to applicable City approvals. Together, the assets provide immediate income stability with limited landlord responsibilities while allowing investors to evaluate the cash-flow component separately from the underlying land and future-use potential.

2002 W Main St – Income-Producing Asset

- Operating used auto dealership
- Established tenant in place
- Lease in place through 2027 with renewal option
- Primary source of rental income
- Supports income and cap rate analysis

2010 W Main St – Strategic Support Parcel

- Adjacent overflow parking supporting dealership operations
- Essential to current tenant's business functionality
- Included to maintain operational continuity of the dealership
- Provides long-term flexibility and future redevelopment potential (subject to City approval)
- Does not generate separate rental income; value is tied to its support of dealership operations and future land-use.



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FACTS



ASKING PRICE
\$1,595,000



0.70 Acres Site



966 SF Building



W Main St.
Frontage



High-Traffic
Automotive
Corridor



Auto Dealership
Plus Auto
Parking Lot

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SITE MAP

HOUSTON ST.

2010

2002

NW. 20TH ST.

W. MAIN ST.

2010 W Main St is overflow parking for 2002 W Main St and is included in the offering.

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PHOTO

161
TEXAS

Combined
Auto Dealership
Offering

W. MAIN ST.

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PHOTO



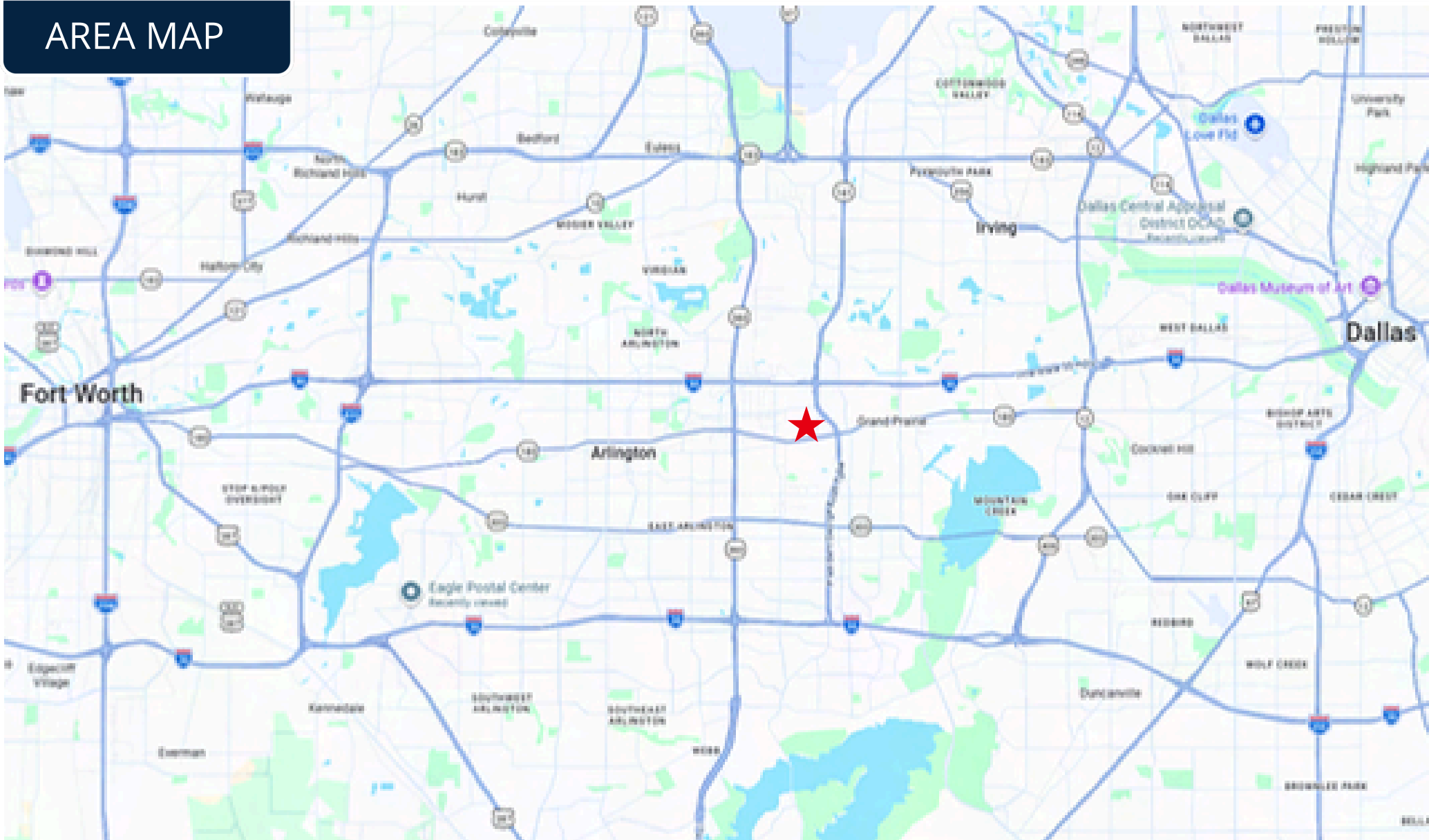
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AREA MAP



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CONTACT



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IABS



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.583 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 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:
 - 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.583 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Gloria Castilleja	609664	info@mooncastcommercial.com	(817)928-9426
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Gloria Castilleja	609664	gloria@mooncastcommercial.com	(817)928-9426
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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