

PRIME I-20 SITES

Approximately 9.6 acres between Interstate 20 & Sara Jane Parkway

Frontage on I-20 & Sara Jane

Originally a 12+ acre site, the western Lot 1 has been sold to a hotel user. Lots 2—5 are pre-plats only and can be subdivided to meet user's needs. Cross-access drive easements will be required by the City. Curb cuts are shown as examples only.

In Grand Prairie's Rapidly Growing I-20/161 Retail & Mixed-Use District

PD Zoning with Utilities in Place

Zoning allows for a variety of commercial uses. Special Use Permits will be required with approval from P&Z and City Council.

Water and wastewater have been installed in the Sara Jane Parkway extension. Gas and electric are also to the sites.

Available as a single tract or divisible into 1.5 to 4 acre pad sites for restaurant, retail and commercial uses. Pricing varies depending on lot size and location.



817-565-5710

Eric Davis, CCIM





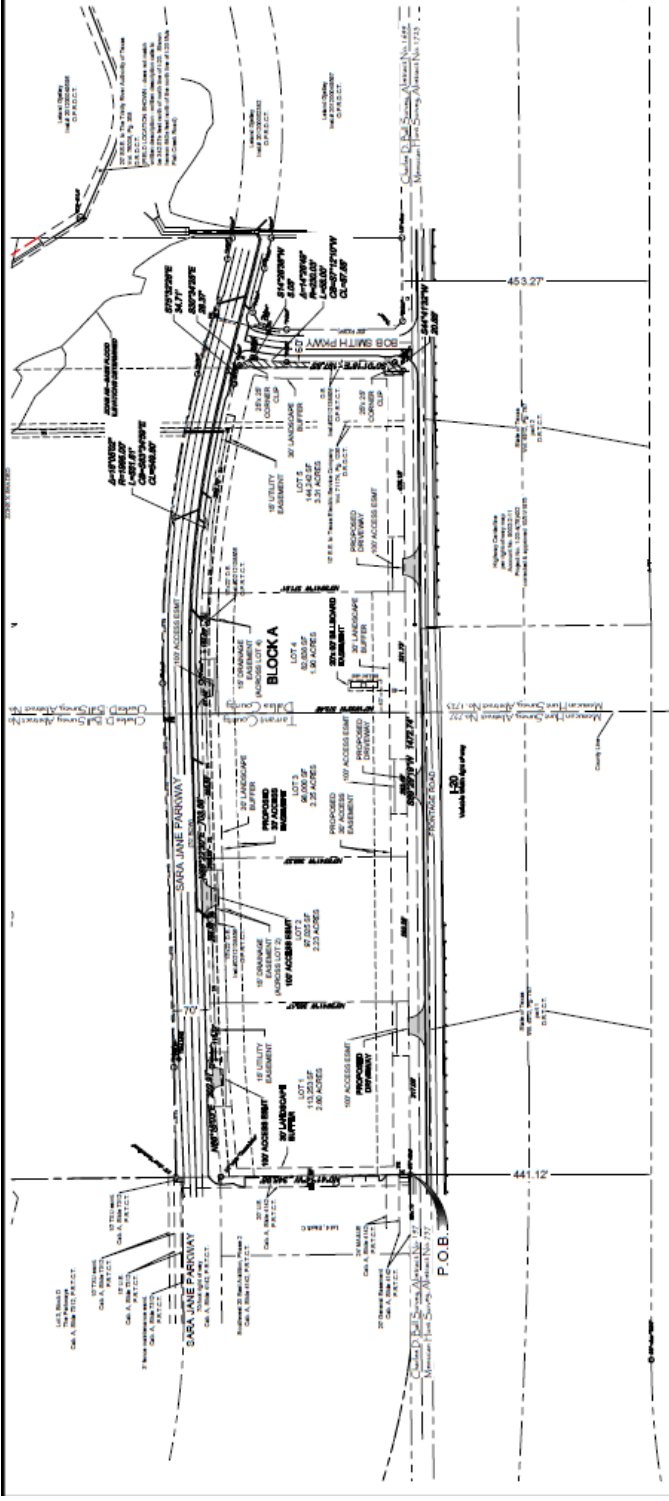
VICINITY MAP
SCALE 1" = 100'

LEGEND

- PROPOSED PROPERTY LINE
- RIGHT-OF-WAY
- PROPOSED LANDSCAPE BUFFER
- PROPOSED EASEMENT
- COUNTY LINE



Preliminary Plan for Informational Purpose Only



P.O.B.