



**S STATE HIGHWAY 360
GRAND PRAIRIE, TX 75052**



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PROPERTY OVERVIEW



LOCATION

S State Highway 360
Grand Prairie, TX 75052



ACREAGE

Gross: ± 19.89
Net: ± 19.89



ZONING

PD 431 (Townhouse District)



FUTURE LAND USE

Medium Density Residential



UTILITIES

Water: To Site
Sewer: To Site



ISD

Mansfield ISD



VPD

S State Highway 360: ± 30,100





Kroger **Walmart** **JOJO'S MESS** **SPROUTS**
ALDI **WING STOP** **LIFETIME FITNESS** **SMOOTHIE KING**
Papa Murphy's **QDOBA** **FOLEY'S**
GameStop **FAMILY DOLLAR**

CROSSING AT RUIDOSA RIDGE
± 306 LOTS

RIDGE POINT
± 275 LOTS

TIMBERVIEW HIGH SCHOOL
± 1,895 STUDENTS

JAMES L. COBLE MIDDLE SCHOOL
± 906 STUDENTS

DELLA IGENHOWER INTERMEDIATE SCHOOL
± 895 STUDENTS

SOUTHGATE AC DEVELOPMENT

DROVER HEIGHTS
± 170 LOTS

ANTICUA
± 604 LOTS

TRAILS
± 229 LOTS

WALNUT CREEK VALLEY
± 921 LOTS

WALNUT HILLS
± 375 LOTS

HERITAGE ESTATES
± 875 LOTS

HARRIS CROSSING
± 420 LOTS

SOUTHWIND MEADOWS SOUTHWIND
± 175 LOTS

WATERS EDGE AT MANSFIELD
± 351 UNITS

33 SIXTY FLATS
± 352 UNITS

SITE

WALNUT CREEK VALLEY
± 266 LOTS

ENCHANTED ACRES
± 93 LOTS

ENTRAILED
± 229 LOTS
± 93 LOTS

KING HILLS
± 183 LOTS

LAKEVIEW
± 53 LOTS

RIDGE TRACE
± 99 LOTS

MIRA LAGOS
± 1,750 LOTS

MIRA LAGOS EAST
± 282 LOTS

BROADSTONE LOWES FARM
± 456 UNITS

LOWES FARM
± 427 LOTS

SHOPS AT BROAD

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

ARBORS OF CREEKWOOD
± 364 LOTS

LAKES OF CREEKWOOD
± 160 LOTS

Kroger **Chipotle** **Market Street** **Starbucks**
Penny's **Pizza Hut** **PF Chang's** **Jojo's Mess** **McDonald's**
Dickey's **Chick-fil-A** **Smoothie King**

LAKEVIEW WEST
± 276 LOTS

MANSFIELD HIGH SCHOOL
± 2,582 STUDENTS

PARC AT MANSFIELD
± 99 UNITS

THE SYDNEY MASONS OF MANSFIELD
± 208 UNITS

BED BATH & BEYOND **HALF PRICE BOOKS** **Party City**
CareNow **Jason's deli** **Target** **chill's** **BOSS**
Buffalo Wild Wings **Tom Thumb** **BOOT BARN**

BRENTWOOD AT THE RESERVE
± 254 TH UNITS

THE ATWELL
± 297 UNITS

EVOLV
± 334 UNITS

REGALIA MANSFIELD
± 308 UNITS

LAKE RIDGE HIGH SCHOOL
± 2,728 STUDENTS

THE REVEAL
± 350 UNITS

THE REVEL
± 350 UNITS

MANSFIELD

PROPOSED H-E-B

Methodist

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
2023 POPULATION	8,786	95,174	214,297
2028 POPULATION	9,184	98,364	218,564
POP. GROWTH 2023-2028	.9%	.7%	.4%
2023 TOTAL HOUSEHOLDS	2,629	29,497	68,598
MEDIAN HOUSE HOLDS INCOME	\$88,150	\$111,890	\$95,195
2023 TOTAL BUSINESSES	3.3	3.2	3.1
2023 TOTAL EMPLOYMENT	368	12,292	46,661



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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 _____