

200

NORTH CARRIER PARKWAY  
GRAND PRAIRIE, TX 75050

GRAND PRAIRIE  
PROFESSIONAL  
CENTER

Flyer



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# Property Summary



## PROPERTY DESCRIPTION

Discover a unique cash flow investment opportunity in Grand Prairie, TX, with this 14,493 SF office building. Located on a high traffic boulevard and zoned GR, this property offers a solid foundation for a wide range of business ventures. With an impressive 87% occupancy rate, it presents as a great income-generating asset with upside. The tenants all pay their rent on time, low to zero turnover, this well-maintained building stands as a testament to quality and attention to detail, providing a professional and inviting environment for tenants. Its strategic positioning within the Grand Prairie area adds further value to this compelling investment.

## PROPERTY HIGHLIGHTS

- 14,493 SF office building
- Great Cash Flow
- High Occupancy and Low Turnover
- Updated Electric Panel - 600 Amps

## OFFERING SUMMARY

Sale Price:	\$1,700,000
Number of Units:	14
Lot Size:	1.025 Acres
Building Size:	14,493 SF
NOI:	\$119,523.00

## DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	217	1,012	4,710
Total Population	700	3,296	14,194
Average HH Income	\$72,558	\$65,472	\$63,979

# Additional Photos





# Location Map

