

1 FOR LEASE | 6,235 SF END CAP

726 W PIONEER PKWY GRAND PRAIRIE, TX
RETAIL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

Explore the potential of 726 W Pioneer Pkwy in Grand Prairie, TX, 75051. This prime commercial property offers a strategic location with high visibility and easy access. Boasting versatile spaces suitable for retail, restaurant, or office use, this property provides a canvas for your business vision. Ample parking ensures convenience for both customers and employees. With its modern facade and customizable interiors, the property presents an attractive opportunity for businesses looking to make a statement. Don't miss the chance to bring your brand to life in this dynamic and thriving area.

KEY INFORMATION

Right END CAP Available
White Box, 2 HVAC Units (RTU), High Ceilings
Electrical in place throughout
Basic Lighting throughout
No Restrooms (T.I. available) pending use, term, and credit

OFFERING SUMMARY

Lease Rate:	\$8.00 - \$11.00 SF + NNN
Number of Units:	3
Available SF:	6,235 SF
Lot Size:	2.32 Acres
Building Size:	22,459 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,672	35,165	78,559
Total Population	17,992	104,677	237,464
Average HH Income	\$74,745	\$79,266	\$82,743

DEREK ANTHONY

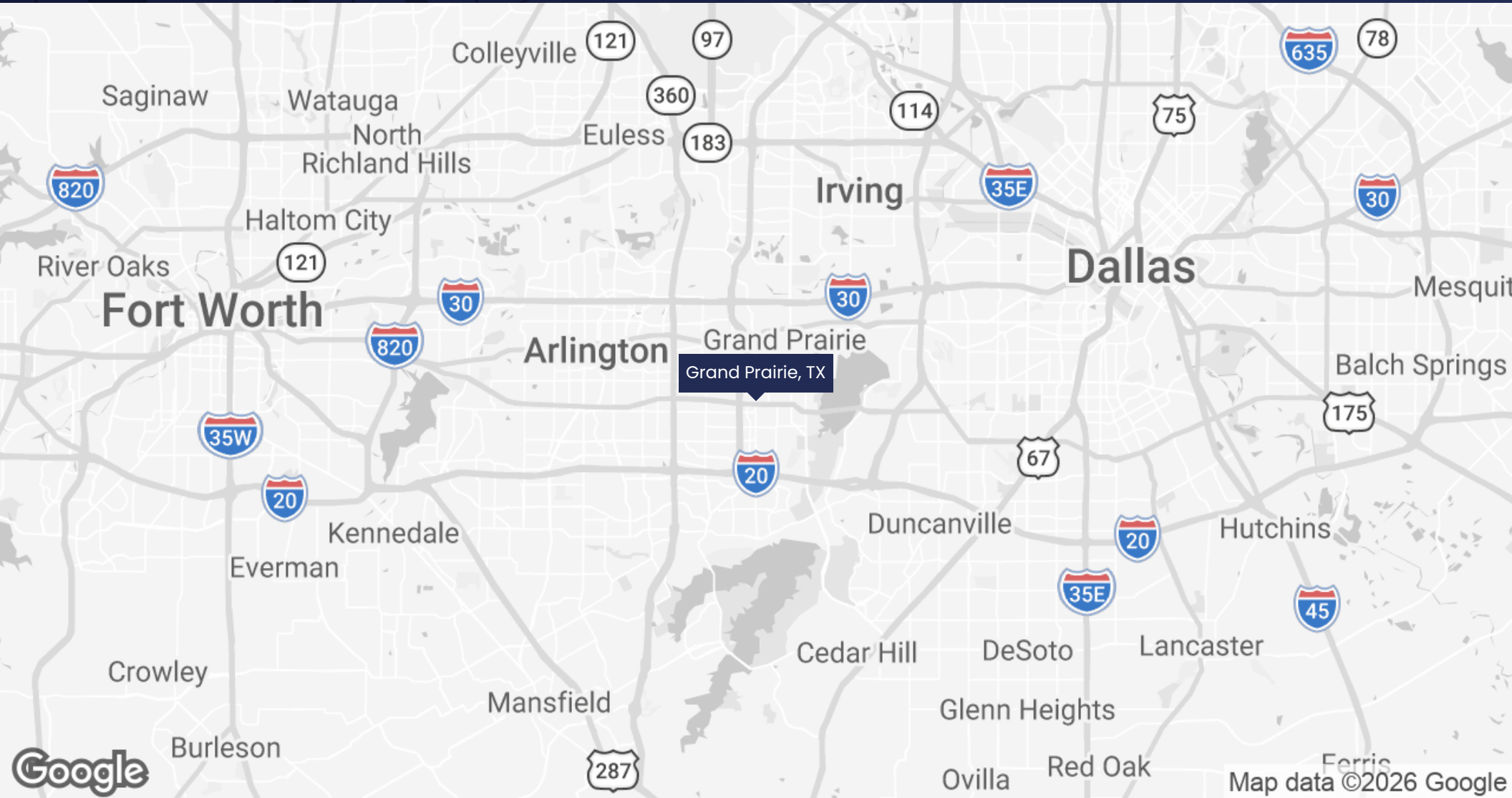
Partner
817.991.5072
derek@waypoint-red.com

WAYPOINT REAL ESTATE ADVISORS

2920 Alta Mere Drive
Fort Worth, TX 76116
waypoint-red.com | 817.991.5072

REGIONAL MAP

726 W PIONEER PKWY GRAND PRAIRIE, TX
RETAIL PROPERTY FOR LEASE



DEREK ANTHONY

Partner
817.991.5072
derek@waypoint-red.com

WAYPOINT REAL ESTATE ADVISORS

2920 Alta Mere Drive
Fort Worth, TX 76116
waypoint-red.com | 817.991.5072

AERIAL MAP

726 W PIONEER PKWY GRAND PRAIRIE, TX RETAIL PROPERTY FOR LEASE



DEREK ANTHONY
 Partner
 817.991.5072
 derek@waypoint-red.com

WAYPOINT REAL ESTATE ADVISORS
 2920 Alta Mere Drive
 Fort Worth, TX 76116
 waypoint-red.com | 817.991.5072

SITE PLAN

726 W PIONEER PKWY GRAND PRAIRIE, TX
RETAIL PROPERTY FOR LEASE



DEREK ANTHONY

Partner
817.991.5072
derek@waypoint-red.com

WAYPOINT REAL ESTATE ADVISORS

2920 Alta Mere Drive
Fort Worth, TX 76116
waypoint-red.com | 817.991.5072

PROPERTY DESCRIPTION

726 W PIONEER PKWY GRAND PRAIRIE, TX
RETAIL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

Explore the potential of 726 W Pioneer Pkwy in Grand Prairie, TX, 75051. This prime commercial property offers a strategic location with high visibility and easy access. Boasting versatile spaces suitable for retail, restaurant, or office use, this property provides a canvas for your business vision. Ample parking ensures convenience for both customers and employees. With its modern facade and customizable interiors, the property presents an attractive opportunity for businesses looking to make a statement. Don't miss the chance to bring your brand to life in this dynamic and thriving area.

SITE DESCRIPTION

Plenty of parking, Join CiCi's & Family Dollar! Hard Signalized Corner of S Carrier Pkwy & Pioneer Pkwy

INTERIOR DESCRIPTION

White Box, 2 HVAC Units (RTU), Electric already in place, Basic Lighting in Place, Exposed High Ceiling. No Restrooms.

CO-TENANTS

JOIN CiCi's & Family Dollar
Signalized Hard Corner (S Carrier Pkwy & W Pioneer Pkwy)

DEREK ANTHONY

Partner
817.991.5072
derek@waypoint-red.com

WAYPOINT REAL ESTATE ADVISORS

2920 Alta Mere Drive
Fort Worth, TX 76116
waypoint-red.com | 817.991.5072

INTERIOR EXISTING PHOTOS

726 W PIONEER PKWY GRAND PRAIRIE, TX
RETAIL PROPERTY FOR LEASE



PROPERTY HIGHLIGHTS

- Ste 300 - 6,235 SF Available
- White Box Space
- Signalized Corner (W Pioneer Pkwy & S Carrier Pkwy)
- No Restroom (but TI available)
- Electrical throughout space to code
- Basic Ceiling Lighting in place
- Rear exit door
- Apprx 43.1' W x 148' D
- Clear Height - 15'
- Right End Cap Space
- Family Dollar and Cici's have renewed
- Built 1970
- Located on 2.32 AC
- Parking - 88 Spaces
- HVAC Units - 2 (RTU) Already in Place

DEREK ANTHONY

Partner
817.991.5072
derek@waypoint-red.com

WAYPOINT REAL ESTATE ADVISORS

2920 Alta Mere Drive
Fort Worth, TX 76116
waypoint-red.com | 817.991.5072

7
FLOOR PLAN

726 W PIONEER PKWY GRAND PRAIRIE, TX
RETAIL PROPERTY FOR LEASE

6,235 SF

Ste 300



- Clear Height - 15'
- 2 HVAC Units In Place (RTU)
- Cinderblock Exterior Walls
- 43' 1" x 148'
- End cap
- White Box/Vanilla Shell
- No restrooms
- Lighting and Electrical in place
- Tenant Improvement Package available
- Subject to Use, Credit, and Term



DEREK ANTHONY

Partner
817.991.5072
derek@waypoint-red.com

WAYPOINT REAL ESTATE ADVISORS

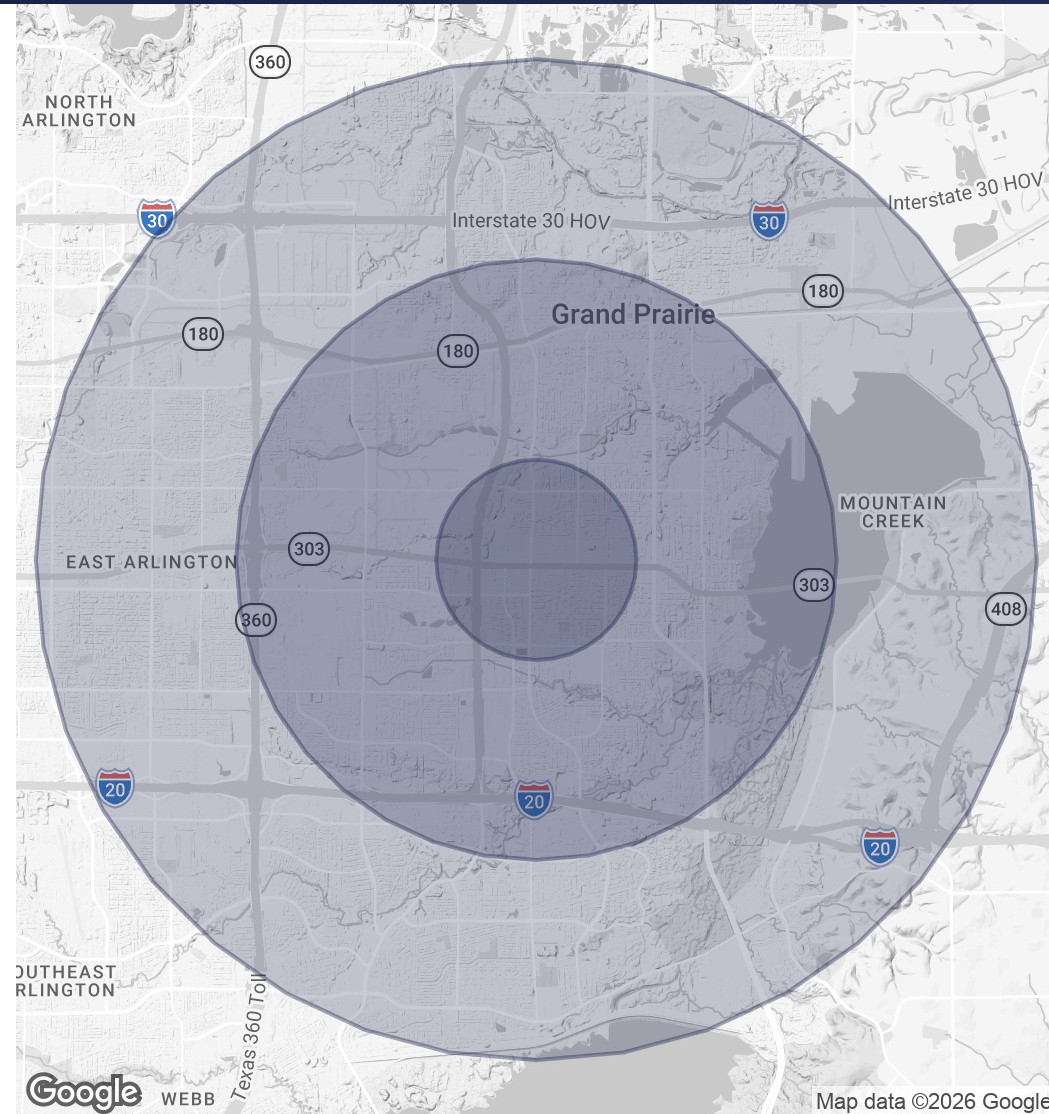
2920 Alta Mere Drive
Fort Worth, TX 76116
waypoint-red.com | 817.991.5072

DEMOGRAPHICS MAP & REPORT

726 W PIONEER PKWY GRAND PRAIRIE, TX
RETAIL PROPERTY FOR LEASE

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,992	104,677	237,464
Average Age	31.5	32.6	32.8
Average Age (Male)	31.9	32.4	32.1
Average Age (Female)	33.7	33.7	34.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,672	35,165	78,559
# of Persons per HH	3.2	3.0	3.0
Average HH Income	\$74,745	\$79,266	\$82,743
Average House Value	\$204,714	\$229,592	\$248,185
TRAFFIC COUNTS	1 MILE	3 MILES	5 MILES
W Pioneer Pkwy & S Carrier Pkwy	25,409/day		

2023 American Community Survey (ACS)



DEREK ANTHONY

Partner
817.991.5072
derek@waypoint-red.com

WAYPOINT REAL ESTATE ADVISORS

2920 Alta Mere Drive
Fort Worth, TX 76116
waypoint-red.com | 817.991.5072

DEREK ANTHONY BIO

726 W PIONEER PKWY GRAND PRAIRIE, TX
RETAIL PROPERTY FOR LEASE



DEREK ANTHONY

Partner

derek@waypoint-red.com

Direct: **817.991.5072**

TX #677154-B

PROFESSIONAL BACKGROUND

At Waypoint, as a licensed Broker (#677154-B) Derek focuses on landlord and tenant representation, development advisory, and investment brokerage. Known for combining market data with practical business insight, he helps clients make informed real estate decisions aligned with long-term growth objectives. His work spans retail, land, office, flex, and specialty real estate assets throughout the DFW region and beyond.

Derek's success is rooted in relationship-driven brokerage. He emphasizes understanding each client's operational goals and translating them into real estate strategies that create measurable value. His entrepreneurial mindset and hands-on execution style have made him a trusted advisor to business owners, developers, and investors alike.

Throughout his career, Derek has completed more than \$150 million in transactions and earned multiple industry recognitions, including D CEO Power Broker honors and Top CRE Broker distinctions in Fort Worth.

In addition to brokerage and development work, Derek hosts the commercial real estate podcast Rated "R" – Real Estate Uncensored, where he shares industry insights and interviews professionals across the real estate ecosystem.

Waypoint Real Estate Advisors

2920 Alta Mere Drive
Fort Worth, TX 76116
817.991.5072

DEREK ANTHONY

Partner
817.991.5072
derek@waypoint-red.com

WAYPOINT REAL ESTATE ADVISORS

2920 Alta Mere Drive
Fort Worth, TX 76116
waypoint-red.com | 817.991.5072

IABS & CONTACT INFORMATION

726 W PIONEER PKWY GRAND PRAIRIE, TX
RETAIL PROPERTY FOR LEASE



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 1101.563 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 1101.563 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.

Waypoint Real Estate Advisors, LLC.	9015127-BB	jake@waypoint-red.com	817-505-5894
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Jake McCoy	702534-B	jake@waypoint-red.com	817-505-5894
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Derek Anthony	677154-B	derek@waypoint-red.com	817-991-5072
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 IABS 1-2

WAYPOINT
REAL ESTATE DEVELOPMENT & ADVISORS

WAYPOINT CURRENT LISTINGS

WAYPOINT REAL ESTATE WEB PAGE

FOLLOW US ON LINKEDIN

DEREK ANTHONY'S LINKEDIN

DEREK ANTHONY | PARTNER
(817) 991-5072
DEREK@WAYPOINT-RED.COM

DEREK ANTHONY

Partner
817.991.5072
derek@waypoint-red.com

WAYPOINT REAL ESTATE ADVISORS

2920 Alta Mere Drive
Fort Worth, TX 76116
waypoint-red.com | 817.991.5072