

ANCHORED SHOPPING CENTER - FOR LEASE

8235 Douglas Ave
 Suite 720
 Dallas, Texas 75225
 T 214.378.1212
 venturedfw.com

SEQ SH 161 & MAYFIELD RD
 GRAND PRAIRIE, TX

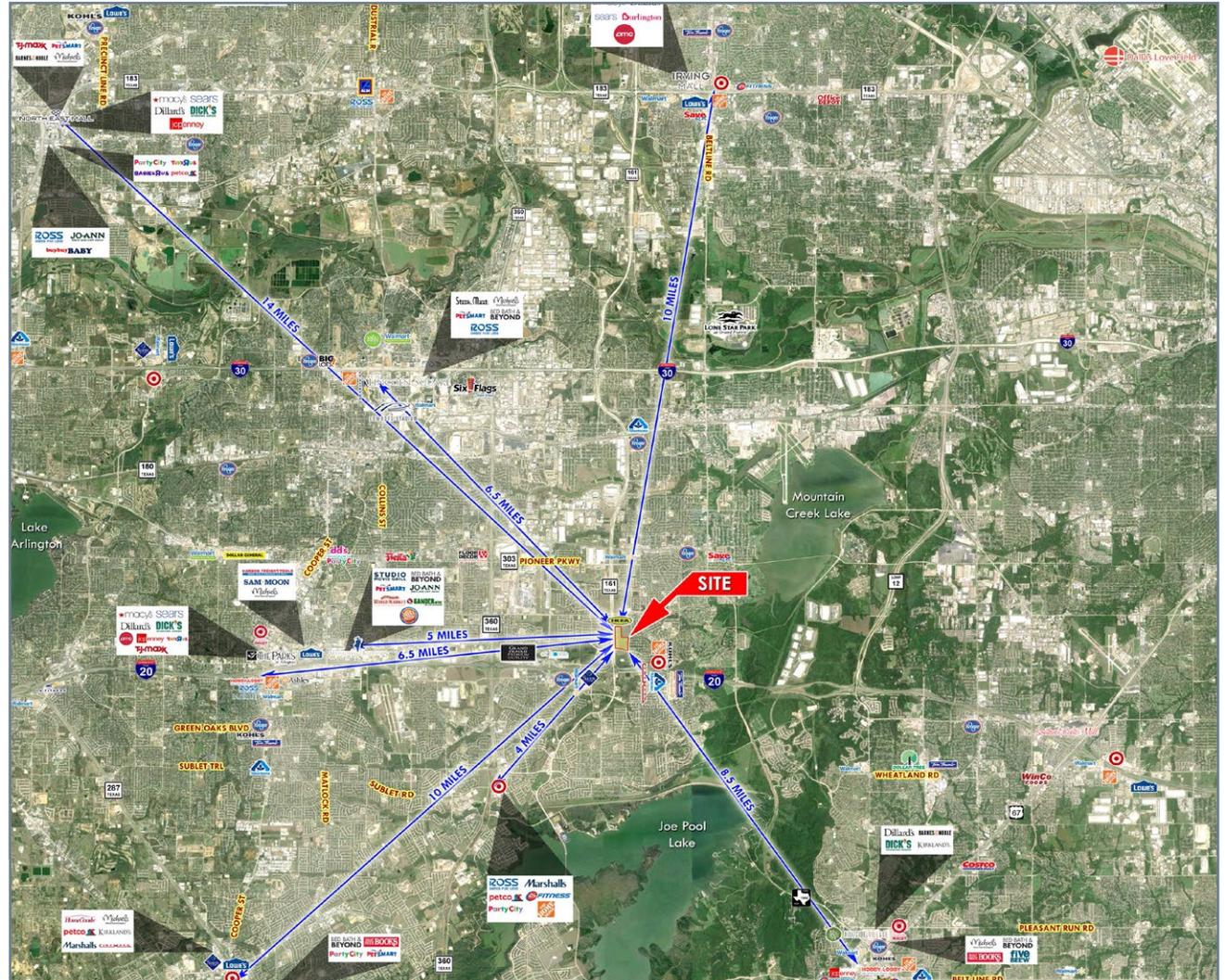
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LOCATION

SEQ SH 161 & MAYFIELD RD
GRAND PRAIRIE, TX

PROPERTY HIGHLIGHTS

- ★ ADJACENT TO 290,000 SF IKEA FURNITURE STORE.
- ★ AVERAGE TIME SPENT IN IKEA 3.5 HOURS.
- ★ IKEA WILL ATTRACT APPROXIMATELY 2 MILLION CUSTOMERS PER YEAR AND OPENED IN DECEMBER OF 2017.
- ★ SITE HAS FULL CROSS ACCESS WITH IKEA PARKING LOT.
- ★ MULTI-TENANT BUILDING OPPORTUNITY FACING IKEA'S ENTRANCE.
- ★ THE EPIC IS AN \$88 MILLION PROJECT LOCATED DIRECTLY TO THE NORTH OF THE SITE. THE EPIC WILL INCLUDE A 50,000 SF YEAR ROUND WATER PARK AND A 120,000 SF RECREATION CENTER AND OPENED DECEMBER 2017.



TRAFFIC COUNTS

SH 161 MAYFIELD RD
45,320 VPD 11,897 VPD

2017 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILE	5 MILE
EST. POPULATION	15,875	128,543	281,774
EST. DAYTIME POPULATION	1,331	30,072	79,472
EST. AVG. HH INCOME	\$82,795	\$74,088	\$68,069



LOT	SITE AREA	ACRES	BUILDING AREA	PARKING REQUIRED			TOTAL REQD	TOTAL PROV.	PARKING RATIO
				RETAIL 1 PER 275	RESTAURANT 8900SF+ 500SF PATIO 1 PER 275	THEATER 100 2+ SCREENS- 1 PER 6 SEATS			
1	130,713	3.001	21,750 sf	12,850	47	94	141	141	6.483 /1000 SF
2	110,210	2.530	12,950 sf	6,450	24	65	89	132	10.193 /1000 SF
3	99,188	2.277	7,800 sf	-	7,800	78	78	139	17.821 /1000 SF
4	86,119	1.977	14,000 sf	51			51	86	6.143 /1000 SF
5	436,588	10.023	65,000 sf					513	7.892 /1000 SF
6	38,389	0.881	3,200 sf		32		32	38	11.875 /1000 SF
7	36,813	0.845	2,800 sf		28		28	40	14.286 /1000 SF
8	62,215	1.428	6,000 sf		60		60	101	16.833 /1000 SF
9	63,607	1.460	6,000 sf		60		60	97	16.167 /1000 SF
NOT USED									
11	170,502	3.914	15,000		150		150	205	13.667 /1000 SF
12	92,771	2.130						118	
13	86,970	1.997						112	
14	355,198	8.154							
15	393,110	9.025							
TOTAL	2,162,392	49.642							



MULTI-FAMILY RENDERING



01 SITE PLAN NORTH
1" = 50'-0"



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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.

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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner’s broker. 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.

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.

Venture Commercial Real Estate, LLC	476647	info@venturedfw.com	214-378-1212
Broker’s Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker’s Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent’s Supervisor’s Name	License No.	Email	Phone
Amy Pjetrovic	550374	apjetrovic@venturedfw.com	214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Designated Broker’s Name	License No.	Email	Phone
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Agent’s Supervisor’s Name	License No.	Email	Phone
John Zikos	375018	jzikos@venturedfw.com	214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date