

2016 FORUM DR | GRAND PRAIRIE

2016 FORUM DR GRAND PRAIRIE, TX
LAND FOR SALE / BUILD TO SUIT OR PRE-LEASE



PROPERTY DESCRIPTION

Introducing an exceptional opportunity for retail-pad investors in the thriving Dallas/Fort Worth area. The property at 2016 Forum Dr, Grand Prairie, TX, 75052 boasts a 8,925 SF building, ideally suited for retail, medical, or office use within its Retail, Medical, Office (PD) zoning. Renovated in 2025, the property offers modern amenities and a well-maintained interior, providing a turnkey investment opportunity. With a prime location and excellent visibility, this property presents an ideal space for businesses to thrive and capture the attention of the growing consumer base in the area. Don't miss out on this premier investment in a dynamic and sought-after market.

PROPERTY HIGHLIGHTS

- For Sale, Build-To-Suit and/or Pre-Leasing Now! 1400 SF - 8925 SF

OFFERING SUMMARY

Sale Price:	\$1,100,000
Lease Rate/Build-To-Suit/ Pre-Leasing Now	\$42 SF/yr (NNN)
Number of Units:	1
Available SF:	1,400 SF - 8,925 SF
Lot Size:	1.277 Acres

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,005	35,385	84,299
Total Population	11,889	106,811	259,097
Average HH Income	\$104,630	\$95,656	\$87,545

DEREK ANTHONY

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JAKE MCGOY

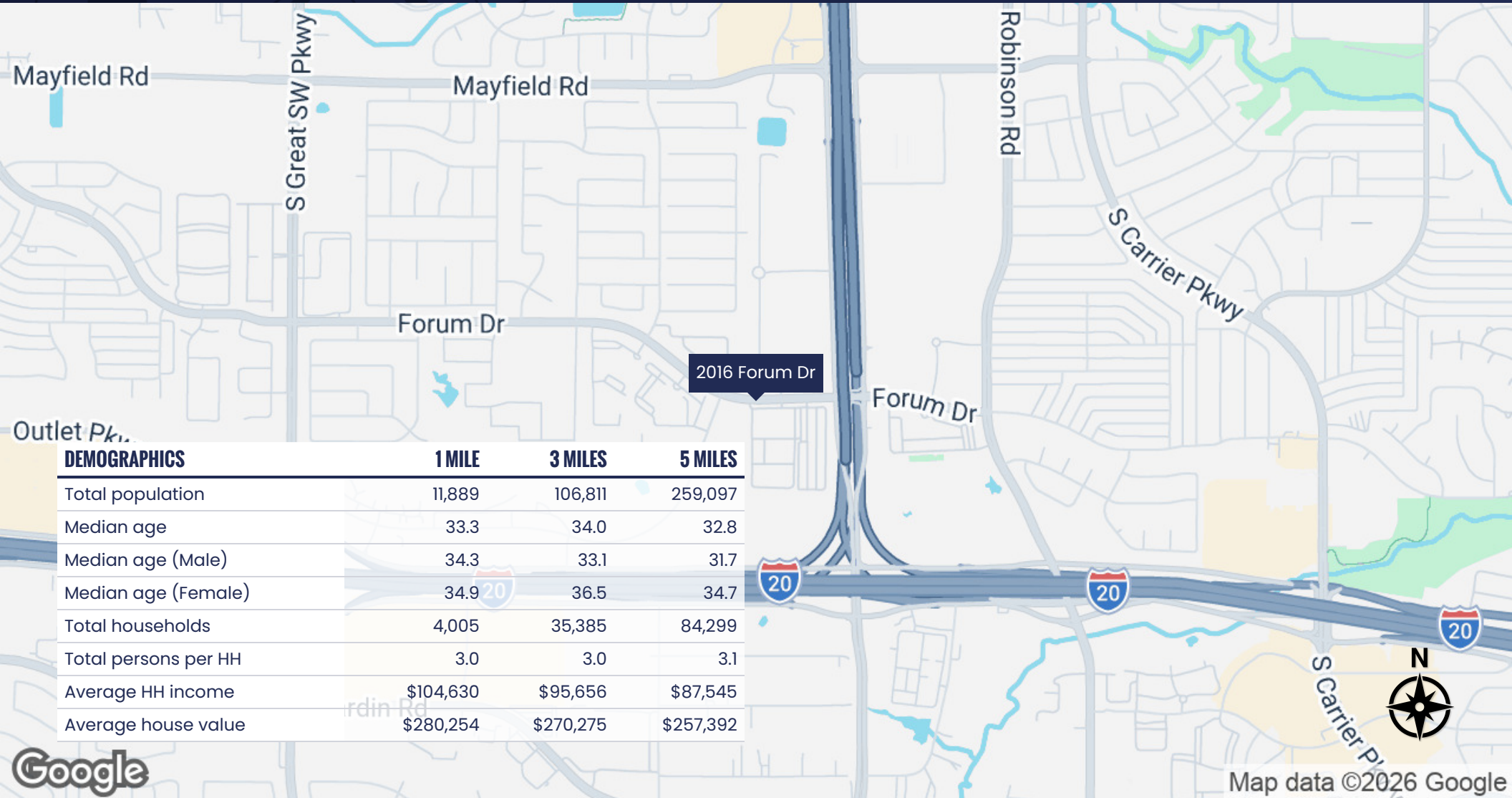
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WAYPOINT REAL ESTATE ADVISORS

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REGIONAL MAP

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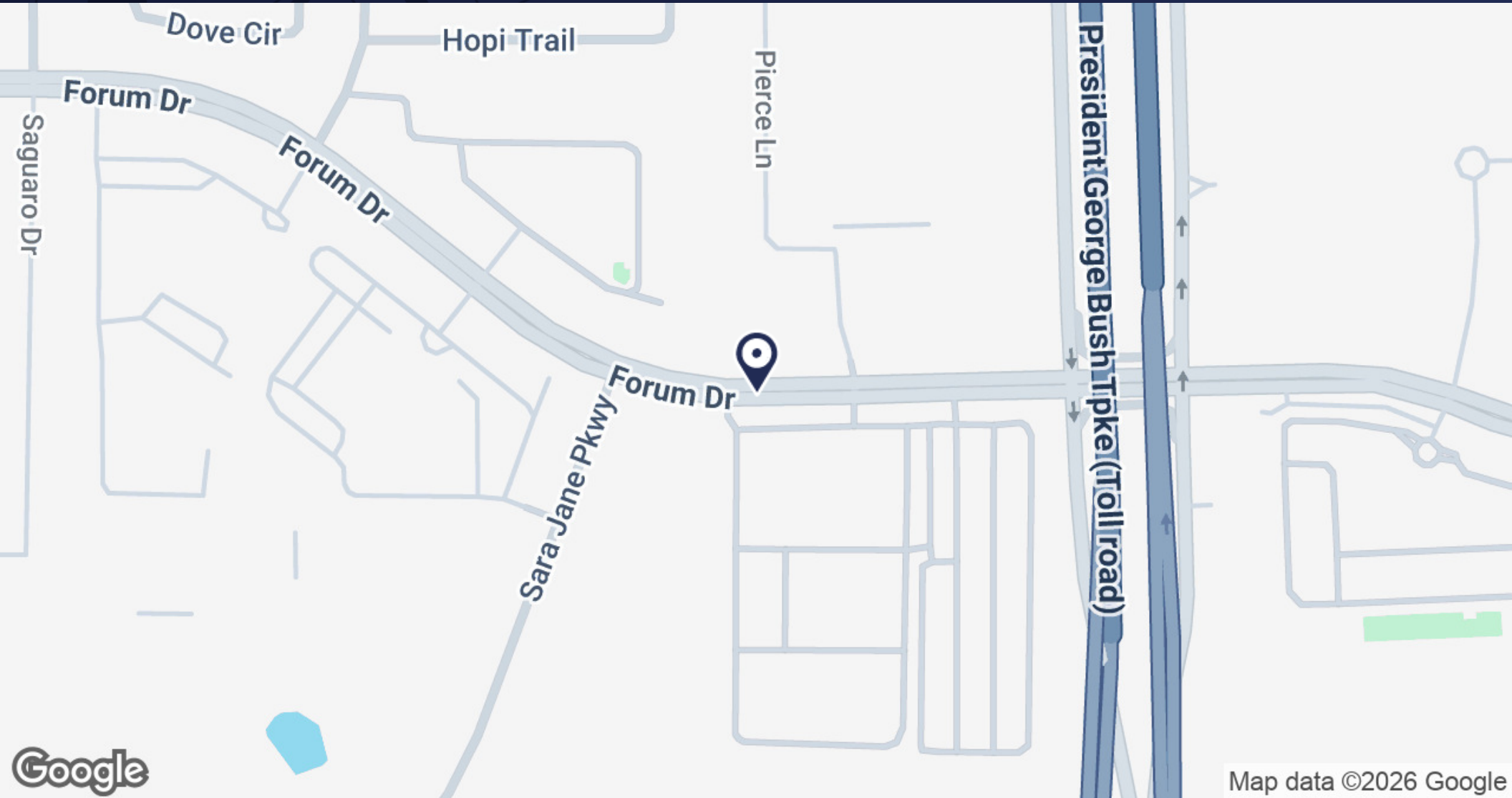
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LOCATION MAP

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ADDITIONAL INFORMATION

2016 FORUM DR GRAND PRAIRIE, TX
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PROPERTY SUMMARY:

- 1.277 AC (Flat, Offsite Detention in-place)
- 82' (W/Frontage) x 321' (D)
- Plat (Yes)
- Topo (Flat)
- All Utilities to the Site
- ZONED - Planned Development (PD) Overlay (Council to Approve)
- Drive-Thru (subject to Zoning Change/Council Approval)
- **Retail, Medical, Office Ideal**
- Curb Cut Approved (see following pages)
- Cross-Access to The Learning Experience
- **Test Fit up to 8,925 SF Building (1st floor) w/50-70 parking stalls**
- The City of Grand Prairie beautification walk-way (mandated by the city) is already in place as part of the parcel that would convey



No Car Wash

NEARBY:



QDOBA



TOPGOLF



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PROPERTY DETAILS

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Sale Price	\$1,100,000
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Lease Rate	\$42 SF/YR
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LOCATION INFORMATION

Street Address	2016 Forum Dr
City, State, Zip	Grand Prairie, TX 75052
County	Dallas
Market	Dallas/Fort Worth
Sub-market	Grand Prairie
Cross-Streets	President George Bush Turnpike (Hwy 161) & Forum Drive
Side of the Street	North
Signal Intersection	No
Road Type	Paved
Market Type	Mega
Nearest Highway	President George Bush Turnpike (Hwy 161)
Nearest Airport	DFW Airport

BUILDING INFORMATION

Building Size	Up to 8,925 SF
Building Class	A
Tenancy	Single or Multiple

PROPERTY INFORMATION

Property Type	Land
Property Subtype	Retail-Pad
Zoning	Retail, Medical, Office (PD)
Lot Size	1.277 Acres
Lot Frontage	82 ft
Lot Depth	321 ft
Corner Property	No
Traffic Count	30182
Traffic Count Street	President George Bush Turnpike
Traffic Count Frontage	Property is on Forum Dr
Amenities	All utilities to site.
Waterfront	No
Power	Yes
Rail Access	No

PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface
Number of Parking Spaces	70

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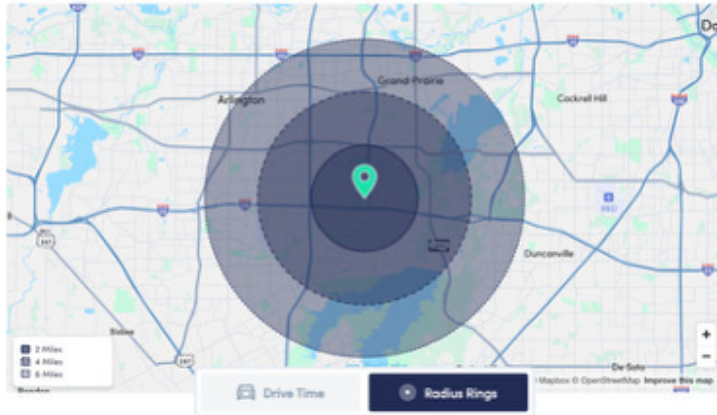
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DEMOGRAPHICS

2016 FORUM DR GRAND PRAIRIE, TX LAND FOR SALE / BUILD TO SUIT OR PRE-LEASE

Trade Area Demographics



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Household Income



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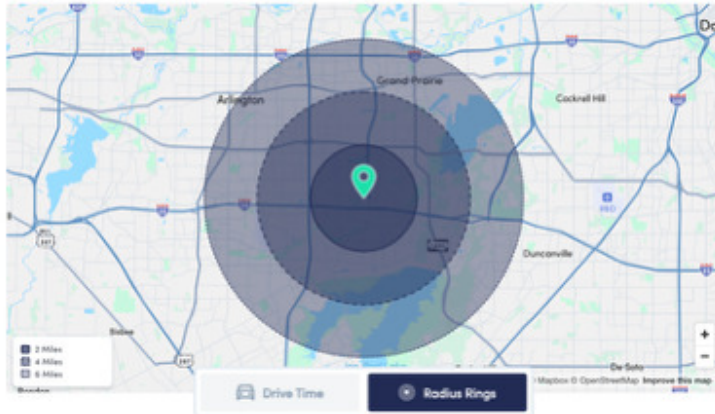
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Trade Area Demographics

AlphaMap



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Household Income

View Chart 2030 Forecast National Avg. Show Counts #

	2 miles	4 miles	6 miles
<\$15,000	5.3%	7.7%	8.1%
\$15,000-\$24,999	3%	6.2%	6.8%
\$25,000-\$34,999	4.9%	7.9%	8.6%
\$35,000-\$49,999	9.7%	13.3%	13%
\$50,000-\$74,999	20.4%	19.8%	19.3%
\$75,000-\$99,999	16.1%	14.5%	14%
\$100,000-\$124,999	14.2%	10.9%	10.4%
\$125,000-\$149,999	9.9%	7.8%	7.3%
\$150,000-\$199,999	8.8%	6.7%	6.6%
\$200,000-\$249,999	3.9%	2.6%	2.7%
\$250,000-\$499,999	2.9%	2%	2.3%
\$500,000+	0.9%	0.6%	0.8%
Median Househol...	89,241	74,465	73,039
Average Househol...	103,408	87,007	87,815

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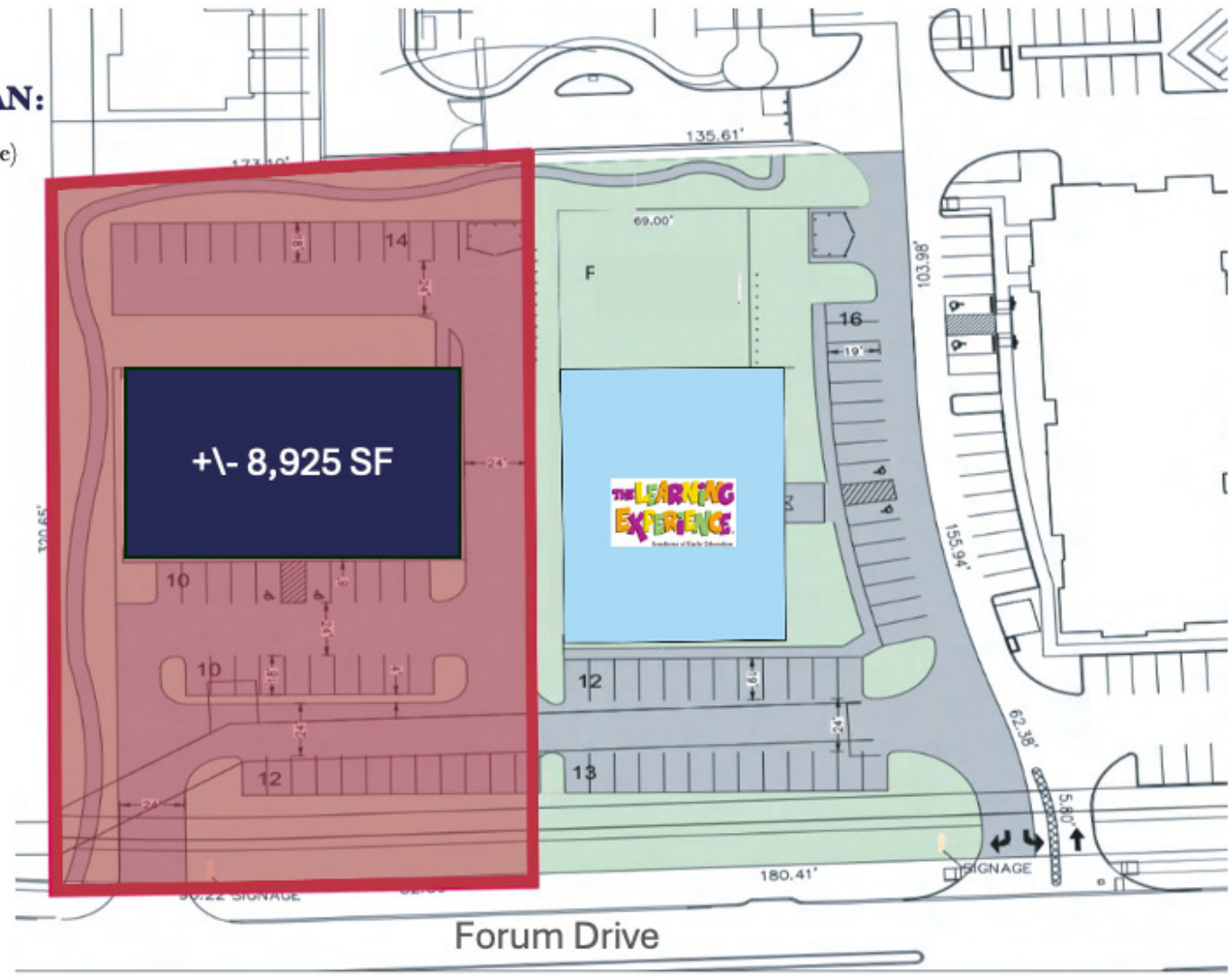
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SITE PLAN

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CONCEPTUAL SITE PLAN:

- Up to 3 stories (Office | Medical Use)
- Floor Plate of 8,925 SF
- Curb Cut for Site shown
- Cross-Access with T.L.E.
- Off-Site Detention already in place
- Topo - Flat



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DEMOGRAPHICS MAP & REPORT

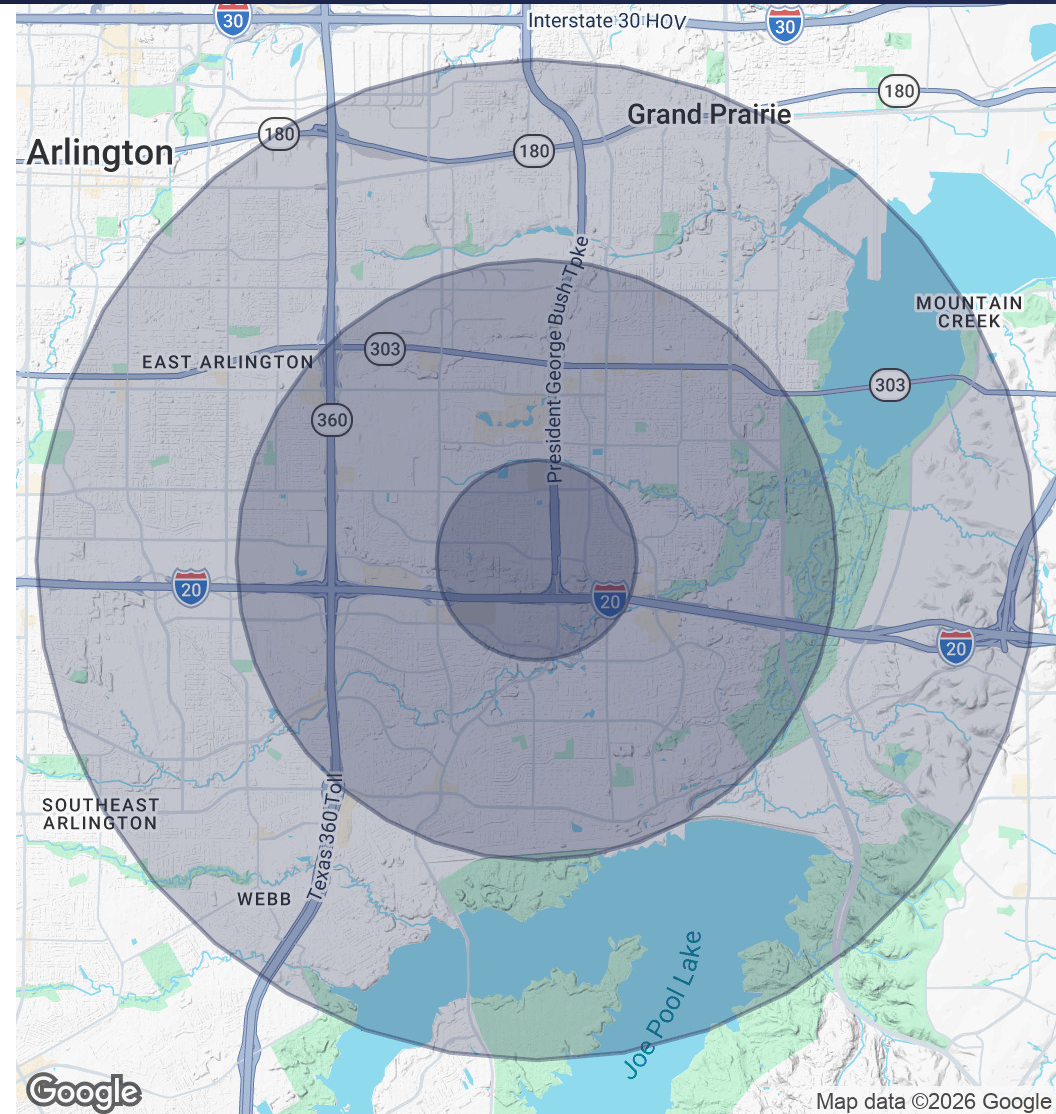
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,889	106,811	259,097
Average Age	33.3	34.0	32.8
Average Age (Male)	34.3	33.1	31.7
Average Age (Female)	34.9	36.5	34.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,005	35,385	84,299
# of Persons per HH	3.0	3.0	3.1
Average HH Income	\$104,630	\$95,656	\$87,545
Average House Value	\$280,254	\$270,275	\$257,392

TRAFFIC COUNTS	1 MILE	3 MILES	5 MILES
President George Bush Turnpike (Hwy 161) & Forum Drive	30,182/day		

2023 American Community Survey (ACS)



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IABS & CONTACT INFORMATION

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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.

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.

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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

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