



**SUBJECT PROPERTY**  
**±4,500 SF AVAILABLE**

**2961 STATE HWY | GRAND PRAIRIE, TX 75052**

**| Leasing Brochure**

**MATTHEWS™**

# LEASING HIGHLIGHTS



- 🌀 **4,500 SF** available for lease at Epic Central
- 🌀 Seeking family-friendly restaurant users, though retail will also be considered
- 🌀 Located within EpicCentral Grounds, which generated **2.66M visits in 2025**
- 🌀 Ranked **#2 in DFW** and **#4 in Texas** among attraction properties in Placer.ai's 2025 ranking reports, outperforming major destinations like Texas Live! and Six Flags
- 🌀 Benefit from traffic driven by one of Grand Prairie's premier family entertainment destinations
- 🌀 Ideal for family dining, dessert, beverage, experiential retail, and soft goods retail
- 🌀 Surrounded by a **strong mix** of destination, event, and entertainment-driven visitors



# ABOUT EPICCENTRAL



A **172-acre entertainment and recreation district** in the heart of the Dallas-Fort Worth Metroplex, designed as a regional destination for tourism, entertainment, and community events. It combines parks, attractions, dining, recreation, hotels, and event venues into one integrated district along **State Highway 161** with convenient access to **I-20** and the broader DFW region.

## KEY ATTRACTIONS

- EPIC WATERS INDOOR WATERPARK**
  - Nationally recognized attraction ranked **Top 3 Indoor Waterparks in the U.S.** by USA Today (2023, 2024, and 2025).
  - Year-round indoor waterpark experience for families and visitors.
- THE EPIC RECREATION & FITNESS CENTER**
  - A **120,000 SF multi-purpose recreation facility** with fitness, arts, and community programming.
- PLAYGRAND ADVENTURES**
  - One of the **largest inclusive playgrounds in Texas**, designed for visitors of all abilities.
- ILLUVIA WATER & LIGHT SHOW**
  - Nightly entertainment experience featuring synchronized water, lights, and music.
- THE SUMMIT**
  - Recreation and wellness center designed specifically for adults ages 50+.
- CENTRAL BARK DOG PARK**
  - Large outdoor dog park with open play areas and trails.

[\*\*CLICK TO VIEW UPCOMING EVENTS!\*\*](#)



## VISITOR ACTIVITY

- 2.8+ million visits annually to the EpicCentral district.
- Approximately 150,000 visitors in March alone during peak spring travel periods.
- 70% of visitors come from outside Grand Prairie, highlighting its regional draw.



**Axis Grand Crossing**  
±322 Units

**Luxia Grand Prairie**  
±300 Units

**Epic West Towne Crossing**

**Burlington** **ROSS**  
DRESS FOR LESS

**Michael's** **ULTA**  
BEAUTY

**HomeGoods** **petco**

**DOLLAR TREE** **SportClips**  
HAIRCUTS

**KOHL'S**  
**HOBBY LOBBY**  
**popshelf**



W Warrior Trl



**Subject Property**



President George Busk Tpke ± 103,022 VPD





Bexley Central Park  
249 Units

Subject Property

LIVING SPACES

Distribution Center

Walmart  
Supercenter

PEI WEI

COURTYARD  
Marriott

Dubiski  
Career High  
1,573 Students

Wymberly Crossing  
212 Units

Trinity Basin Preparatory  
Grand Prairie  
228 Students

South Grand  
Prairie High  
3,300 Students

Burlington  
petco  
ross  
HomeGoods

VEG  
ER for Pets  
KOHLS  
popshelf  
HOBBY LOBBY  
7 ELEVEN  
JUST LOVE  
COFFEE CAFE

IKEA  
B.J.'s  
Live Generously

Jason's deli

TOPGOLF

Bass Pro Shops

ANDRETTI  
INDOOR KARTING & GAMES

The Sutherland  
272 Units

Jackson Middle  
610 Students

International  
Leadership  
School of Texas  
931 Students

Arden at  
Midtown GP  
366 Units

Corsair  
326 Units

The Bradbury  
290 Units

Luxia  
Grand  
Prairie  
300 Units

Axis Grand Crossing  
322 Units

Casona Apartments  
305 Units

POLLO REGIO  
Scratch Wings  
THE OUTBACK WING EXPERIENCE

President George Bush Tpk + 103.022 VPD

Carrier Pkwy + 16.543 VPD

# GRAND PRAIRIE, TX

**1,155,604**

Total Population

**8%+**

Population Growth since 2020

**502,324**

# of Households

**\$60K+**

Retail Spend per Household

**3,500+**

Population Per Square Mile

**35.7%**

% Bachelor's Degree

**41.2**

Median Age

**\$233,300**

Median Property Value

Grand Prairie, Texas is a dynamic, amenity-rich city situated between Dallas and Fort Worth, known for its family-friendly character, strong community identity, and steadily growing population. The city spans more than 80 square miles and offers residents a high quality of life through its extensive parks and recreation system, including Joe Pool Lake, numerous trails, golf courses, and vibrant entertainment destinations such as Epic Waters and the Grand Prairie Premium Outlets. Its diverse population, well-regarded public schools, and ongoing residential growth have made Grand Prairie a popular choice for families and young professionals seeking suburban living with quick access to the broader DFW metroplex.

## Property Demographics

POPULATION	1-MILE	3-MILE	5-MILE
2025 Population	11,837	127,760	261,951
2030 Population Projection	11,882	130,229	268,457
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2025 Population	3,848	42,266	85,179
2030 Population Projection	3,854	43,110	87,321
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$70,680	\$70,493	\$73,574

## Top Employers



**#1 Safest City**  
in Dallas-Fort Worth

— WalletHub.com



**#2 Happiest City**  
in Dallas-Fort Worth

— WalletHub.com

**#5 Best Place to Move**  
in the USA

— New York Times



**2961 STATE HWY | GRAND PRAIRIE, TX 75052**

**Grayson Duyck**

FVP & ASSOCIATE DIRECTOR

(214) 295-4247

[grayson.duyck@matthews.com](mailto:grayson.duyck@matthews.com)

License No. 725363 (TX)

**Jeffrey Carr**

SENIOR ASSOCIATE

(214) 295-4228

[jeffrey.carr@matthews.com](mailto:jeffrey.carr@matthews.com)

License No. 789827 (TX)

**Broker of Record**

PATRICK GRAHAM

License No. 528005 (TX)

Firm License No. 9005919 (TX)

This Leasing Package contains select information pertaining to the business and affairs of 2961 State Hwy, Grand Prairie, TX 75052 ("Property"). It has been prepared by Matthews™. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence. Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered. In no event shall a prospective lessee have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property. This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.



# 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:
  - 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.

Matthews Real Estate Investment Services, Inc.	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Designated Broker of Firm	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date