



LINDSEY TRACT GRAND PRAIRIE, TEXAS 75050

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PROPERTY OVERVIEW



LOCATION

102 W Oakdale Rd
Grand Prairie, TX 75050



ACREAGE

Gross: ± 51.09



ZONING

PD-39



PROPOSED USE

Industrial / Investment / Entertainment



UTILITIES

Water: Off Site
Sewer: Off Site



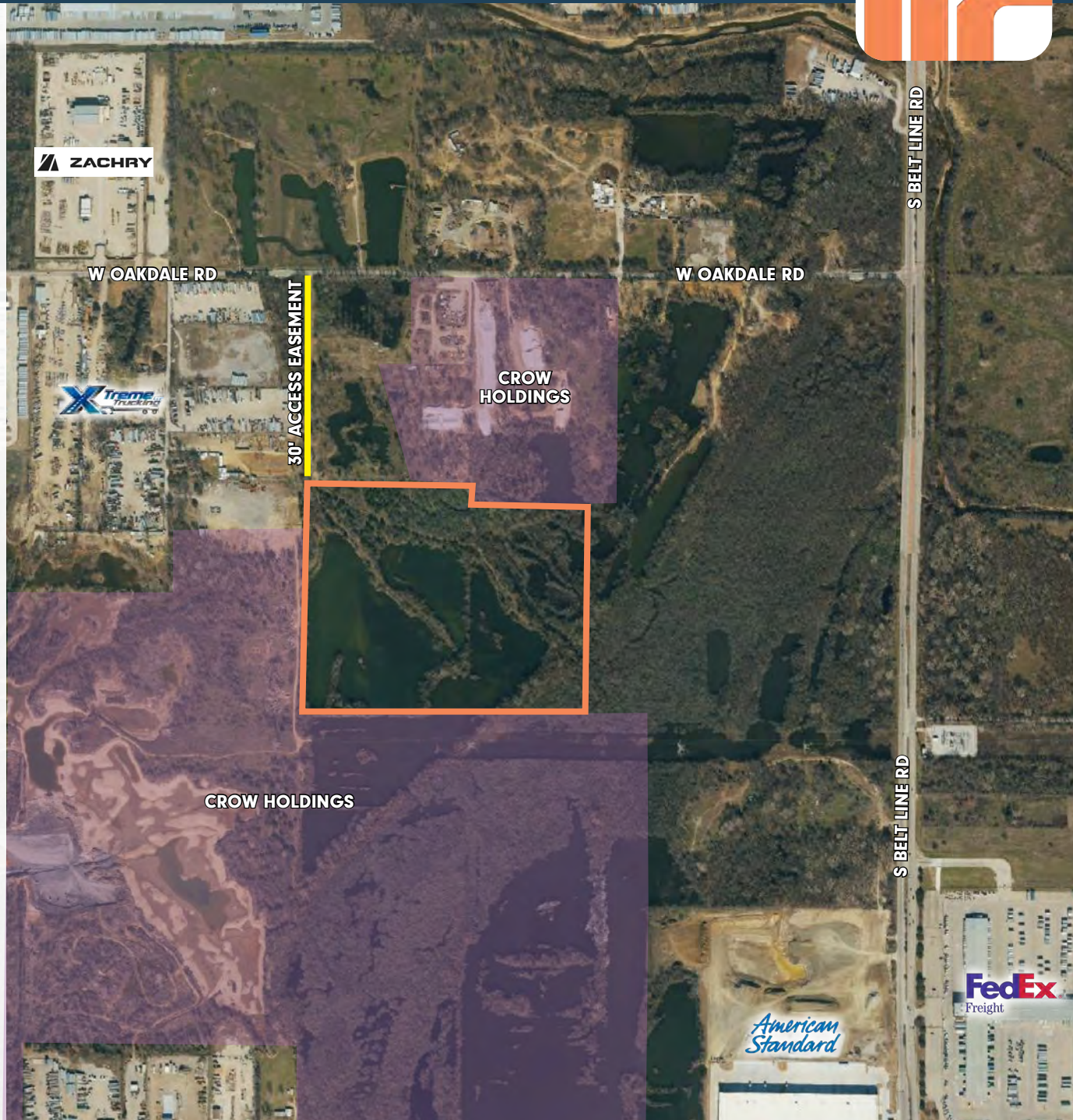
ISD

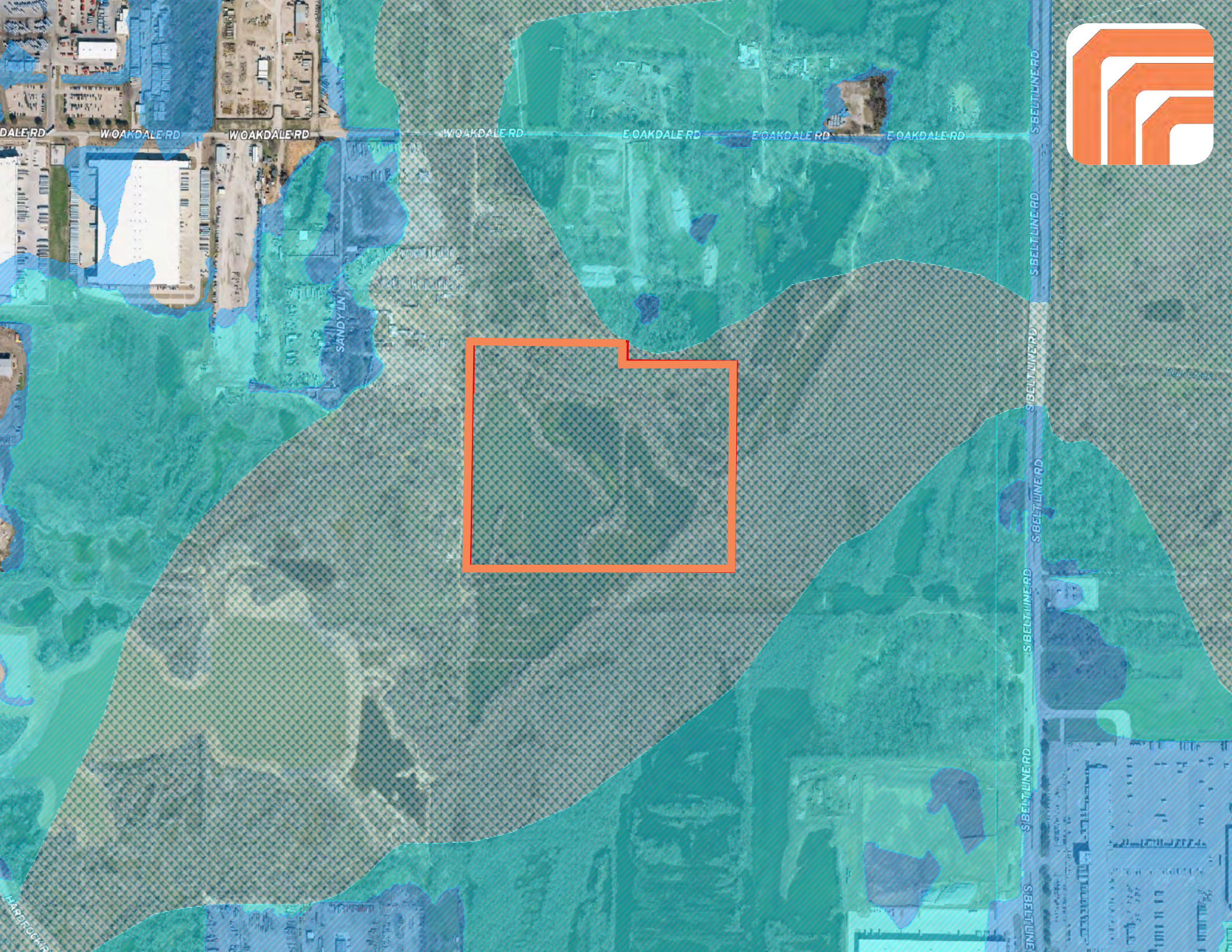
Grand Prairie ISD



VPD

S Belt Line Rd: ±24,291 (2022)
W Oakdale Rd: ±2,278 (2022)





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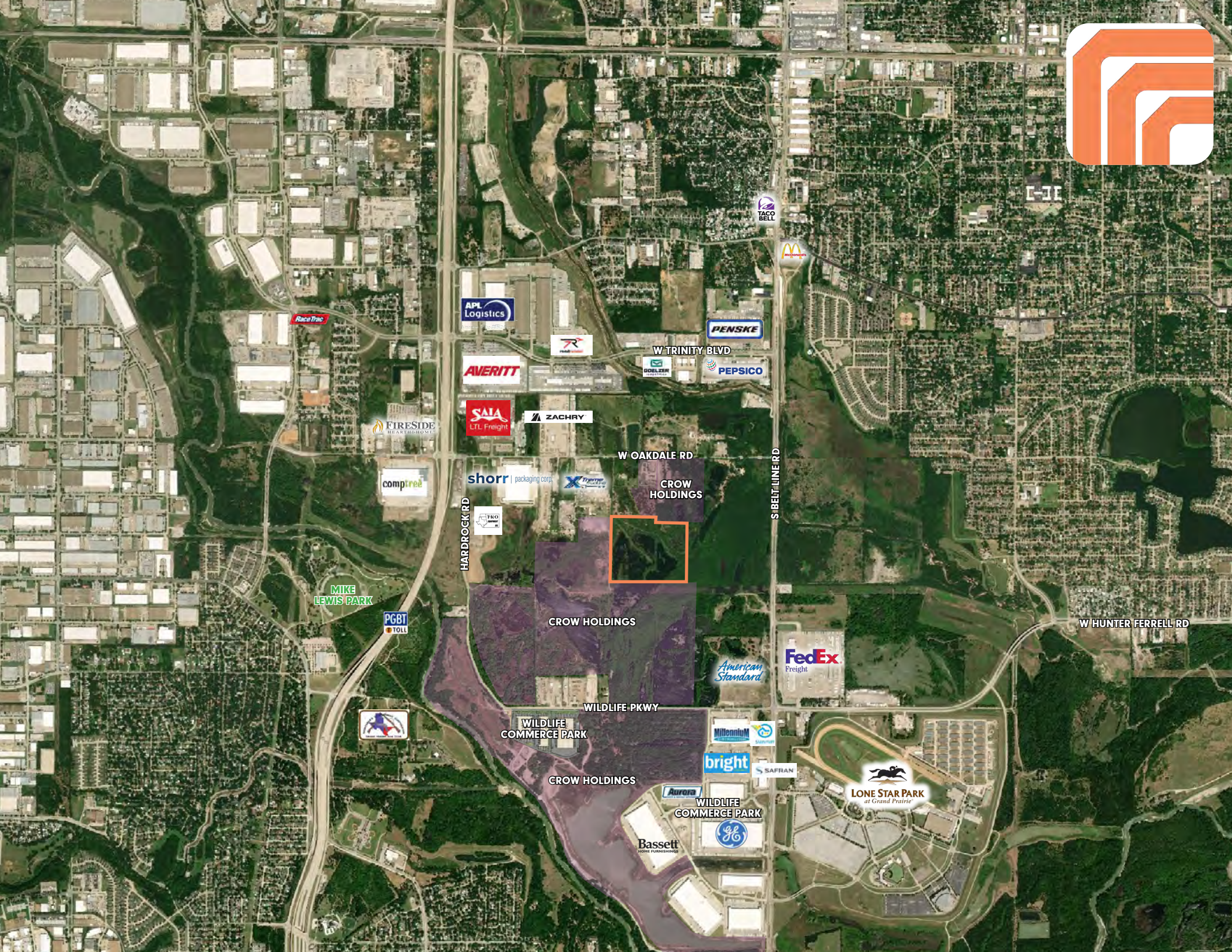
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SANDY LN

Bear Creek

W OAKDALE RD

S BELTLINE RD



E-11



W TRINITY BLVD



RaceTrac



W OAKDALE RD



CROW HOLDINGS

HARDROCK RD



MIKE LEWIS PARK



CROW HOLDINGS

W HUNTER FERRELL RD



WILDLIFE PKWY



WILDLIFE COMMERCE PARK



CROW HOLDINGS



WILDLIFE COMMERCE PARK



MARKET OVERVIEW



SUMMARY

Grand Prairie, Texas, is a suburban city located in Tarrant County within the Dallas-Fort Worth metropolitan area. The city has seen significant economic development with a mix of residential, commercial, and industrial areas contributing to its growth. Ongoing residential and commercial developments contribute to the city's growth and continue to positively impact the real estate landscape.

DEMOGRAPHICS

MILE RADIUS	3 MILE	5 MILE	10 MILE
2023 POPULATION	72,008	243,954	962,239
2028 POPULATION	70,526	241,549	958,885
POP. GROWTH 2023-2028	-0.4%	-0.2%	0.1%
2023 TOTAL HOUSEHOLDS	25,056	88,452	350,731
MEDIAN HOUSE HOLDS INCOME	\$59,006	\$56,219	\$61,821
2023 TOTAL BUSINESSES	2,407	9,966	48,459
2023 TOTAL EMPLOYMENT	33,624	128,098	555,859



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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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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 _____