



ANCHORED SHOPPING CENTER

FOR LEASE

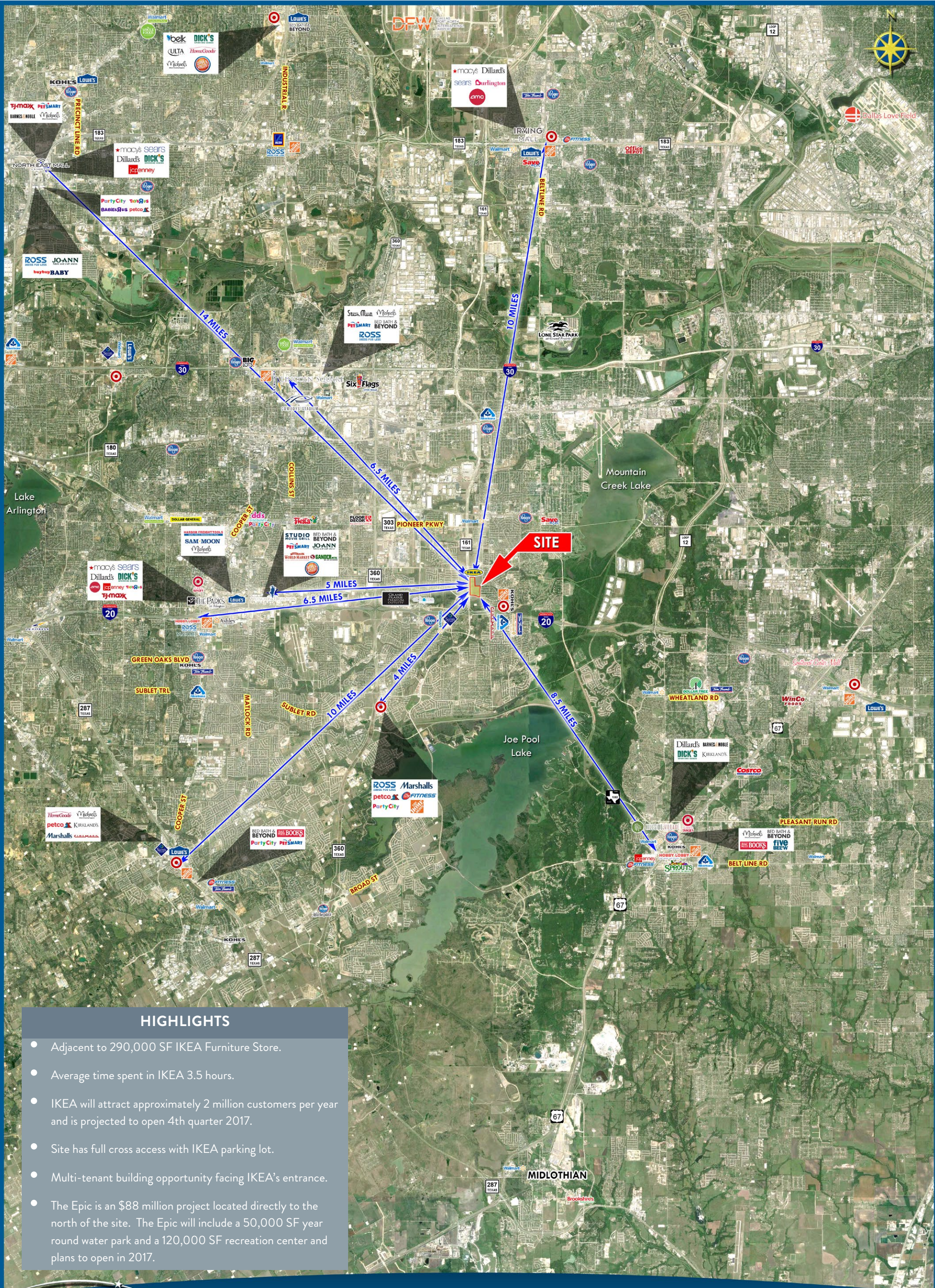
GRAND PRAIRIE, TEXAS SEQ SH 161 AND MAYFIELD ROAD

JOHN ZIKOS

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LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT



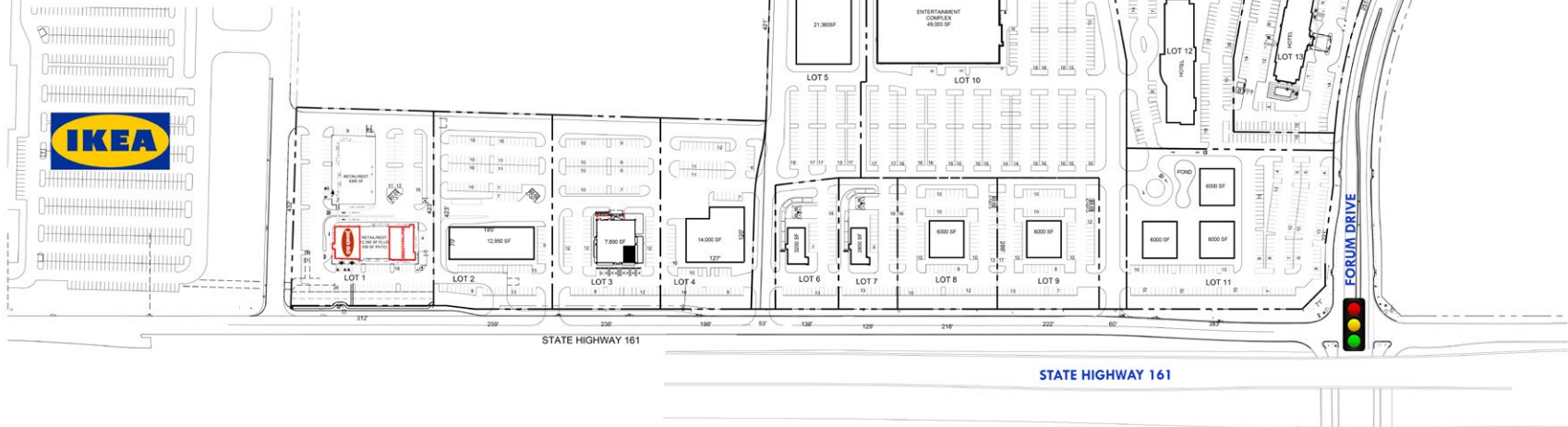
HIGHLIGHTS

- 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 is projected to open 4th quarter 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 plans to open in 2017.

IKEA ANCHORED SHOPPING CENTER

TABLATIONS

LOT	SITE AREA	ACRES	BUILDING AREA	PARKING REQUIRED			TOTAL REQ'D	TOTAL PROV.	PARKING RATIO
				RETAIL 1 PER	RESTAURANT 275 PER	ENTERTAINMENT 500SF + 500SF PATIO 1 PER			
1	130,713	3.001	21,750 sf	12,850	47	8900SF + 500SF PATIO	141	141	6.483 /1000 SF
2	110,210	2.530	12,950 sf	6,450	24	6,500	89	132	10.193 /1000 SF
3	99,188	2.277	7,800 sf	-	-	7,800	78	139	17.821 /1000 SF
4	86,119	1.977	14,000 sf	51	-	-	51	86	6.143 /1000 SF
5	126,014	2.893	21,360 sf	83	-	-	83	84	3.933 /1000 SF
6	38,389	0.881	3,200 sf	-	32	0	32	38	11.875 /1000 SF
7	36,813	0.845	2,800 sf	-	28	0	28	40	14.286 /1000 SF
8	62,215	1.428	6,000 sf	60	0	0	60	101	16.833 /1000 SF
9	63,607	1.460	6,000 sf	60	0	0	60	97	16.167 /1000 SF
10	301,082	6.912	49,000 sf	-	245	0	245	378	7.714 /1000 SF
11	152,293	3.496	18,000	-	180	0	180	180	10.000 /1000 SF
12	120,758	2.772	-	-	-	-	-	136	/1000 SF
13	86,804	1.993	-	-	-	-	-	104	/1000 SF
14	351,681	8.073	-	-	-	-	-	-	-
15	376,468	8.643	-	-	-	-	-	-	-
TOTAL	2,142,354	49.182							



01 SITE PLAN
1" = 60'-0"

FOR CONCEPTUAL PURPOSES ONLY
DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE

APPROX 50 ACRES AT 161 AND MAYFIELD

GRAND PRAIRIE, TEXAS
CWA MANAGEMENT, LLC

PRELIMINARY PLAN
NOT FOR CONSTRUCTION

SP19

JOB NO: 16-093
ISSUE DATE: 05/22/17
SCALE: AS NOTED



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2017 EST POPULATION	15,875	128,543	281,774
2017 EST DAYTIME POPULATION	1,331	30,072	79,472
2017 EST AVG HH INCOME	\$82,795	\$74,088	\$68,069

TRAFFIC COUNTS	
SH 161	45,320 VPD
MAYFIELD ROAD	11,897 VPD



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.

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Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials Date

