

FOR LEASE | SALE

# Pad Sites Available | Build To Suit

HWY 360 & Green Oaks Blvd | Grand Prairie, TX 75050



**VISION**  
COMMERCIAL REAL ESTATE



## SPACE AVAILABLE

0.5 - 3.7 AC  
Zoned LI

## PRICING INFORMATION

## CONTACT BROKER

## LOCATION

SWC of HWY 360 &  
NE Green Oaks Blvd

## TRAFFIC GENERATORS



- 3.7 acres available for commercial development in North Arlington
- Desirable Zoning (LI) for car wash, restaurant, mini storage, retail, medical, drive-thru, shopping center, and more
- Able to divide site into 1/2 acre tracts
- Near intersection NE Green Oaks Blvd and Hwy 360, which are primary roads to AT&T Stadium, Globe Life Park, and the E-sports Arena. Across from the Great Southwest Industrial Park
- 5 minute drive from the American Airlines Headquarters which employees more than 12,000 administrative people. Other area companies include Bell Helicopter, Siemens, DR Horton, GM, and many more
- Four established access points with option for placing monument signage

DEMOGRAPHICS*	1 MILE	2 MILE	3 MILE	5 MILE
Population	12,300	32,870	72,764	237,217
Employees	8,837	24,813	60,83	148,794
Average HH Income	\$69,805	\$77,211	\$70,916	\$67,803
2020-2025 Annual Growth Rate	0.76%	1.78%	1.64%	1.12%

Traffic Count 30,800 VPD on NE Green Oaks Blvd

\*STDBonline.com 2020



Zach Boatwright | Cameron Haddad

972.743.4260

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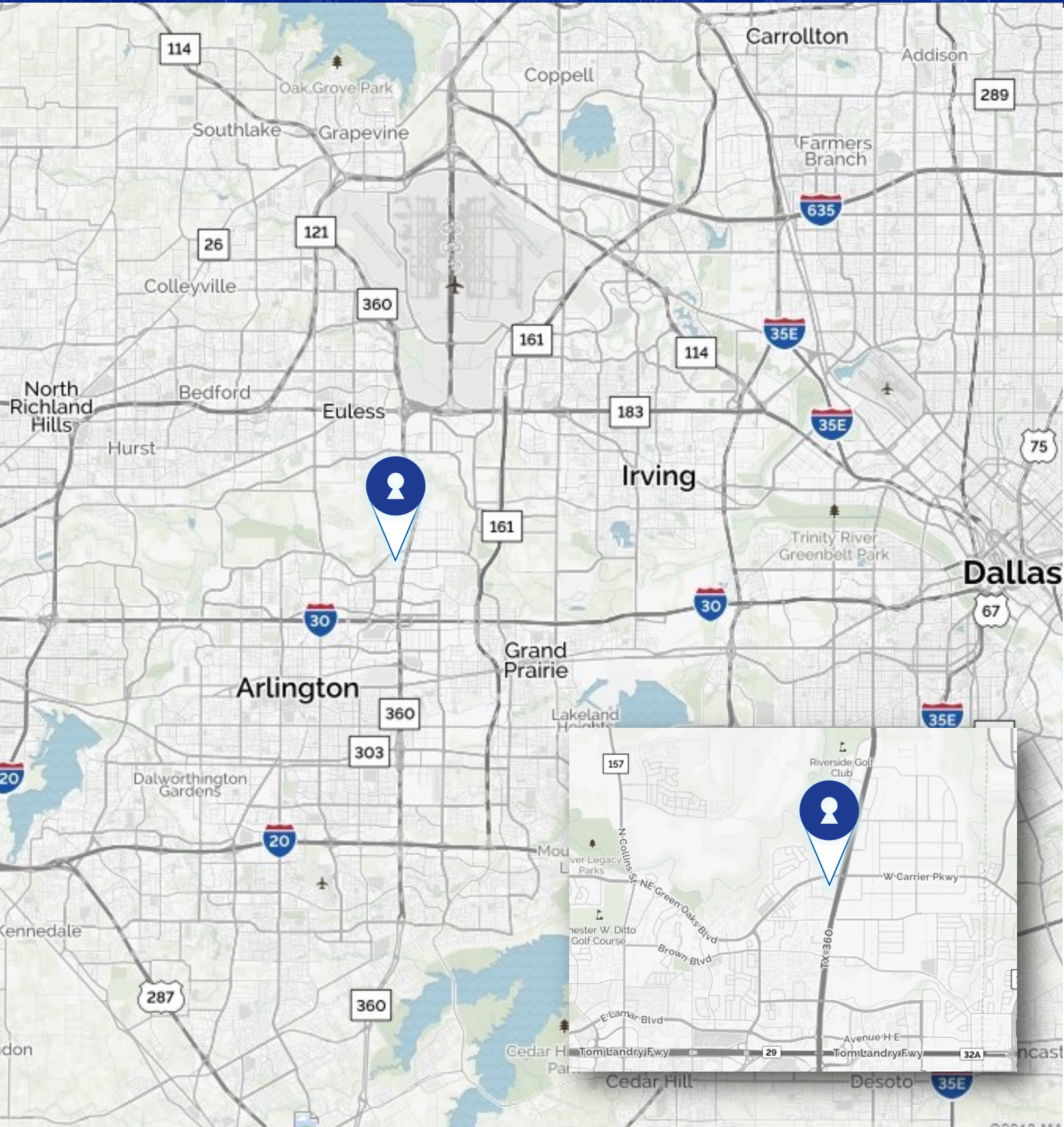
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# Pad Sites Available

HWY 360 & Green Oaks Blvd | Grand Prairie, TX 76006



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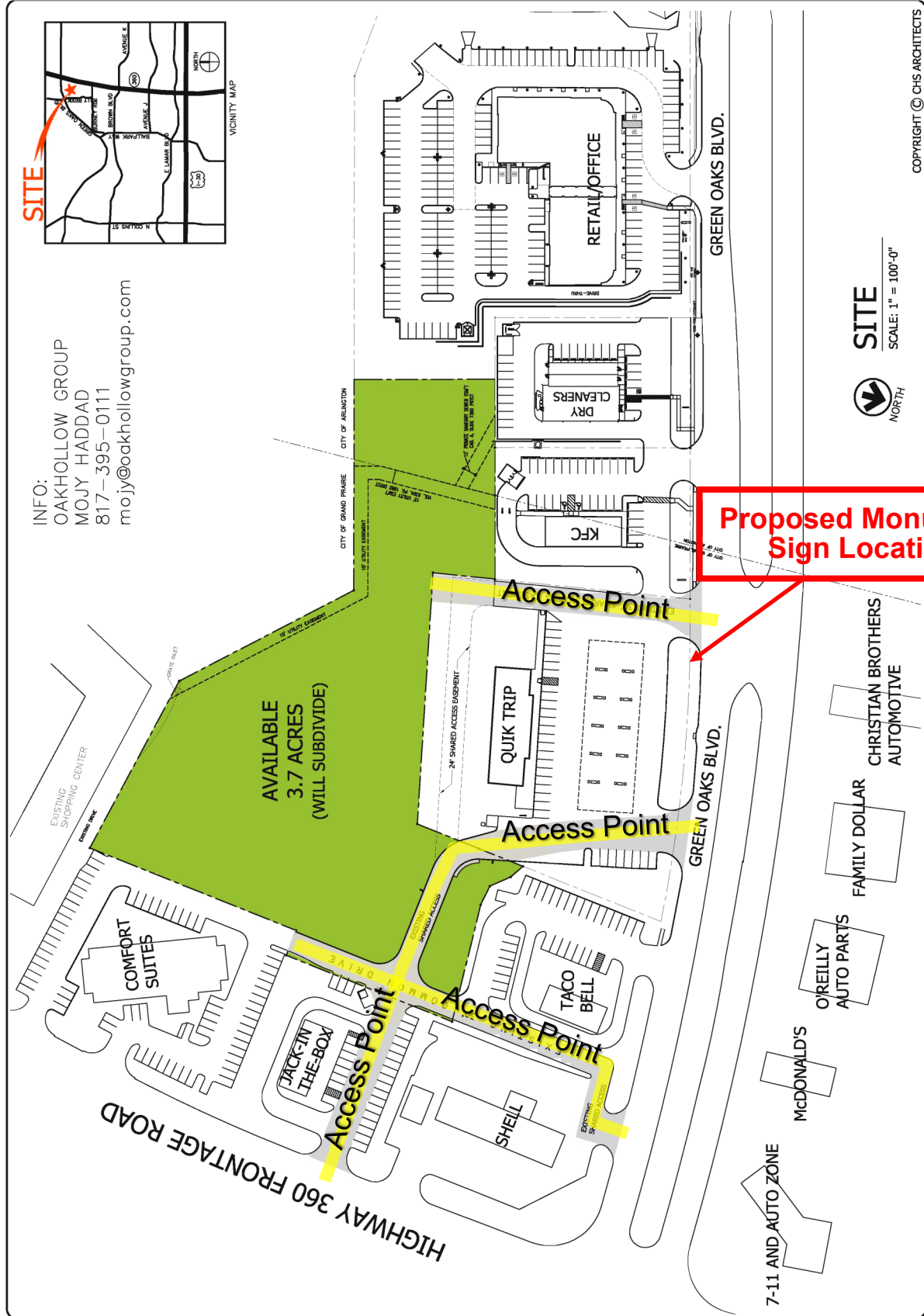


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INFO:  
OAKHOLLOW GROUP  
MOJY HADDAD  
817-395-0111  
mojy@oakhollowgroup.com

**SITE**  
SCALE: 1" = 100'-0"  
NORTH

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# Information On 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.

Vision Commercial RE DFW LLC

Broker Firm Name

9006752

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Phone

Trenton Price

Designated Broker of Firm

0652029

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Regulated by the Texas Real Estate Commission

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



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