

# POLO ROAD RETAIL & PAD SITE

912 & 920 W POLO ROAD, GRAND PRAIRIE, TEXAS

## AVAILABLE

±5,645 SF RETAIL SPACE  
±0.771 AC/33,589 SF PAD SITE

## LOCATION

NWQ OF POLO RD  
& ROBINSON RD

## LEASE RATE

CALL FOR RATES

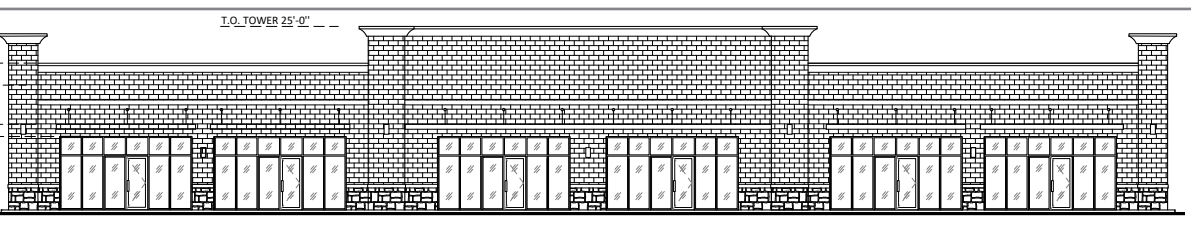
## TRAFFIC COUNTS (TXDOT)

W POLO RD: 4,015 VPD  
S ROBINSON RD: 5,482 VPD

12,145 SF FUTURE RETAIL CENTER AND  
PAD SITE AVAILABLE AT THE NORTHWEST  
QUADRANT OF W POLO RD & S ROBINSON  
RD IN GRAND PRAIRIE

EASY ACCESS TO I-20

NEARBY TRAFFIC GENERATORS  
INCLUDE GRAND PRAIRIE FAMILY YMCA,  
TRUMAN MIDDLE SCHOOL, GARNER FINE  
ARTS ACADEMY, JACK ELEMENTARY,  
FRIENDSHIP PARK AND MORE

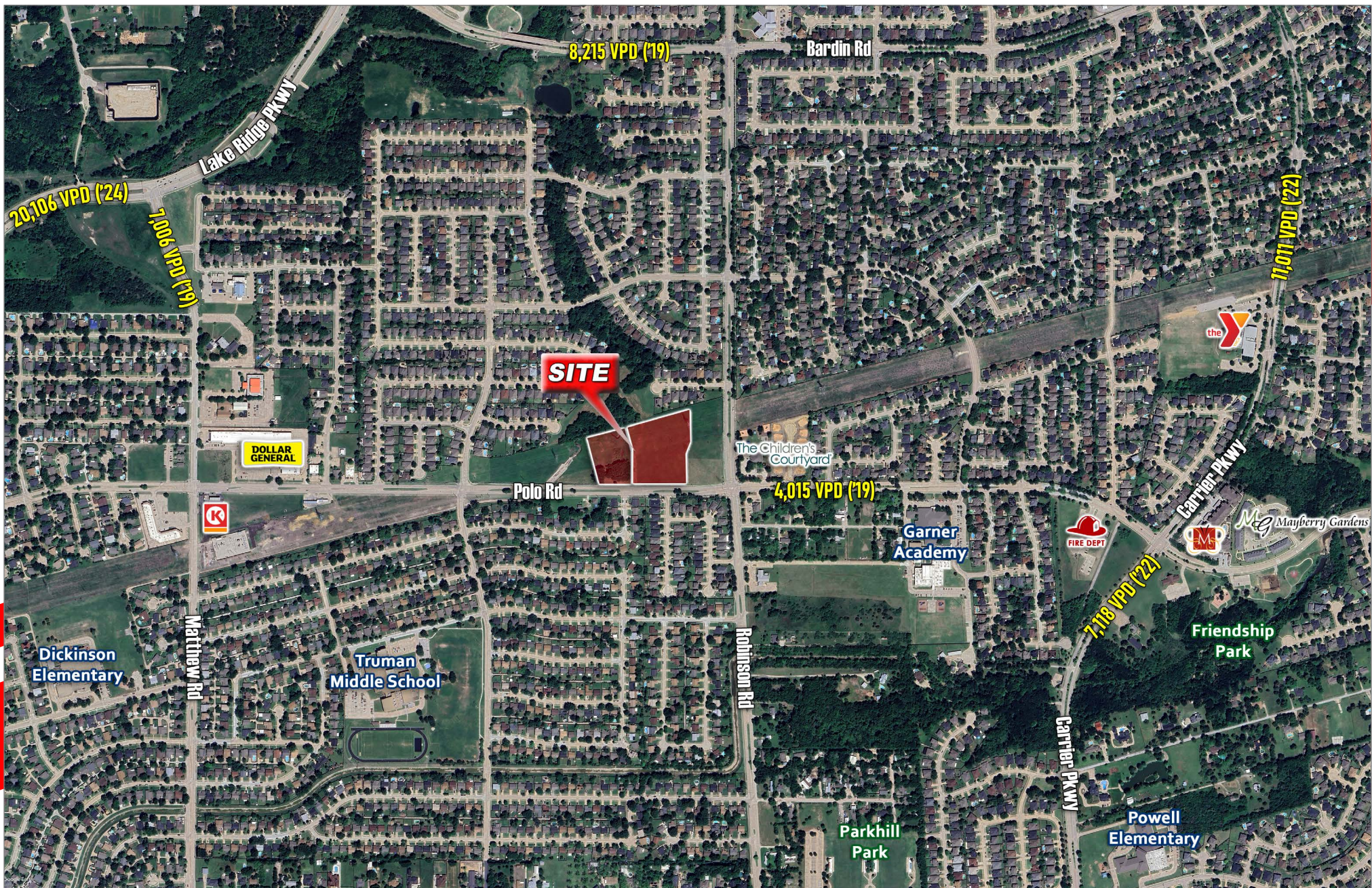


DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 POPULATION	14,152	88,848	228,927
DAYTIME POPULATION	8,627	61,095	166,962
TOTAL HOUSEHOLDS	4,576	29,198	75,204
AVERAGE HH INCOME	\$125,388	\$115,127	\$103,241

The information contained herein was obtained from sources believed reliable; however, Agent / Broker makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

**SLATE**





## SITE AERIAL

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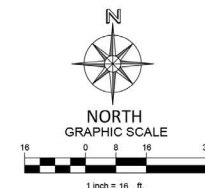
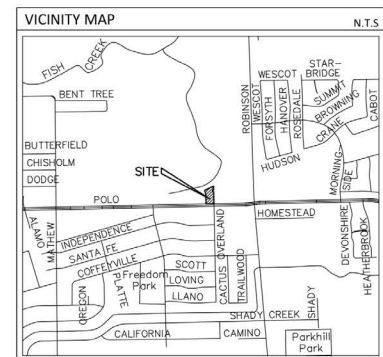




**W POLO ROAD**

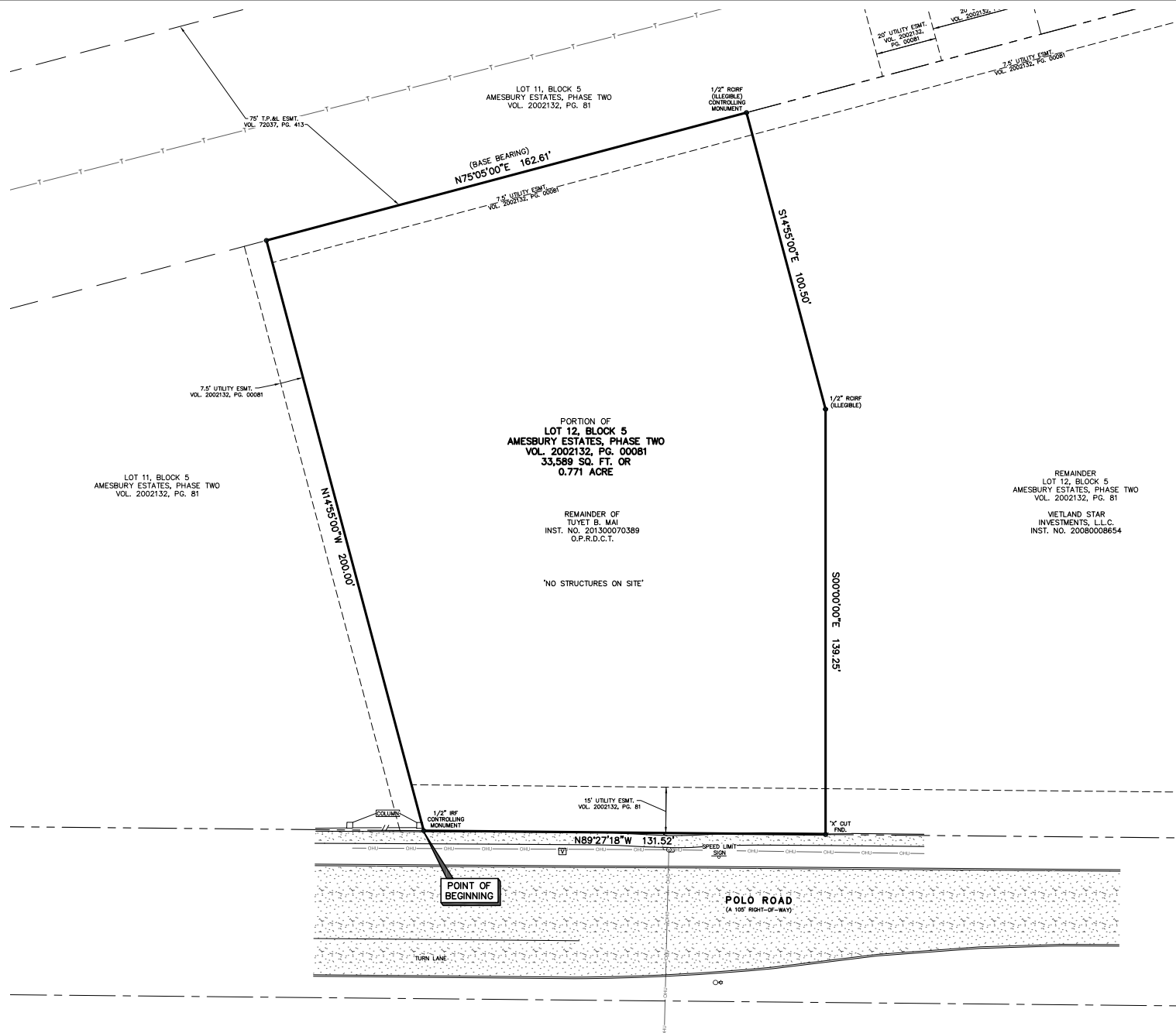
# SITE PLAN

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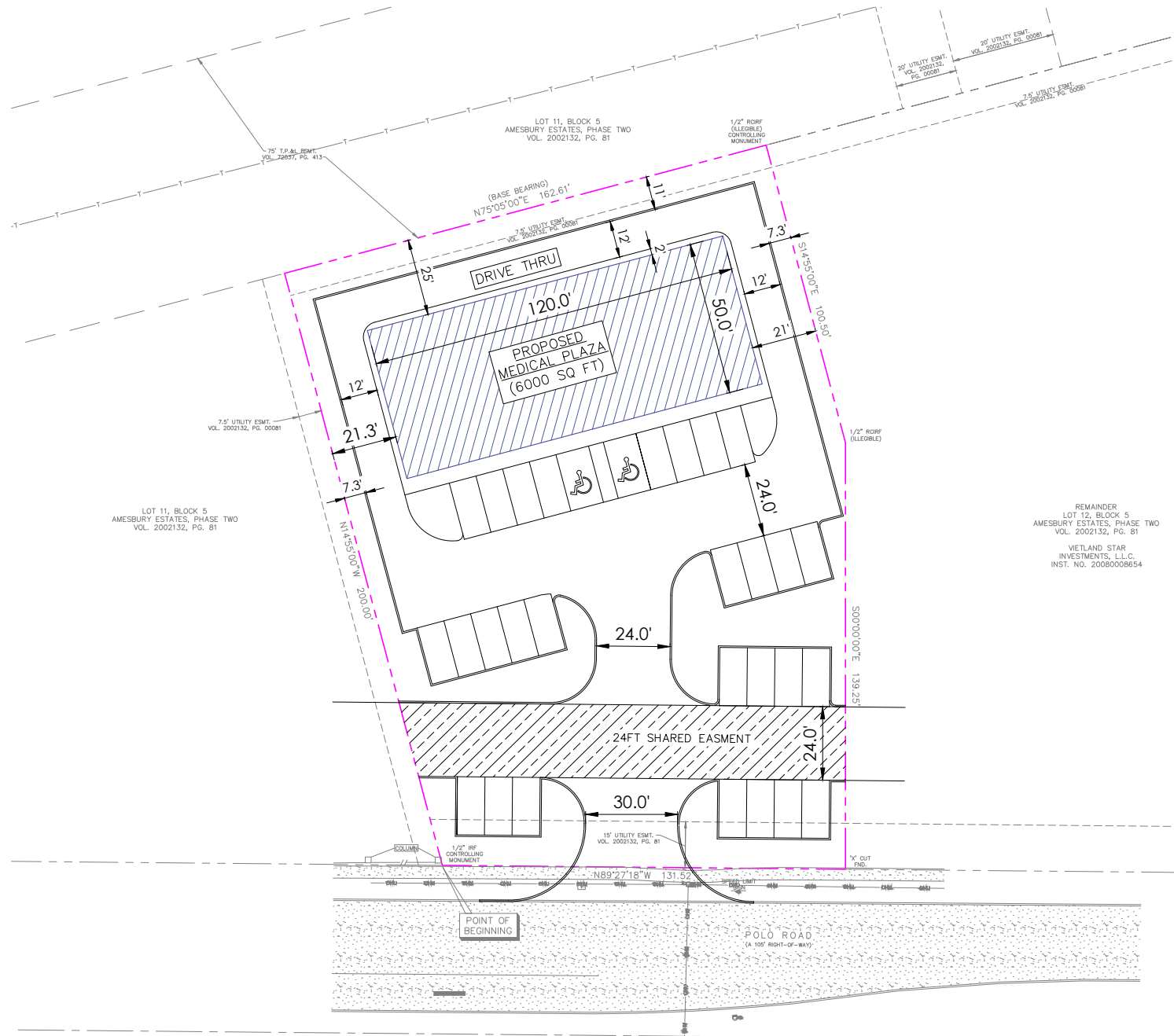
## PROJECT INFORMATION

PROJECT LOCATION:	912 W POLO ROAD, GRAND PRAIRIE, TEXAS 75052.		
CODES:	2021 IBC 2021 IPC 2021 IMC 2021 IFGC 2020 NEC 2021 IFC 2021 IECC		
EXISTING ZONING:	PD-247		
PERMITTED USES:	SINGLE FAMILY - FIVE GENERAL RETAIL - ONE		
PROPOSED ZONING:	GENERAL RETAIL - ONE		
TOTAL LOT AREA:	66,462 Sq.Ft.		
PROPOSED BUILDING AREA:	12,145 Sq.Ft.		
MAXIMUM F.A.R.:	0.35:1		
PROPOSED F.A.R.:	0.18:1		
MIN. REQUIRED LANDSCAPE:	10%		
PROPOSED LANDSCAPE AREA:	18,092 SF (27%)		
PROPOSED PAVEMENT AREA: (6" 4000 PSI CONCRETE)	34,437 Sq.Ft.		
BUILDING SIDEWALK:	1,788 Sq.Ft.		
PROPOSED OCCUPANCY:	MERCANTILE (M)		
SPRINKLER SYSTEM:	NONE		
CONSTRUCTION TYPE	TYPE II-A		
BUILDING HEIGHT:	25' (1 - STOREY)		
PARKING SPACES REQUIRED (1 sp. / 275 Sq.Ft.):	12145/275 = 44 Spaces (4 H.C Required)		
PARKING SPACES PROVIDED:			
	STANDARD	=	47
	HANDICAPPED	=	2
TOTAL		=	49



## SURVEY PAD SITE

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## CONCEPT PLAN PAD

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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.

### 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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the  
Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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