



HIGH-VISIBILITY RETAIL PROPERTY | FOR SALE OR LEASE

SIGN NDA

VIP  
SMOKE SHOP  
• SMOKE ACCESSORIES

Unlimited Plans Starting at \$19  
Lyca  
VIP SMOKE SHOP  
CBD, KRATOM, & SMOKE ACCESSORIES

OPEN



# FOR SALE & LEASE

312 E. MAIN ST | GRAND PRAIRIE, TX 75050

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## AVAILABILITY:

Unit 1: 1,000 SF - LEASED

Unit 2: 19,000 SF - Vacant

Sales Price: \$2,900,000

Lease Rate: \$12 psf + NNN

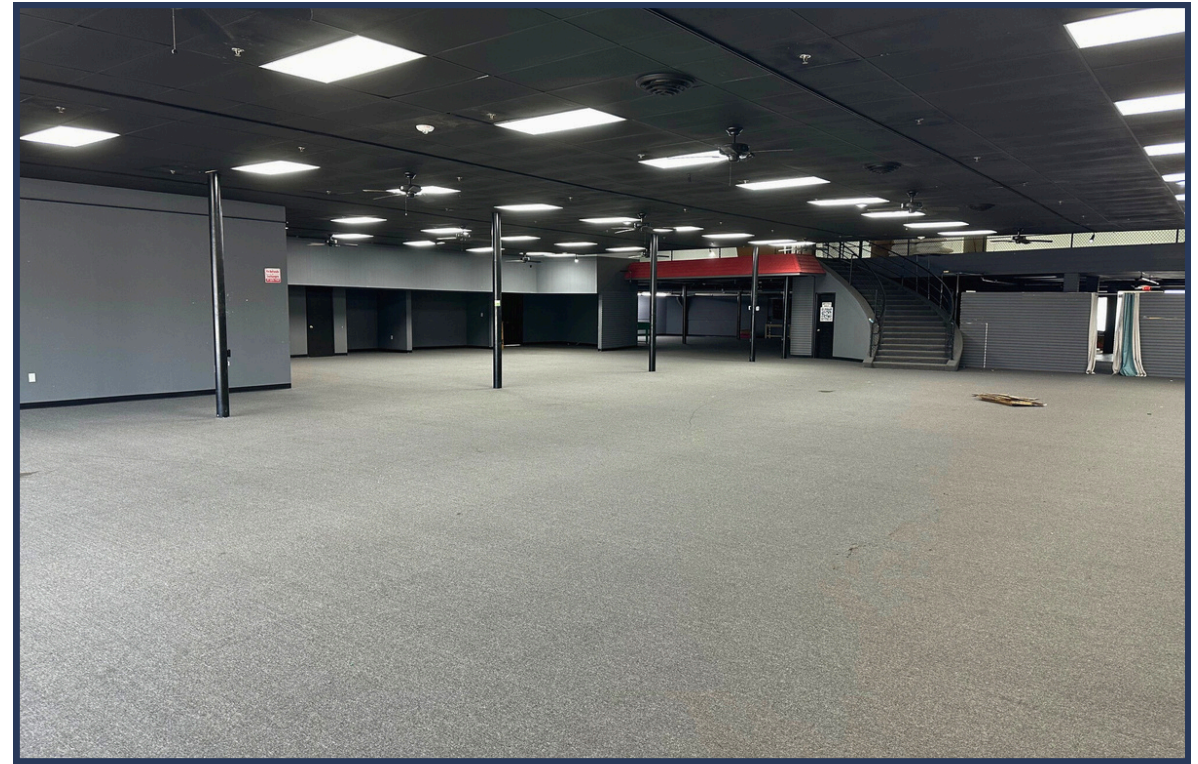


# PROPERTY OVERVIEW:

Positioned in the heart of Grand Prairie, 312 E. Main St offers a  $\pm 20,000$  SF retail building on  $\pm 0.46$  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  $\pm 0.46$  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



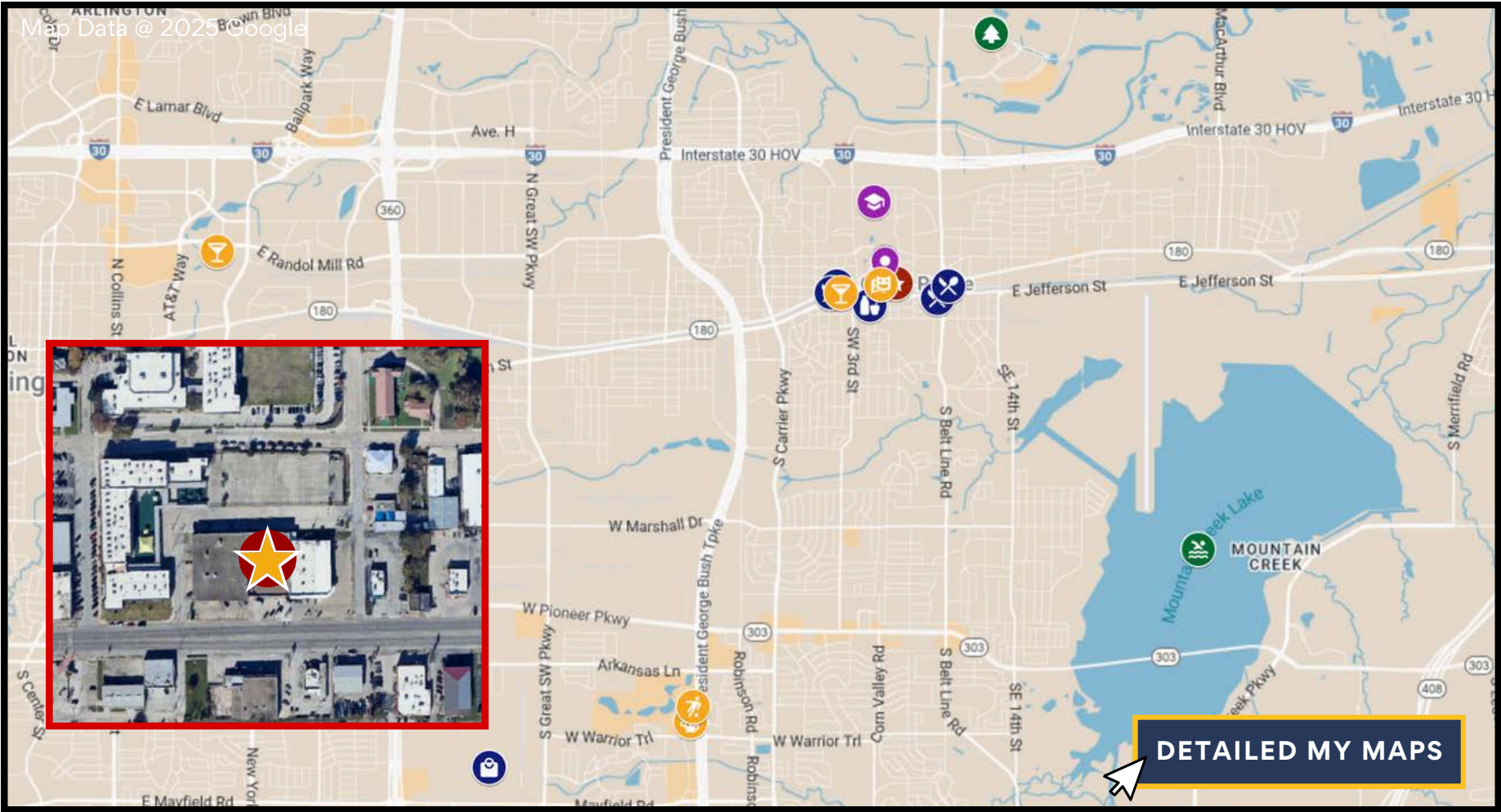


# ABOUT THE AREA:

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



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



WalletHub

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



#4 Mega Airport



#4 Large Airport

J.D. Power, 2023



#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

Top 100

List of the largest green power users within EPA's Green Power Partnership

Participant Rank

- 5. AT&T (Dallas)
- 14. Kimberly-Clark (Irving)
- 29. 7-Eleven (Irving)
- 33. City of Dallas (#2 city)
- 42. DFW International Airport (#1 airport)
- 74. Aligned Data Centers (Plano)
- 75. DataBank (Dallas)
- 83. American Airlines Group (Fort Worth)



The Dallas Region added 467 New Residents each day

25% Natural Increase | 75% Net Migration

U.S. Census, 2021-2022

Three R1: Doctoral Universities



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





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**BROKER CONTACT**

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