



DELLA IGENHOWER
INTERMEDIATE SCHOOL
± 895 STUDENTS

THE GIN MILL
± 245 UNITS

DEBBIE
LANE FLATS
± 331 UNITS

WATERS EDGE
AT MANSFIELD
± 351 UNITS

SITE

PLANNED SOUTHGATE
APARTMENTS
± 700 UNITS
(BREAKING GROUND 2027)

SEC HWY 360 @ RAGLAND RD GRAND PRAIRIE, TX



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PROPERTY OVERVIEW



LOCATION

3666 Prairie Waters Dr
Grand Prairie, TX 75052



ACREAGE

Gross: ±5.01
Net: ±5.01



ZONING

PD-352



PROPOSED USE

Commercial / QSR



UTILITIES

Water: To Site
Sewer: To Site



ISD

Mansfield ISD



VPD

Debbie Ln & 360: ± 29,627





Kroger **Walmart** **Joey Moe's** **Sprouts**
ALDI **Wing-Stop** **LIFETIME FITNESS** **SMOOTHIE KING**
Papa Murphy's **QDOBA** **BUCKEYE**
GameStop **FAMILY DOLLAR**

CROSSROADS CHRISTIAN CHURCH

TIMBERVIEW HIGH SCHOOL
± 1,895 STUDENTS

CROSSING AT RUIDOSA RIDGE
± 306 LOTS

JAMES L. COBLE MIDDLE SCHOOL
± 906 STUDENTS

RIDGE POINT
± 275 LOTS

DELLA ICENHOWER INTERMEDIATE SCHOOL
± 895 STUDENTS

QT **SONIC** **RaceTrac**
SPEC'S **LOVEVIEW**

SITE

DROVER HEIGHTS
± 170 LOTS

ALANTIC MANSFIELD
± 256 UNITS

VILLAGGIO
± 272 UNITS

LA FRONTERA SOUTH
± 111 LOTS

DEBBIE LANE DLATS
± 331 UNITS

WATERS EDGE AT MANSFIELD
± 351 UNITS

JOE POOL LAKE

ANNA MAY DAULTO ELEMENTARY SCHOOL
± 670 STUDENTS

TRAILS
± 229 LOTS

ANTIGUA
± 604 LOTS

WALNUT CREEK VALLEY
± 921 LOTS

WALNUT HILLS
± 375 LOTS

HERITAGE ESTATES
± 875 LOTS

HARRIS CROSSING
± 420 LOTS

SOUTHWIND MEADOWS
± 618 LOTS

MARTHA REID ELEMENTARY SCHOOL
± 498 STUDENTS

JEFFERSON HENSLEY
± 352 UNITS

LOFTS AT GRAND PRAIRIE
± 675 UNITS

MIRA LAGOS
± 1,750 LOTS

J L BOREN ELEMENTARY SCHOOL
± 610 STUDENTS

KINGS MILL
± 183 LOTS

ENCHANTED ACRES
± 93 LOTS

LAKEVIEW
± 53 LOTS

RIDGE TRACE
± 99 LOTS

WALNUT CREEK VALLEY
± 266 LOTS

BROADSTONE LOWES FARM
± 456 UNITS

LOWES FARM
± 427 LOTS

MIRA LAGOS EAST
± 282 LOTS

SHOPS AT BROAD

Academy **at home** **TJ-maxx**
Starbucks **McAlister's Deli** **7-Eleven** **FLIX**
MOD **belk** **COLD STONE** **Banfield PET HOSPITAL**
STARBUCKS **JAMES AVERY**

ARBORS OF CREEKWOOD
± 364 LOTS

LAKES OF CREEKWOOD
± 160 LOTS

DANNY JONES MIDDLE SCHOOL
± 890 STUDENTS

CORA SPENCER ELEMENTARY SCHOOL
± 670 STUDENTS

BED BATH & BEYOND **HALF PRICE BOOKS** **Party City**
CareNow **Jason's deli** **W**
WING WINGS **TARGET** **chilis** **PAPA JOHN'S**
Tom Thumb **BOOT BARN** **ROSS**

WILLIE BROWN ELEMENTARY SCHOOL BRENTWOOD
± 573 STUDENTS

AT THE RESERVE
± 254 TH UNITS

THE ATWELL
± 297 UNITS

MANSFIELD HIGH SCHOOL
± 2,582 STUDENTS

THE SYDNEY
± 354 UNITS

PARC AT MANSFIELD
± 99 UNITS

MANSIONS OF MANSFIELD
± 208 UNITS

Kroger **CHIPOTLE** **Doritos** **Market Street** **Starbucks**
pennys **Pizza Hut** **PF CHANG'S** **Joey Moe's** **McDonald's**
W **DICKY'S** **Chick-fil-A** **NORRIS FOOD CARE**

CHARLOTTE ANDERSON ELEMENTARY SCHOOL
± 366 STUDENTS

LAKE RIDGE HIGH SCHOOL
± 2,728 STUDENTS

THE REVEL
± 350 UNITS

THE EMILY
± 280 UNITS

REGALIA MANSFIELD
± 308 UNITS

HOWEN AT MANSFIELD
± 257 UNITS

MANSFIELD

MARKET OVERVIEW



SUMMARY

Grand Prairie, Texas, is a suburban city located in Tarrant County within the Dallas-Fort Worth metropolitan area. The city has seen significant economic development with a mix of residential, commercial, and industrial areas contributing to its growth. Ongoing residential and commercial developments contribute to the city's growth and continue to positively impact the real estate landscape.

DEMOGRAPHICS

MILE RADIUS	3 MILE	5 MILE	10 MILE
2024 POPULATION	98,648	216,169	685,997
2029 POPULATION	103,479	226,859	715,794
POP. GROWTH 2024-2029	1%	1%	0.9%
2024 TOTAL HOUSEHOLDS	30,311	68,663	230,277
MEDIAN HOUSEHOLD INCOME	\$105,128	\$95,101	\$73,425
2024 TOTAL BUSINESSES	1,751	6,594	26,459
2024 TOTAL EMPLOYMENT	12,076	64,175	241,244



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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.

11-2-2015



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.

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 or subagent by the buyer or buyer's agent.

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.

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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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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Buyer/Tenant/Seller/Landlord Initials Date