



HIGH-VISIBILITY RETAIL PROPERTY | FOR SALE OR LEASE

SIGN NDA



FOR SALE & LEASE

312 E. MAIN ST | GRAND PRAIRIE, TX 75050

Justin Owen | 214.253.0797 | jowen@dominuscommercial.com

AVAILABILITY:

Unit 1: 1,000 SF - LEASED

Unit 2: 19,000 SF - Vacant

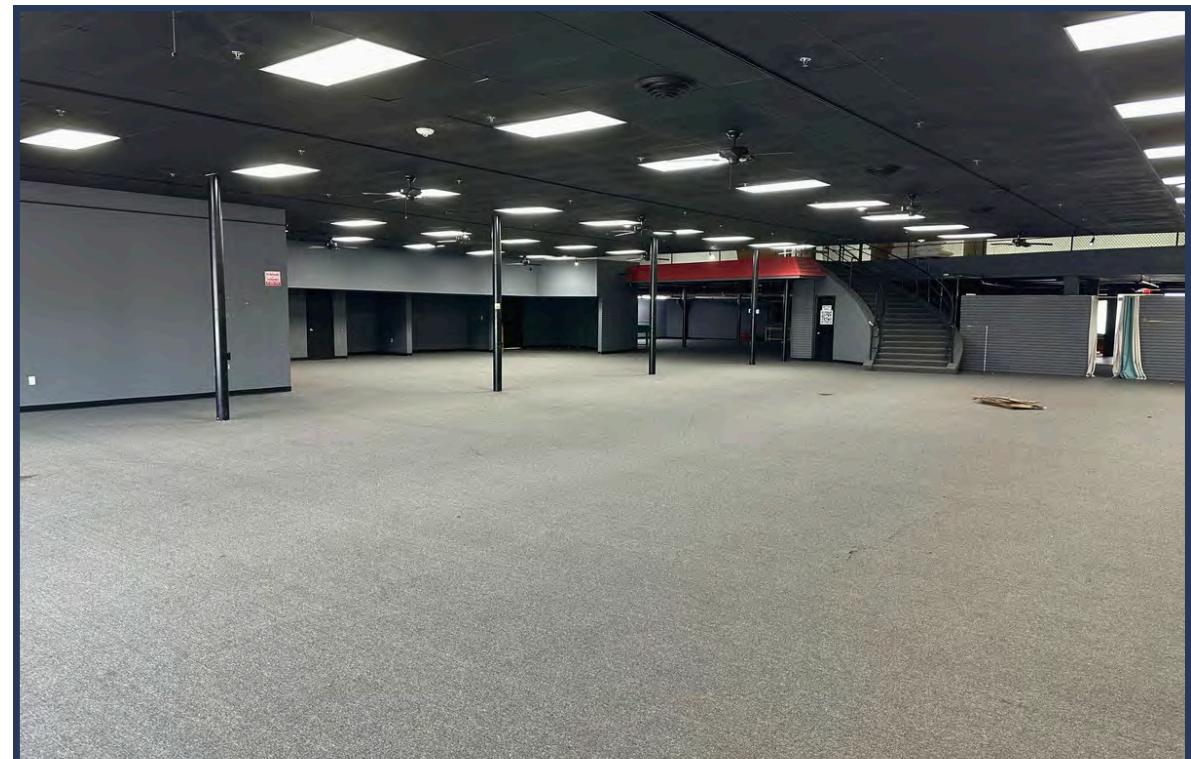
Contact Broker For Price

PROPERTY OVERVIEW:

Positioned in the heart of Grand Prairie, 312 E. Main St offers a $\pm 20,000$ SF retail building on ± 0.46 acres. Recently renovated in 2023, the property boasts modern upgrades and is fully sprinklered. Its prime location provides excellent visibility along E. Main Street, with easy access to I-30, President George Bush Turnpike, and S. Belt Line Rd. This versatile space is ideal for retail users or investors seeking a well-located asset in a high-traffic corridor.

PROPERTY HIGHLIGHTS:

- $\pm 20,000$ SF multi-tenant retail building on ± 0.46 acres. 1,000 SF currently leased. 19,000 SF vacant.
- Retrofitted in 2023 with new flooring, systems, units, & ceilings
- Frontage on E. Main St | 16,000 VPD
- Exterior facelift in 2023
- Quick access to I-30, President George Bush Turnpike & S. Belt Line Rd
- Centrally located in the DFW Metroplex
- Fully sprinklered
- Open floor plan with a second level mezzanine

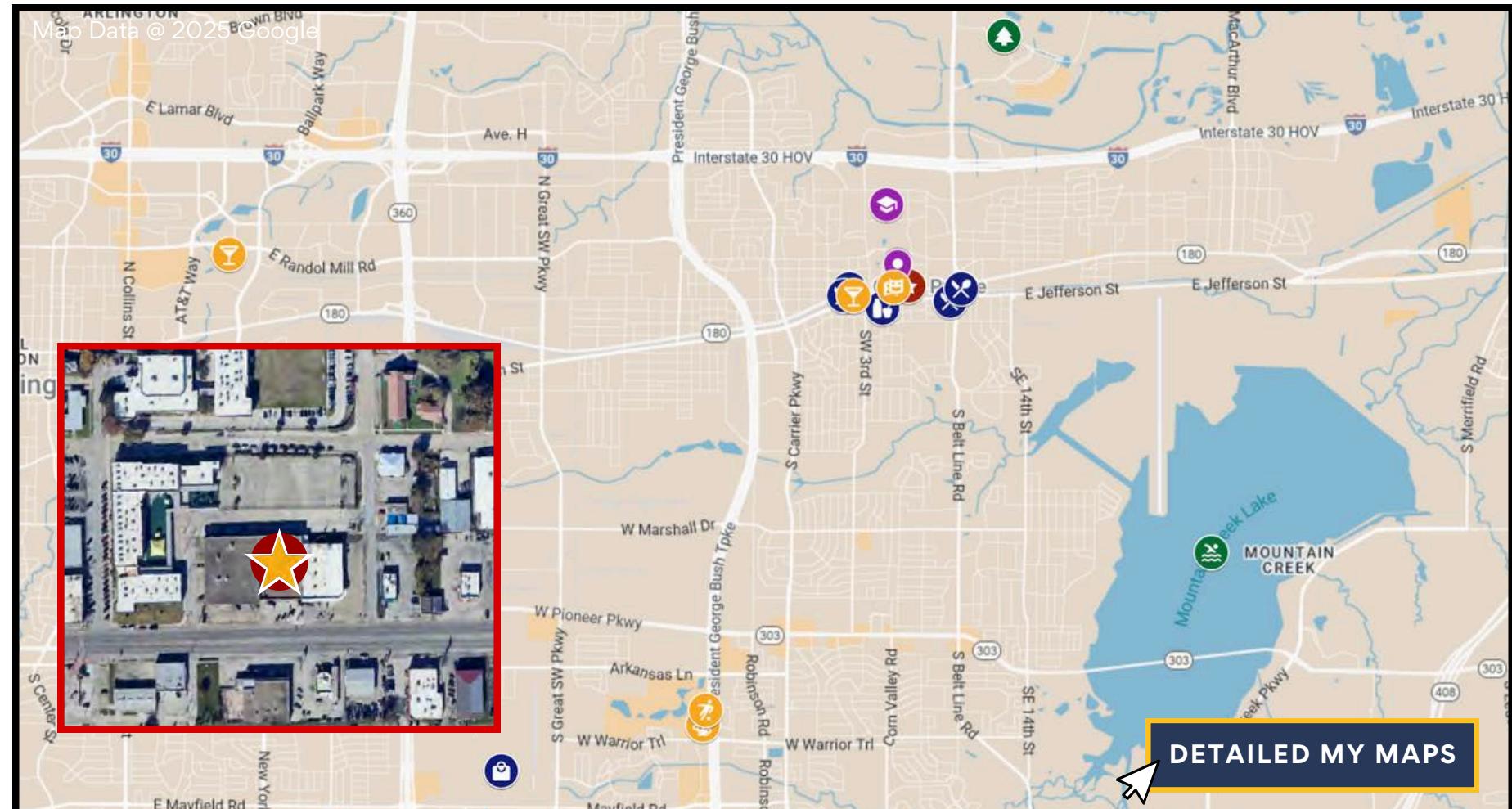


ABOUT THE AREA:

Located in the heart of Grand Prairie, 312 E. Main offers excellent connectivity to the DFW Metroplex. The property is surrounded by strong demographics, growing residential density, and a mix of local businesses and entertainment. As part of a high-performing retail market, this location is well-positioned for continued growth and investor appeal.

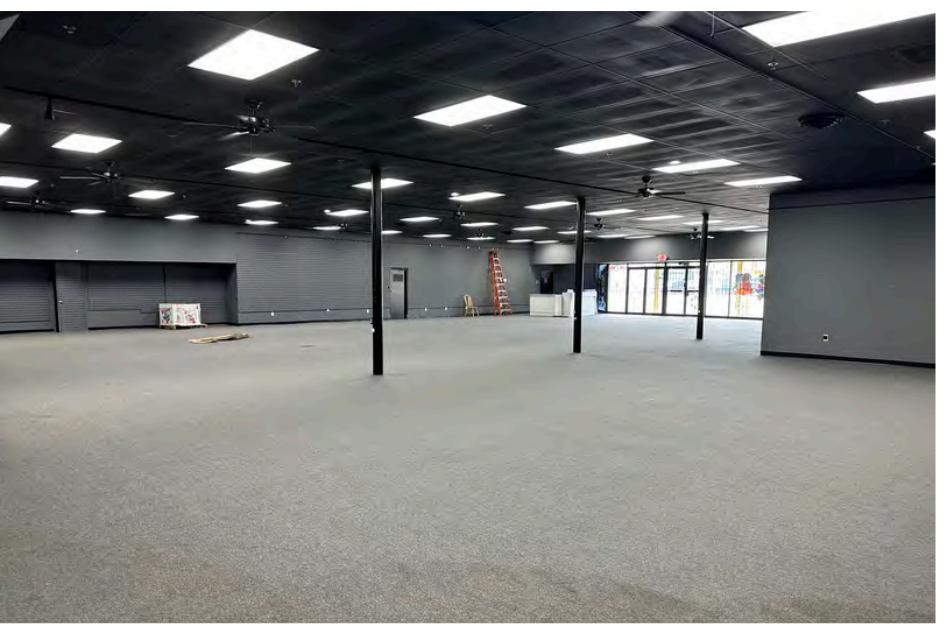
POINTS OF INTEREST

- Lone Star Park
- Mountain Creek Lake
- Downtown Grand Prairie
- Grand Prairie High School
- Jimmy's Burgers
- Sonic Drive-In
- McDonald's
- El Rio Grande Latin Market
- Zavala's Barbecue
- Traders Village Grand Prairie
- FireHouse Gastro Park
- Texas Live!
- Uptown Theater
- Epic Central Park
- Chicken N Pickle



| RADIUS | 1 MILE | 3 MILE | 5 MILE |
|-----------------------|----------|----------|----------|
| Population Estimate | 12,061 | 72,156 | 199,427 |
| Households | 3,790 | 23,026 | 66,416 |
| Avg. Household Income | \$58,920 | \$66,467 | \$70,916 |





ACCOLADES:

Accolades

Dallas-Fort Worth is one of the top regions in the nation for business, thanks to a low cost of living, business-friendly environment, strong base of well-educated and skilled employees, and robust access to both U.S. and international markets through its transportation network.

Year after year, the region's selling points are lauded by business experts at respected publications, including Bloomberg Businessweek, Forbes, Fortune, and Site Selection Magazine.

Key metrics tracked by the Federal Reserve Bank of Dallas, which covers an area that includes Texas, northern Louisiana, and southern New Mexico, show the region to be among the strongest in the country.

Additionally, the communities comprising the Dallas-Fort Worth region are consistently ranked among the top places to work, the best places to live, and the best places for investment.



In 2024, Texas ranked as the state with the Best Business Climate

U-HAUL

Texas ranked as a leading Growth State in America for 2024

#1 in the country for **5-year job growth** (593,700 jobs)

#1 among largest U.S. metros for year-over-year **job growth** (3.3%)

BLS, Dec. 2023



Dallas-Fort Worth was first among large metros to recover pandemic job losses, adding more jobs in the past 5 years than the next two metros combined.



8 **Global 500 Companies**
Fortune, 2023

8 **World's Most Admired Companies**
Fortune, 2022

24 **Fortune 500 Companies**
Fortune, 2023

"Dallas is just such a **great place** for travel, for the resources in the community, **the talent you can draw on**...[prior to relocating we] offered every single person in our company a weekend trip, and we flew them [to Dallas] with their families...That was probably part of our success."

MCKESSON

Brian S. Tyler
Chief Executive Officer



Texas named the nation's 'Best State for Business' for the 20th consecutive year



Texas ranked as one of the most diverse states in the U.S.

2 FORTUNE 10 COMPANIES Tied with San Jose, NYC, L.A., and Chicago have none.

2 GLOBAL 50 COMPANIES Only Beijing and Seattle are home to more.

"IN TEXAS, WE WANT BUSINESSES TO SUCCEED. WHEN BUSINESSES SUCCEED, TEXANS SUCCEED."
- GOVERNOR GREG ABBOTT

"In addition to the **logistical advantages** Dallas offers...this relocation is beneficial from a number of standpoints, including a **lower cost of living** and access to a **highly educated workforce**..."

John Ho, CEO

#22 of 500

Most Innovative Cities in the World



2023 2thinknow

Best Performing Cities—Dallas

#6



2023 Milken Institute

Airport Satisfaction

DFW

#4 **Mega Airport**

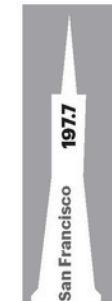
Dallas Love Field

#4 **Large Airport**

J.D. Power, 2023

DRC
DALLAS REGIONAL CHAMBER

NATIONAL CHAMBER OF THE YEAR



The cost of doing business in Dallas is on par with the national average.

Moody's

Top 100

#11
Best cities in North America for **startups**

StartupBlink, Global Startup Ecosystem Index, 2023



#1

Best cities for conducting sports business

Sports Business Journal, 2023

Three R1: Doctoral Universities

UNT
UNIVERSITY OF NORTH TEXAS

UTD
THE UNIVERSITY OF TEXAS AT DALLAS

UTA
UNIVERSITY OF TEXAS ARLINGTON

Carnegie Classification of Institutions of Higher Education: Very High Research Activity

"We believe it's in the **best strategic interest** of the company to make this move [to DFW], which supports Caterpillar's strategy for **profitable growth** as we help our customers build a **better, more sustainable world**."

CATERPILLAR

Jim Umpleby
Chairman and CEO
Caterpillar





copyright @ Google Earth 2025



My Information About Brokerage Services

Justin Owen || 214.253.0797
Sr. Vice President || jowen@dominuscommercial.com

Dominus Commercial || 214.941.9500
600 E Las Colinas Blvd, #130 || Irving, TX 75039

This document has been prepared by Dominus Commercial, Inc for advertising and general information only. Dominus Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Dominus Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. © 2025 Dominus Commercial, Inc. All rights reserved.