

FOR SALE | 1.277 AC | PAD SITE

2016 Forum Dr, Grand Prairie, TX 75052 President George Bush Tollway (Hwy 161) & Forum Drive

Grand Prairie
— T E X A S —

Derek Anthony
817 991 5072
derek@waypoint-red.com

2920 Alta Mere Drive
Fort Worth, TX 76116



WAYPOINT
REAL ESTATE DEVELOPMENT & ADVISORS

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PROPERTY SUMMARY:

- 1.277 AC (Flat, Offsite Detention in-place)
- 82' (W/Frontage) x 321' (D)
- Plat (Yes)
- Topo (Flat)
- All Utilities to the Site
- ZONED - Planned Development (PD) Overlay (Council to Approve)
- Drive-Thru (subject to Zoning Change/Council Approval)
- **Retail, Medical, Office Ideal**
- Curb Cut Approved (see following pages)
- Cross-Access to The Learning Experience
- Test Fit up to 8,925 SF Building (1st floor) w/50-70 parking stalls
- The City of Grand Prairie beautification walk-way (mandated by the city) is already in place as part of the parcel that would convey

NEARBY:



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W  E
N  S
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OPENS Q2 2025



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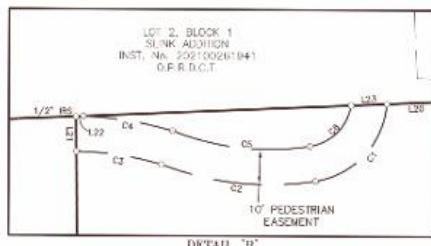
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Plat (survey will be required by Buyer)

City Easement for Walkway in-place



Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	24.00'	35.72'	78° 40' 28"	29.78'	N 49° 55' 55" E
C2	84.37'	44.43'	30° 10' 34"	43.92'	N 63° 59' 10" W
C3	98.18'	24.40'	14° 14' 29"	24.33'	N 81° 26' 26" W
C4	108.16'	25.66'	13° 35' 45"	25.60'	S 80° 51' 11" E
C5	74.37'	39.81'	30° 31' 14"	39.15'	S 63° 49' 49" E
C6	14.09'	17.55'	71° 48' 33"	16.42'	N 45° 01' 17" E

LOT 2, BLOCK 1
SLINK ADDITION
INST. No. 202100261941
O.P.R.D.C.T.

Course	Bearing	Distance
L1	S 02° 50' 21" E	33.02'
L2	S 44° 27' 55" W	27.82'
L3	S 87° 29' 39" W	5.72'
L4	S 45° 53' 31" E	2.31'
L5	S 45° 53' 31" E	2.31'
L6	S 87° 29' 39" W	14.22'
L7	S 87° 29' 39" W	6.31'
L8	N 44° 27' 55" E	26.92'
L9	N 44° 27' 55" E	18.84'
L10	N 42° 20' 01" E	24.45'
L11	N 87° 29' 39" W	2.23'
L12	N 87° 29' 39" W	1.30'
L13	N 87° 29' 39" W	10.30'
L14	S 02° 30' 21" E	15.30'
L15	S 87° 29' 39" W	10.30'
L16	N 87° 29' 39" W	21.86'
L17	S 87° 29' 39" W	69.34'
L18	N 00° 59' 19" E	70.40'
L19	S 02° 27' 45" E	7.99'
L20	N 87° 29' 39" W	46.61'
L21	N 87° 29' 39" W	9.35'
L22	N 87° 29' 39" W	2.07'
L23	N 87° 29' 39" W	11.12'
L24	N 87° 29' 39" W	6.84'
L25	S 02° 30' 21" E	13.12'
L26	N 89° 26' 26" E	15.30'
L27	N 89° 26' 26" E	13.60'

LOT 1, BLOCK A
AVILLA HERITAGE ADDITION
INST. No. 201800211621
O.P.R.D.C.T.

POINT OF BEGINNING
(5/8" IRON ROD MARKED
"RPLS-3963" FOUND)

FOR SALE

LOT 1R1
1.277 ACRES
(55,636 SQ. FT.)

FOR SALE

THE LEARNING
EXPERIENCE®
Academy of Early Education

LOT 1, BLOCK 1
SLINK ADDITION
INST. No. 202100261941
O.P.R.D.C.T.

10' X 15' UTILITY EASEMENT
DEDICATED BY THIS PLAT

12.5' UTILITY EASEMENT
INST. No. 202100261941
O.P.R.D.C.T.

7.5' UTILITY EASEMENT
DEDICATED BY THIS PLAT

15' SANITARY SEWER EASEMENT
INST. No. 201800211621
O.P.R.D.C.T.

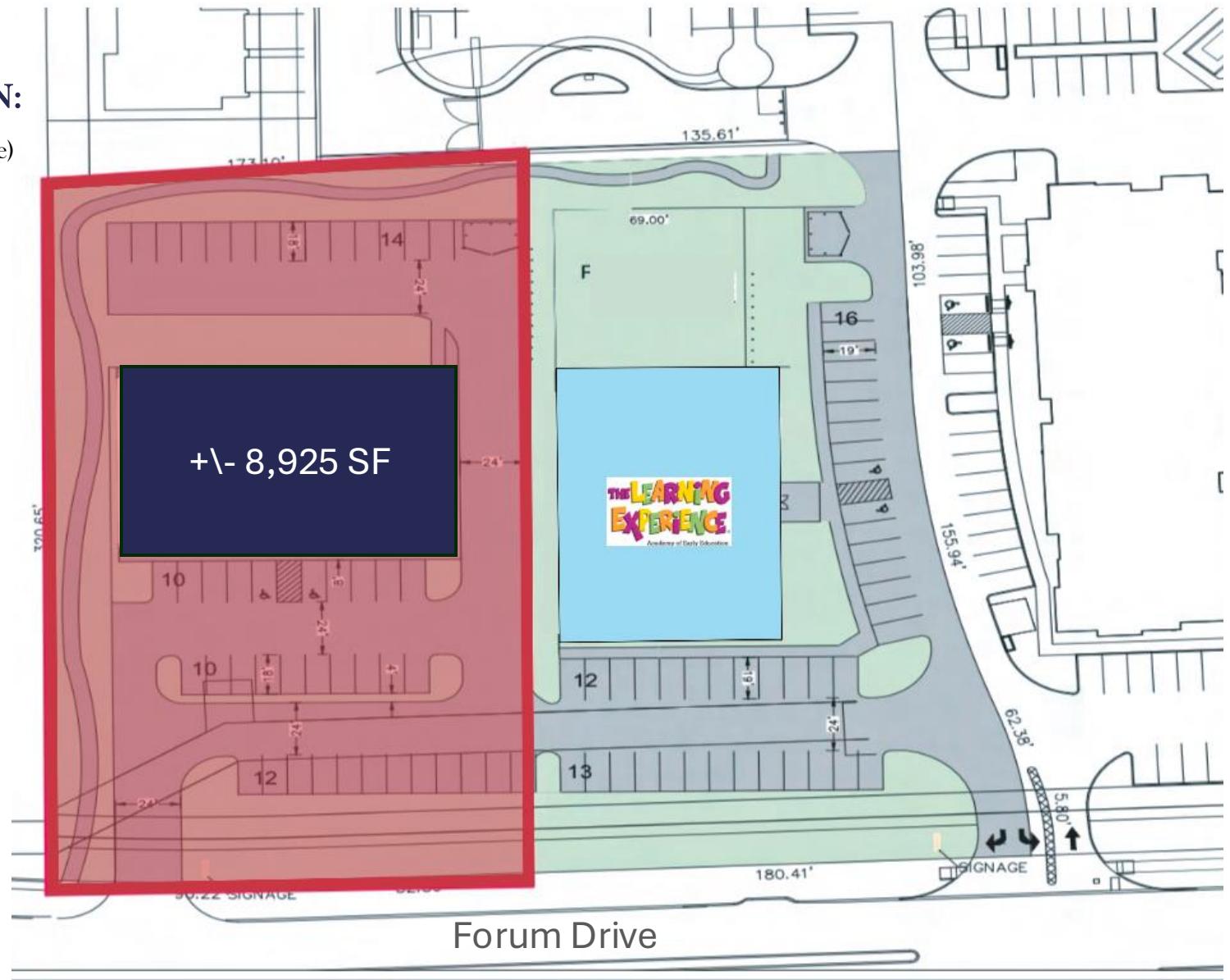
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CONCEPTUAL SITE PLAN:

- Up to 3 stories (Office | Medical Use)
- Floor Plate of 8,925 SF
- Curb Cut for Site shown
- Cross-Access with T.L.E.
- Off-Site Detention already in place
- Topo - Flat



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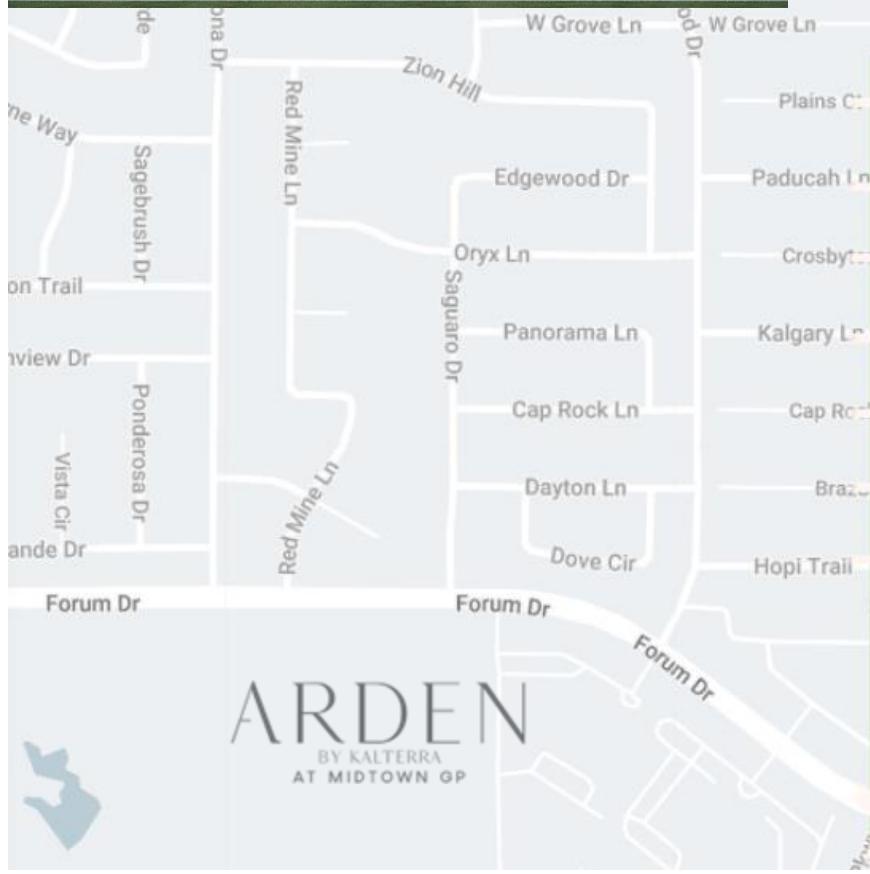
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MIDTOWN GP



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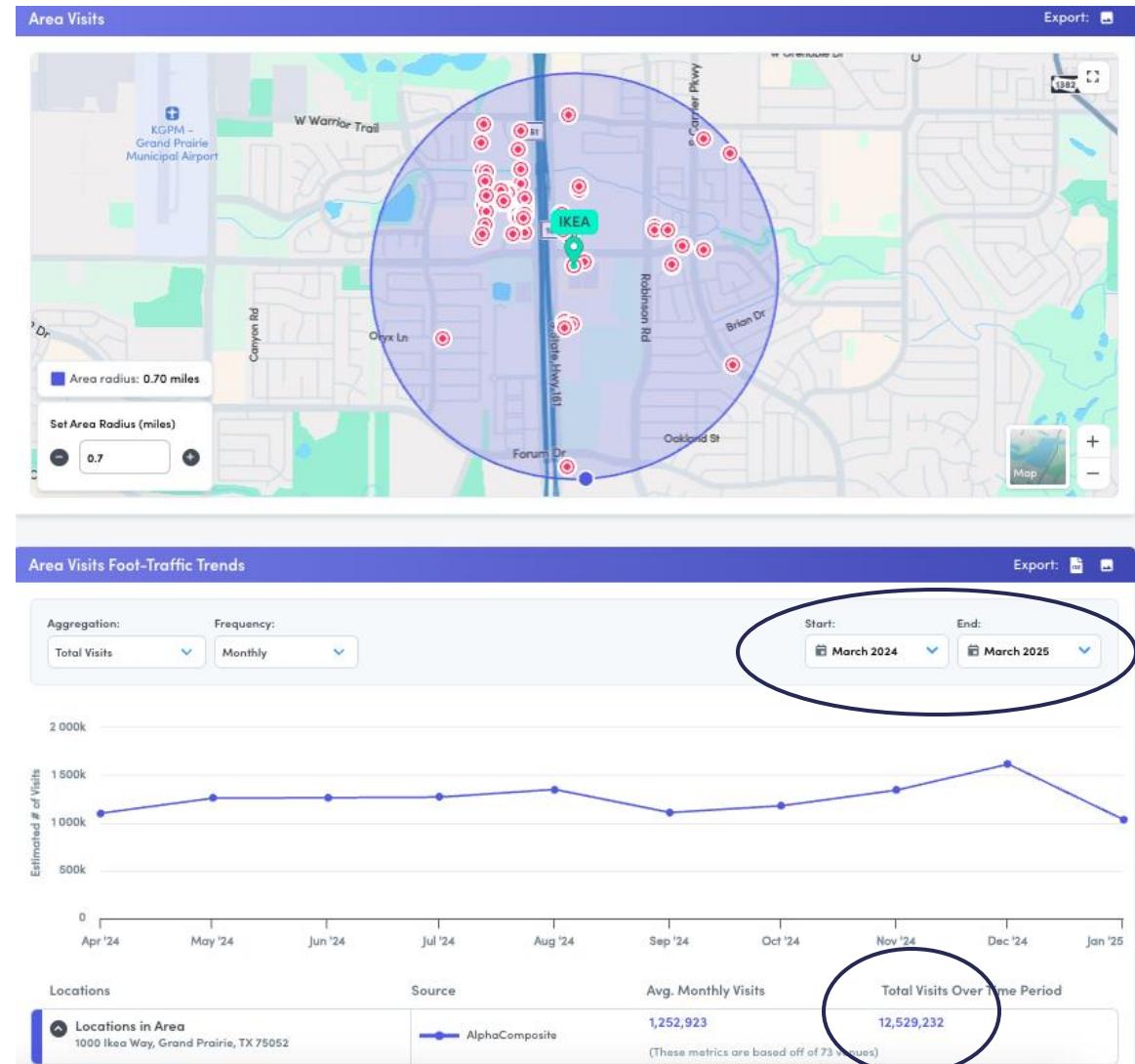
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3/4 of a mile radius
from the site!

OVER
12.5 MILLION
VISITORS A
YEAR!



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NEARBY ATTRACTIONS WITH STRONG PERFORMANCE!



Top 10 Location Nationwide! 55k Monthly Customers



Outperforming Texas Stores - 75k Monthly Customers



Top 10 Location in the U.S. - Over 11,000 Guest/Mthly

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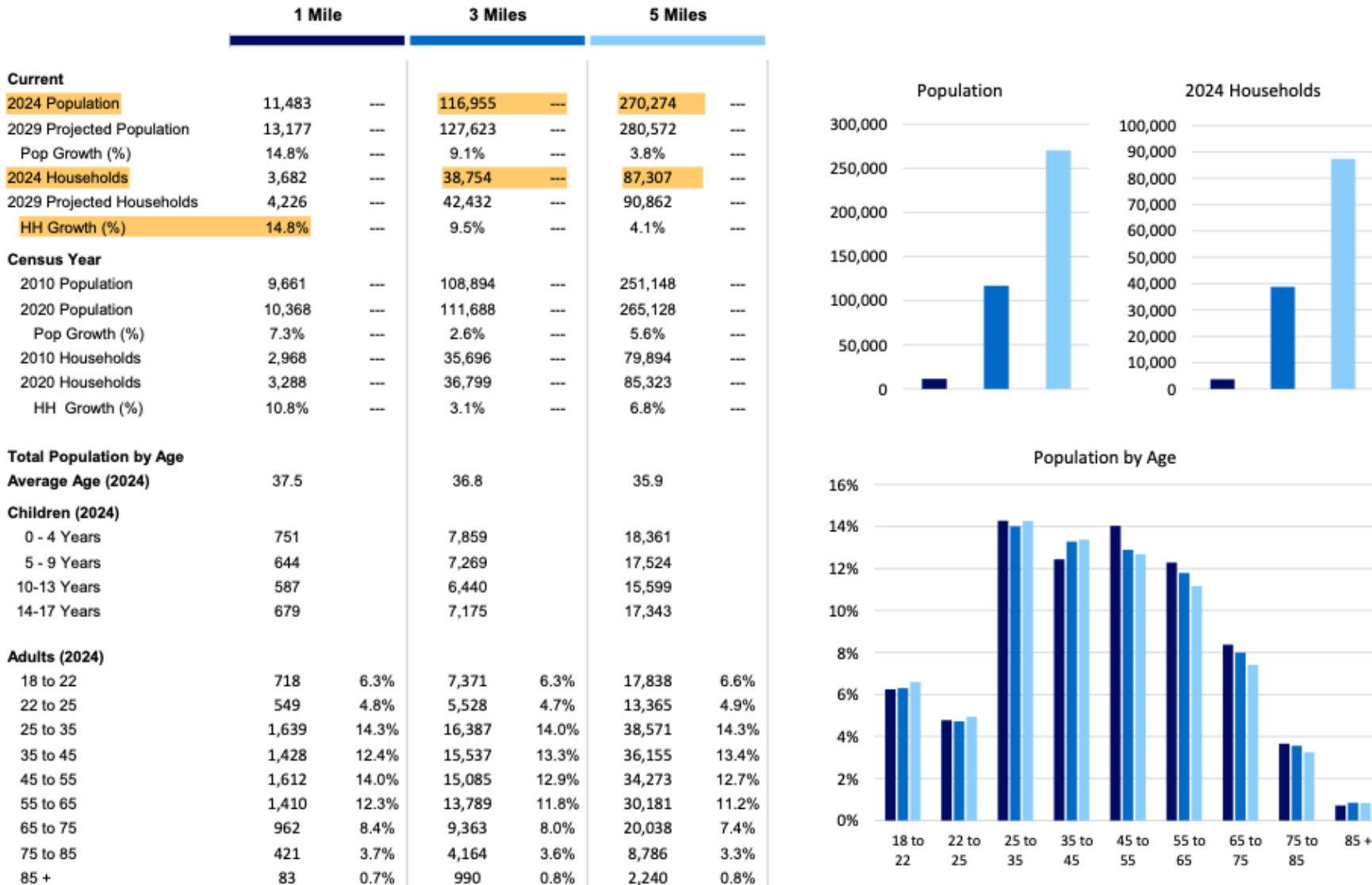


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Consumer Profile Report

STI: PopStats, 2024 Q4



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Consumer Profile Report

STI: PopStats, 2024 Q4

1 Mile 3 Miles 5 Miles

Population by Race/Ethnicity (2024)

White, Non-Hispanic	1,799	15.7%	21,713	18.6%	47,676	17.6%
Hispanic	4,588	40.0%	50,239	43.0%	128,698	47.6%
Black	3,490	30.4%	31,706	27.1%	64,043	23.7%
Asian	1,347	11.7%	9,751	8.3%	21,392	7.9%

Language at Home (2024)

Spanish	3,013	28.1%	35,331	32.4%	95,575	37.9%
Asian Language	797	7.4%	5,376	4.9%	13,945	5.5%

Ancestry (2024)

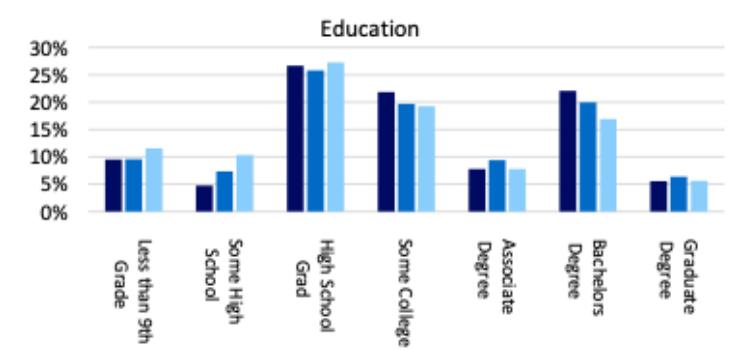
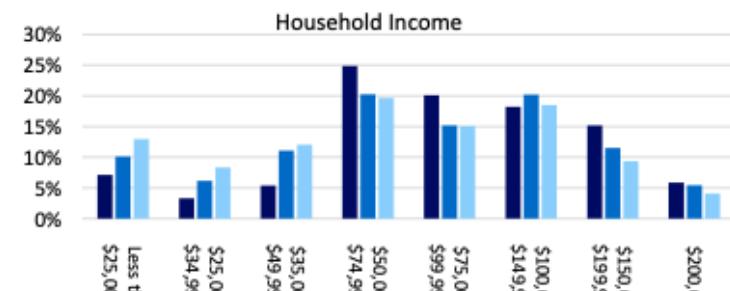
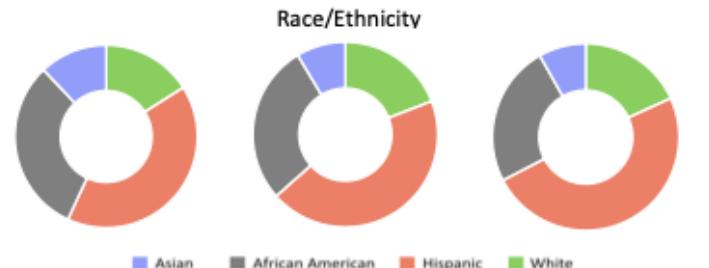
American Indian (ancestry)	24	0.2%	348	0.3%	757	0.3%
Hawaiian (ancestry)	6	0.1%	112	0.1%	291	0.1%

Household Income (2024)

Per Capita Income	\$34,205	---	\$31,760	---	\$28,148	---
Average HH Income	\$106,689	---	\$95,849	---	\$87,136	---
Median HH Income	\$85,370	---	\$78,299	---	\$70,727	---
Less than \$25,000	261	7.1%	3,921	10.1%	11,319	13.0%
\$25,000 - \$34,999	122	3.3%	2,393	6.2%	7,254	8.3%
\$35,000 - \$49,999	198	5.4%	4,300	11.1%	10,529	12.1%
\$50,000 - \$74,999	915	24.9%	7,848	20.3%	17,181	19.7%
\$75,000 - \$99,999	739	20.1%	5,887	15.2%	13,152	15.1%
\$100,000 - \$149,999	671	18.2%	7,824	20.2%	16,157	18.5%
\$150,000 - \$199,999	559	15.2%	4,469	11.5%	8,141	9.3%
\$200,000+	216	5.9%	2,112	5.4%	3,574	4.1%

Education (2024)

Less than 9th Grade	717	9.5%	7,193	9.6%	19,685	11.6%
Some High School	360	4.8%	5,520	7.3%	17,603	10.3%
High School Grad	2,014	26.7%	19,425	25.8%	46,407	27.3%
Some College	1,649	21.8%	14,839	19.7%	32,763	19.2%
Associate Degree	588	7.8%	7,093	9.4%	13,234	7.8%
Bachelors Degree	1,665	22.0%	15,047	20.0%	28,826	16.9%
Graduate Degree	419	5.5%	4,798	6.4%	9,524	5.6%



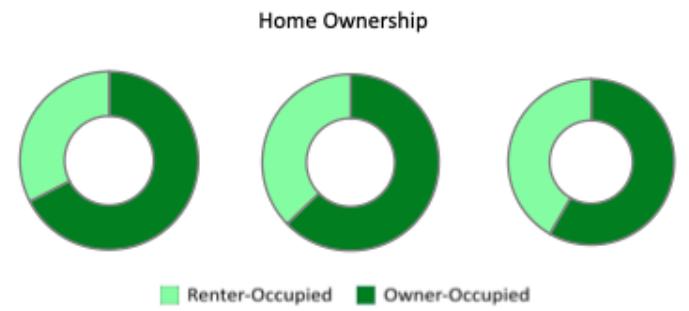
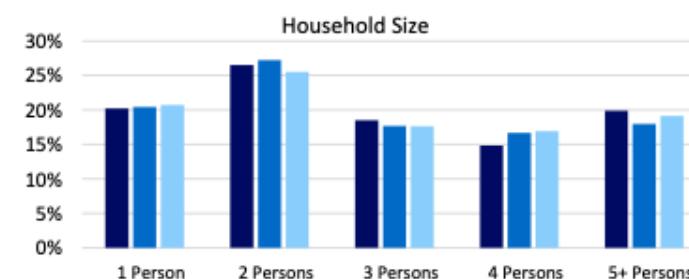
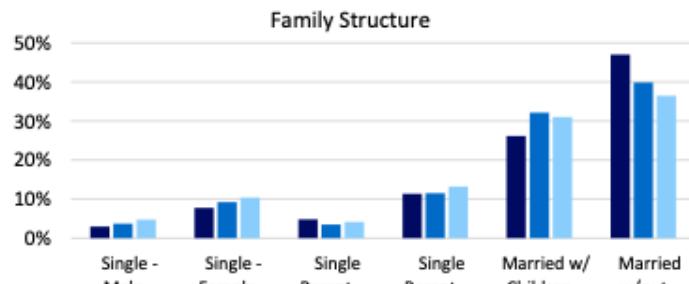
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Consumer Profile Report

STI: PopStats, 2024 Q4

	1 Mile	3 Miles	5 Miles	
Family Structure (2024)	2,806	28,841	65,026	
Single - Male	82	2.9%	1,069	3.7%
Single - Female	217	7.7%	2,662	9.2%
Single Parent - Male	136	4.8%	1,014	3.5%
Single Parent - Female	318	11.3%	3,327	11.5%
Married w/ Children	735	26.2%	9,269	32.1%
Married w/out Children	1,318	47.0%	11,501	39.9%
Household Size (2024)				
1 Person	745	20.2%	7,922	20.4%
2 Persons	976	26.5%	10,548	27.2%
3 Persons	682	18.5%	6,853	17.7%
4 Persons	546	14.8%	6,465	16.7%
5+ Persons	732	19.9%	6,967	18.0%
Home Ownership (2024)	3,682	38,754	87,307	
Owners	2,482	67.4%	24,318	62.8%
Renters	1,199	32.6%	14,436	37.2%
Components of Change (2024)				
Births	157	1.4%	1,628	1.4%
Deaths	60	0.5%	600	0.5%
Migration	-778	-6.8%	-1,474	-1.3%
Unemployment Rate (2024)				
	4.2%	5.0%	5.1%	
Employment, Pop 16+ (2024)	9,180	91,855	210,149	
Armed Services	0	0.0%	169	0.2%
Civilian	6,834	74.4%	63,969	69.6%
Employed	6,557	71.4%	60,829	66.2%
Unemployed	277	3.0%	3,140	3.4%
Not in Labor Force	2,346	25.6%	27,886	30.4%
Businesses				
Establishments	453	---	2,410	---
Employees (FTEs)	6,434	---	40,204	---
			107,310	---



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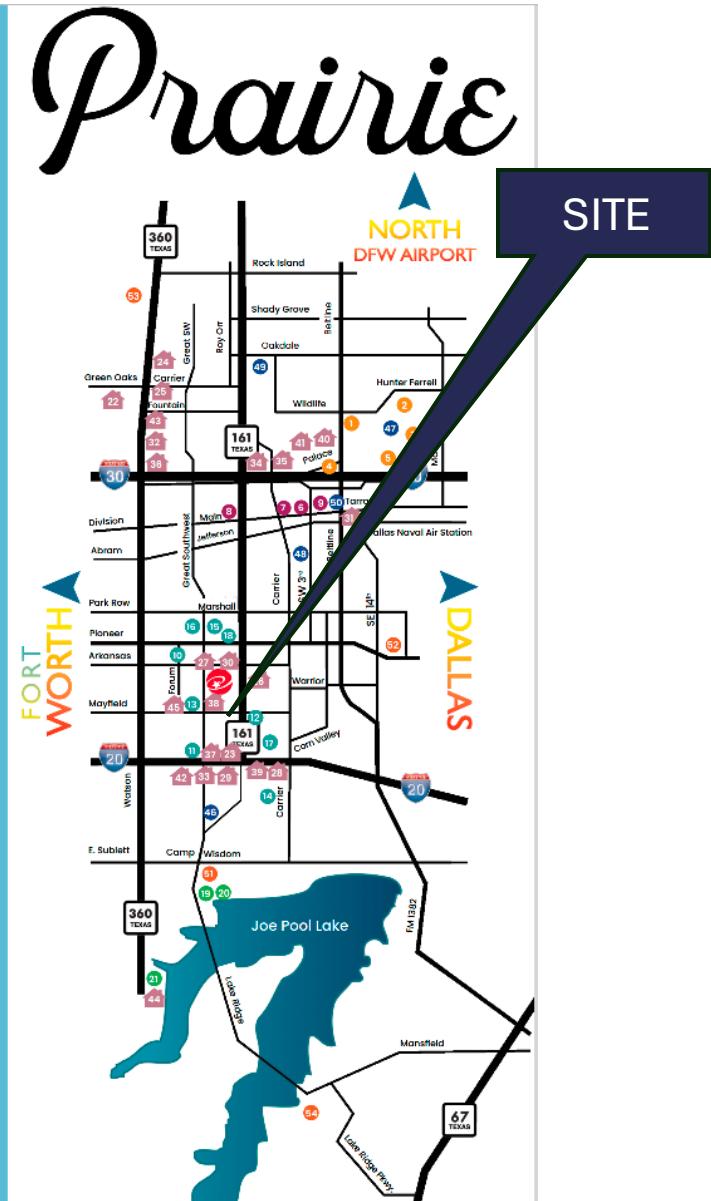
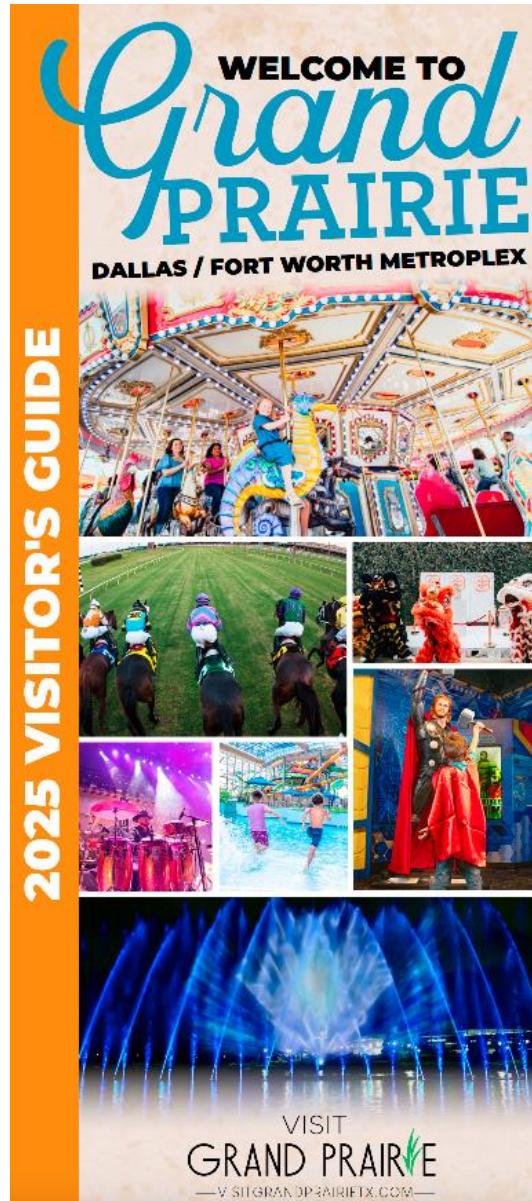
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Grand Prairie
TEXAS



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Grand Prairie
T E X A S

Grand Prairie
T E X A S

1 Mile From Site!

EXPLORE EpicCentral District

EpicCentral, DFW's vibrant entertainment district, has something for everyone across its sprawling 172 acres. From thrilling adventure parks and waterfront dining to live concerts, playgrounds, scenic trails, and green spaces, this destination offers endless excitement. With hotels, a large events and convention center, and the mesmerizing Vegas-style Illuvia water and light show, EpicCentral is the ultimate spot for family fun, adventure, and unforgettable experiences.

epiccentral.com

THE EPIC

The Epic redefines recreation with its cutting-edge 120,000-square-foot facility, offering top-tier fitness, athletics, aquatics, fine arts, media arts, and youth programs—all under one roof. Don't miss live performances at The Epic Theater, where entertainment and community come together for an unforgettable experience!

2960 Epic Place
972-339-EPIC • jointheepic.com



EPIC WATERS INDOOR WATERPARK

Dive into year-round fun at Epic Waters, a unique indoor waterpark with a retractable roof! This family-friendly park features thrilling attractions, including Texas' longest indoor lazy river, the towering seven-story Locura slide with a 360-degree horizontal loop, and the state's first double FlowRider surfing machine. With an arcade, party rooms, and excitement for all ages, Epic Waters is the ultimate splash-filled adventure!

2970 Epic Place
972-337-3131 • epicwatersgrp.com



ANDRETTI INDOOR KARTING

This 100,000-square-foot facility features high-speed electric Superkarts on a multi-level track, state-of-the-art arcade, Hologate VR, Hyperdeck VR, Limitless VR, a two-story laser tag arena, Spark Interactive Duckpin Bowling and a 7D Xperience Motion Theatre!

3750 State Hwy 161
469-945-3278 • andrettikarting.com/grandprairie



BASS PRO SHOPS

Bass Pro Shops is a trusted source for quality fishing, hunting, boating and outdoor sporting goods! Come explore this 100,000-square-foot unique, completely custom design retail store! Inspiring people to enjoy and protect the great outdoors.

3720 S. State Hwy 161
469-982-2700 • bassproshops.com

JAMBOX

Catch the best live music in DFW at Jambox, EpicCentral's outdoor music venue! From rock to reggae, funk to country ballads, Jambox delivers an unforgettable experience for every music lover. Located steps away from exciting dining options and the dazzling Illuvia water and light show, it's the perfect spot for an evening of great tunes and lively atmosphere.

2959 S. State Hwy 161
epiccentral.com/jambox

BOLDER ADVENTURE PARK

With over 66,000 square feet of indoor adventure, Bolder Adventure Park in Grand Prairie offers excitement for all ages! Explore attractions like ropes courses, climbing adventures, tubing slides, a blaster arena, and a thrilling free fall experience. Whether you're in for high-energy thrills or family-friendly fun, Bolder Adventure Park is the place to be!

2324 W. Warrior Trail
469-858-0577 • bolderadventurepark.com



ILLUVIA WATER & LIGHT SHOW

Experience the magic of Illuvia, EpicCentral's dazzling Vegas-style water and light show, free for all to enjoy! As the first of its kind in North America, Illuvia combines synchronized music with mesmerizing visuals, projecting images across illuminated sheets of rain while fountains soar 60 feet into the air. Each 15-minute performance is a sensory delight, lighting up the night sky every evening.

2961 State Hwy 161
800-288-8386 • epiccentral.com/illuvia

LOCAL TIP
Bring your own lawn chair!



MAIN EVENT

Main Event delivers the ultimate "Eat. Bowl. Play." experience with state-of-the-art bowling, multi-level laser tag, exciting high ropes courses, and an arcade packed with the latest games. Enjoy stylish billiards, lively bars, and a full-service restaurant serving high-quality food for an unforgettable outing.

3106 State Hwy 161
972-641-2695 • mainevent.com

PLAYGRAND ADVENTURES

PlayGrand Adventures is a FREE all inclusive playground of epic proportions, designed for visitors of all ages and abilities. With adventure zones that inspire discovery, creativity, and social interaction, this playground offers a safe, engaging environment for everyone. Each area encourages skill development through play, making it a fun and accessible space for all!

2100 Epic Place
playgrandadventures.com



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Grand Prairie
TEXAS

EXPLORE Dining in EpicCentral

CHICKEN N PICKLE

Chicken N Pickle is a one-of-a-kind indoor/outdoor entertainment complex designed for fun and community. Enjoy fast-casual dining, 11 pickle ball courts, shuffleboard, a lively bar, an outdoor game yard, and a game room—all in one spot.

2965 State Hwy 161
469-943-1410 • chickennpickle.com



THE DIPPY EGG

Where casual vibes and tantalizing aromas converge into a brunch haven, offering a sunny-side escape into a world of delectable indulgence.

COMING SOON!

RADICI WOOD FIRED GRILL

The culinary gem by celebrated Chef Tiffany Derry brings a fresh and elevated take on authentic Italian cuisine. Known for its wood-fired creations and commitment to high-quality, locally sourced ingredients, Radici invites guests to savor traditional Italian flavors in a warm, inviting atmosphere.

COMING SOON!

THE FINCH

A modern twist on fine dining where bold flavors and refreshing drinks meet timeless style. This stylish escape offers a perfect blend of fun and sophistication, creating a spot to unwind and savor delicious dishes.

2955 S. State Hwy 161
469-480-6603 • thefinchgrandprairie.com



SERIOUS EATS

SERIOUS Eats is a foodie hub that includes, SERIOUS Pizza with outrageously big slices and 30" pies you can hardly fit in your trunk, SERIOUS sliders with mini masterpieces of deliciousness and SERIOUS Shakes with over the top milkshakes that defy the limits of sweet indulgence!

2971 S. State Hwy 161
469-200-3551 • eat-serious.com

VIDORRA

Vidorra 'Cocina de México' brings the vibrant spirit of Mexico to life with authentic dishes, bold cocktails, and a lively atmosphere. Meaning "the good life," Vidorra offers a dining experience that celebrates Mexican culture, making every meal a festive and flavorful occasion.

2959 S. State Hwy 161
469-480-6611 • vidorracocina.com



LOCAL TIP
Make a Reservation!

VOODOO BREWING CO.

Experience Texas's first Voodoo Brewery right in Grand Prairie! This laid-back spot features vibrant wall art, a lineup of famous craft brews, custom cocktails, and a delicious menu. It's the perfect place to relax, enjoy unique flavors, and soak up the creative vibe.

1015 IKEA Place Suite #500
214-613-1146 • grandprairie.voodoobrewery.com

Scan for more
dining options!



NEAR EPIC CENTRAL

	972-807-5500 marriott.com 2850 S. Hwy. 161	●	●	●
	682-428-7311 hgi.com 2935 Hwy 161	●	●	●
	682-882-6744 homewoodsuites.com 2935 Hwy 161	●	●	●
	972-641-2110 marriott.com 3128 S. Hwy 161	●	●	●



See more at
www.epiccentral.com

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TOP EMPLOYERS OF GRAND PRAIRIE

Company	Jobs	Business Activity
Lockheed Martin Missiles and Fire Control HQ	5000	Research and Development in the Physical, Engineering, and Life Sciences
Grand Prairie Independent School District	3800	Public Schools
Poly-America Inc.	2000	Unsupported Plastics Film and Sheet (except Packaging) Manufacturing
City of Grand Prairie	1700	Public Administration
Flex-N-Gate	1200	Auto Accessory Manufacturing
Siemens Energy & Automation, Inc.	1200	Switchgear and Switchboard Apparatus Manufacturing
Lear Seating	1105	Manufacturer of automotive seating and related components
Lone Star Park at Grand Prairie	950	Racetracks
Forterra Pipe & Products, Inc.	950	Concrete Pipe Manufacturing
K & N Filters	470	Trademark High Performance Automotive Filters
Republic National Distributing	800	Wine and Distilled Alcoholic Beverage Wholesalers
Bell Textron	700	Helicopter Aircraft Manufacturing
Arnold Transportation Services	650	General Freight Trucking
Airbus Helicopter	600	Aircraft Manufacturing
Safran Helicopters	530	Aircraft Engine and Engine Parts Manufacturing

Company	Jobs	Business Activity
Wal-Mart	500	Warehouse Clubs and Superstores
Mission Foods	500	Food Manufacturing
General Motors LOC Center	500	Process, Physical Distribution, and Logistics Consulting Services
Bureau of Prisons, U.S. Department of Justice	500	Public Administration
Pitney Bowes Presort Services	450	Business Support Services
SAIA Motor Freight Line Inc.	426	General Freight Trucking, Long-Distance, Truckload
Office Depot Procurement Center	370	Stationery and Office Supplies Wholesalers
CarParts.com	360	Online Provider of Aftermarket Automotive Parts
Texas Dept. of Health and Human Services, Regional Offices	356	Administration of Human Resource Programs
Hello Fresh	350	Grocery Stores
Printpack Inc.	350	Unsupported Plastics Packaging Film and Sheet Manufacturing
Standard Utility Construction, Inc.	350	Construction
IKEA	300	Home Furnishing Stores
Wal-Mart Super Center	300	Retail and Grocery Stores
MSI Express	300	All Other Food Manufacturing

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WAYPOINT CURRENT LISTINGS



WAYPOINT REAL ESTATE WEB PAGE



FOLLOW US ON LINKEDIN



JAKE MCCOY'S LINKEDIN



DEREK ANTHONY'S LINKEDIN

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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Waypoint Real Estate Advisors LLC	9015127	jake@waypoint-red.com	817-505-5894
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jake McCoy	702534	jake@waypoint-red.com	817-505-5894
Designated Broker of Firm	License No.	Email	Phone
Derek Anthony	677154	derek@waypoint-red.com	817-991-5072
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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1

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