



## Multiple lots - \$16/SF

Highway 161, Grand Prairie, TX 75051



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## Multiple lots - \$16/SF

\$4,670,320 all lots combined

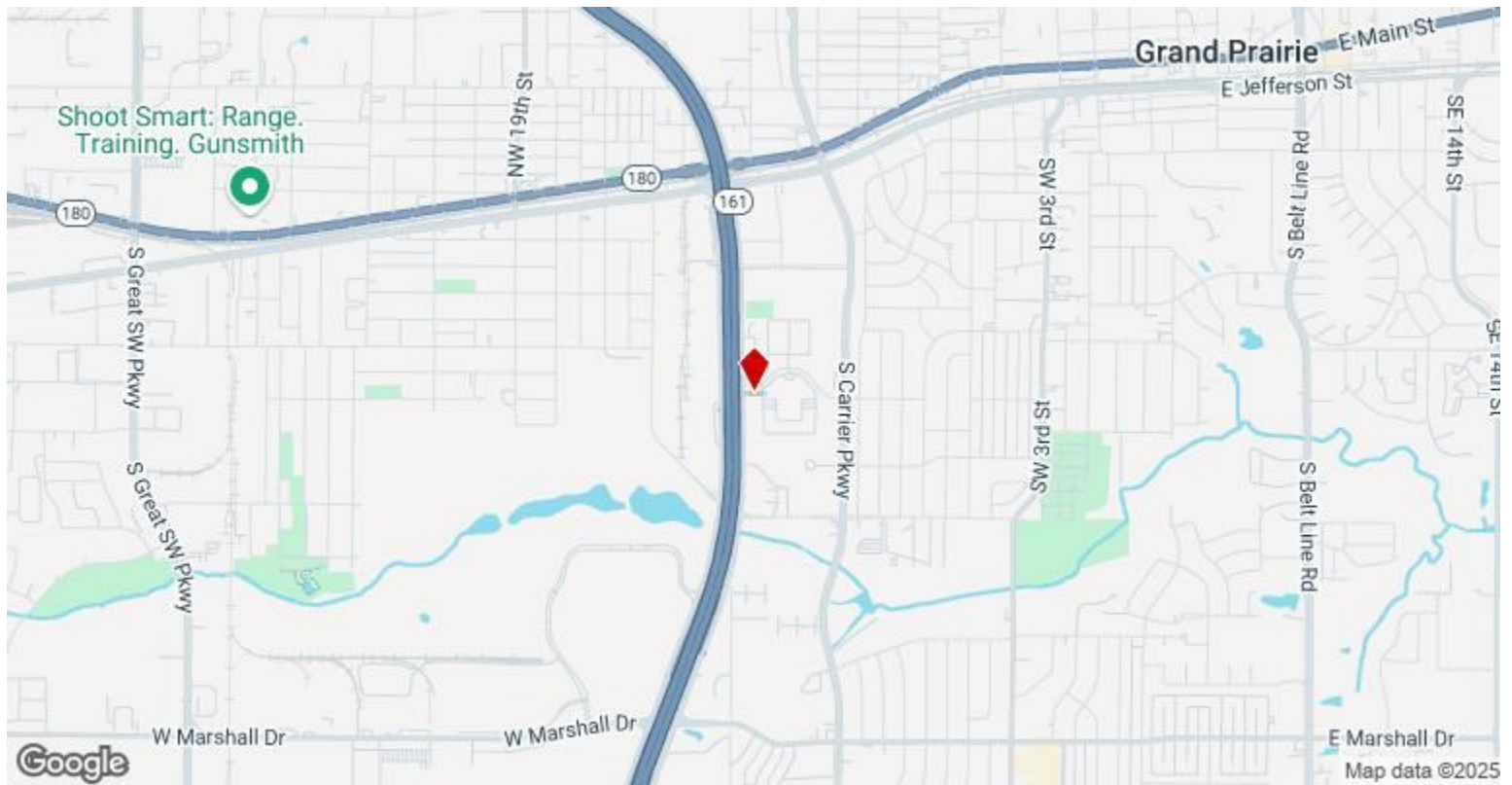
This land is conveniently located along the HWY 161 President George Bush Turnpike 4 miles North of Interstate 20 and 2 miles South of Interstate 30. It is surrounded by Apartments, Residential Homes, Light Industrial, entertainment districts as well as Retail.

For sale or build to suit for sale or lease. Ground lease options available as well.  
Zoned General Retail.  
Lot Sizes are flexible.

- Highway 161 access
- 105K Avg vehicle count per day
- All Utilities to the Site
- Natural Gas available to the site
- Near Lockheed Martin, PolyAmerica, EPIC Indoor Water park, IKEA



Price:	\$4,670,320
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Commercial
Sale Type:	Investment
Total Lot Size:	6.70 AC
Sale Conditions:	Ground Lease (Leased Fee)
No. Lots:	9
Zoning Description:	Z236
APN / Parcel ID:	65051721510060000



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## A photograph showing a wide, green grassy field in the foreground, with a concrete sidewalk visible at the bottom left. In the middle ground, a white semi-truck is parked on a paved area. Behind the truck is a long, low industrial building with a brown facade. A utility pole stands to the left of the truck. The sky is filled with large, white, fluffy clouds. The overall scene appears to be an industrial or commercial area.

[illegible]