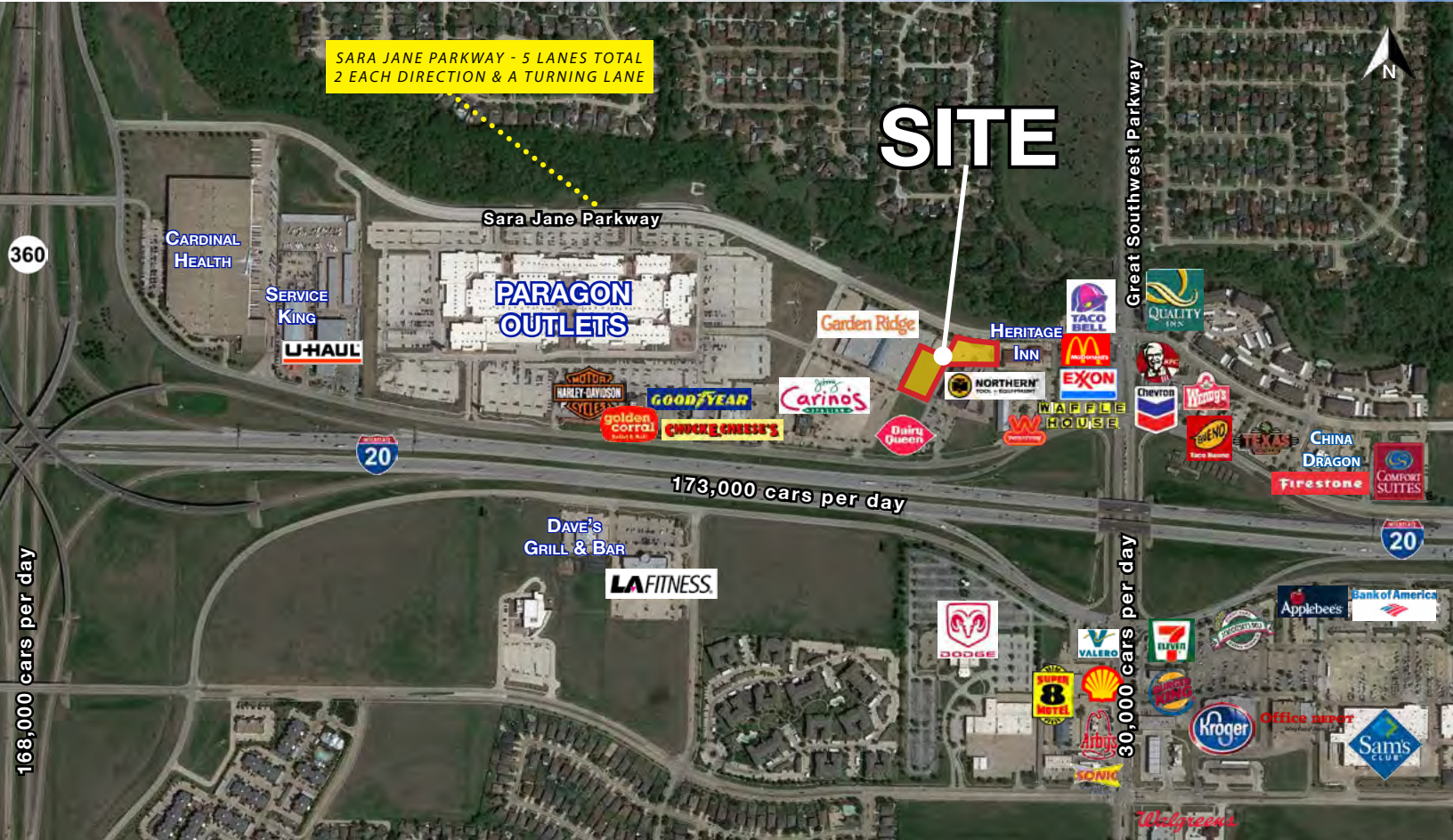




DALLAS-FORT WORTH AREA LAND SITES

PRAIRIE RIDGE CENTER | Pad Site For Sale

I-20 & Highway 360 (NEC), Grand Prairie, Texas



SALE PRICE: \$25/SF | LOT 1 = 1.88 ACRES

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	13,432	130,577	310,340
Avg. Household Income	\$81,909	\$81,046	\$74,109

- Join Garden Ridge, Northern Tool, Goodyear, Johnny Carino's, Golden Corral, Chuck E. Cheese, Harley Davidson, and Dairy Queen
- Next to the Paragon Outlets, a 417,000 SF upscale retail outlet development
- Great I-20 visibility and signage
- One of the best traffic counts in the state of Texas
- Access from I-20, Highway 360, and Great Southwest Parkway
- Across Highway 360 from Arlington Heights and The Parks at Arlington Shopping Centers
- Pad sites graded and ready for development



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

DAVID BLOCK | 816.412.7400 | dblock@blockandco.com

Exclusive Agent





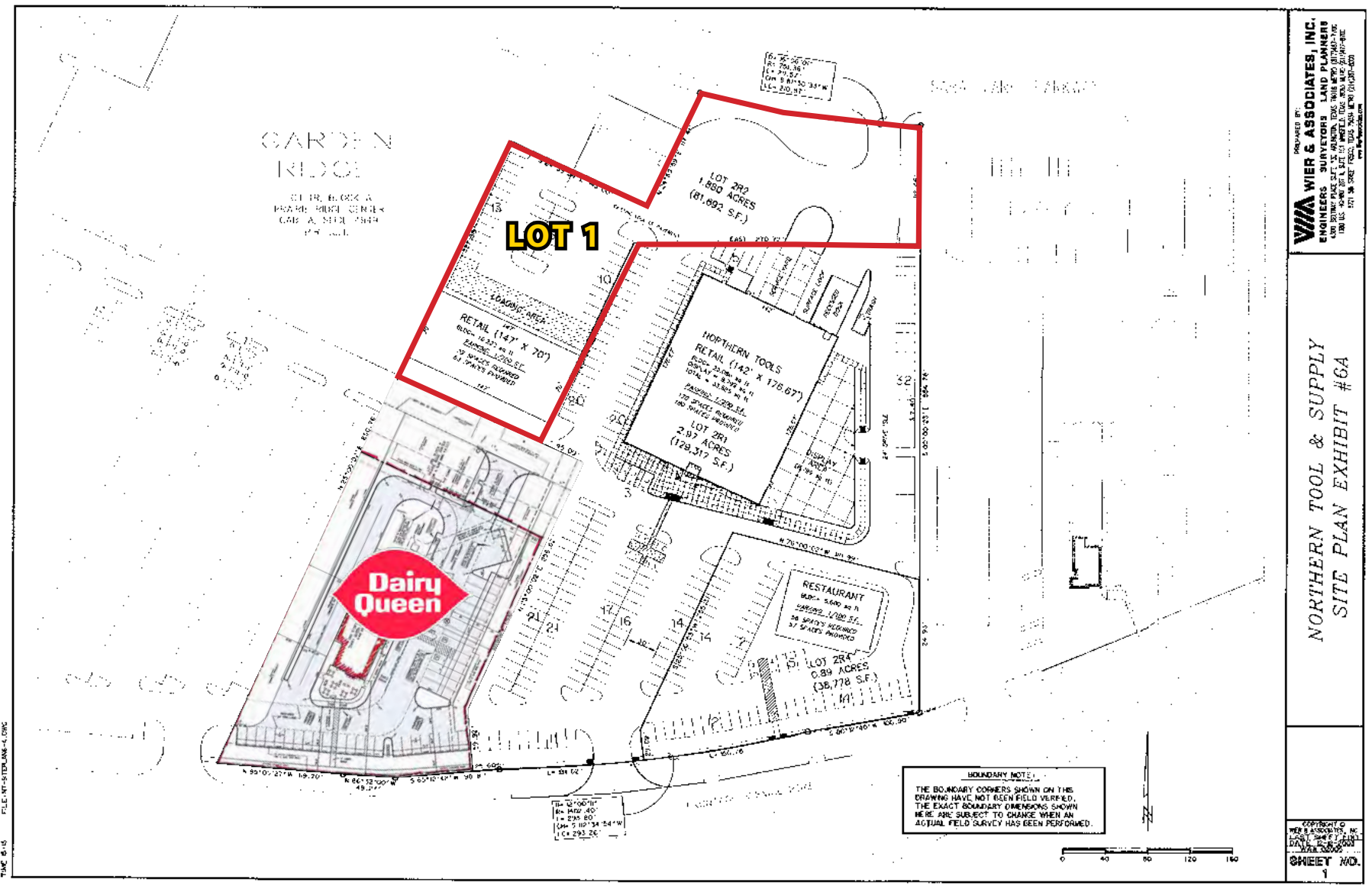
DALLAS-FORT WORTH AREA LAND SITES

PRAIRIE RIDGE CENTER | Pad Site For Sale

I-20 & Highway 360 (NEC), Grand Prairie, Texas

**1.88 ACRE
PAD SITE
AVAILABLE**

SITE PLAN



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1.88 ACRE
PAD SITE
AVAILABLE

AERIAL





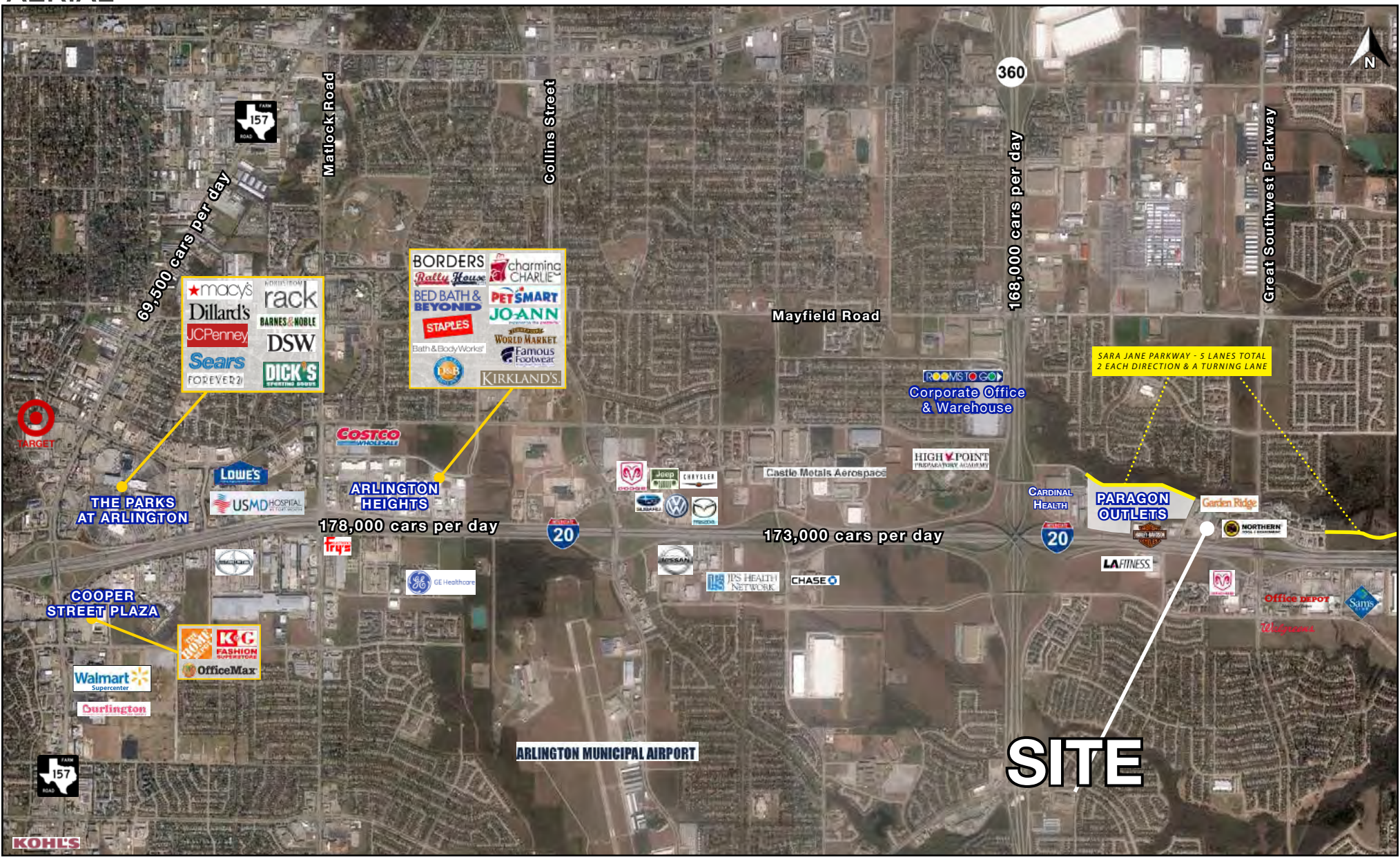
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DALLAS-FORT WORTH AREA LAND SITES

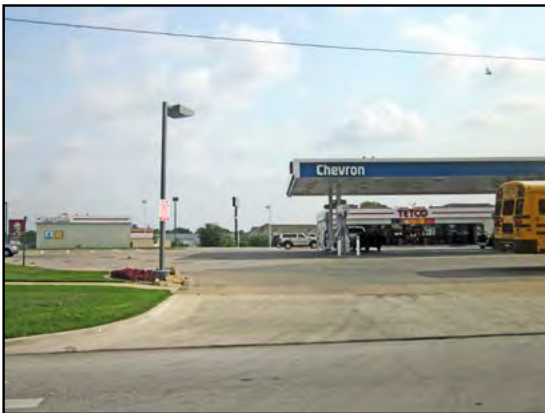
PRAIRIE RIDGE CENTER | Pad Site For Sale

I-20 & Highway 360 (NEC), Grand Prairie, Texas

PRAIRIE RIDGE CENTER | NEIGHBORING TENANTS



PRAIRIE RIDGE CENTER | NEIGHBORING TENANTS





DALLAS-FORT WORTH AREA LAND SITES

PRAIRIE RIDGE CENTER | Pad Site For Sale

I-20 & Highway 360 (NEC), Grand Prairie, Texas

PRAIRIE RIDGE CENTER | NEIGHBORING TENANTS



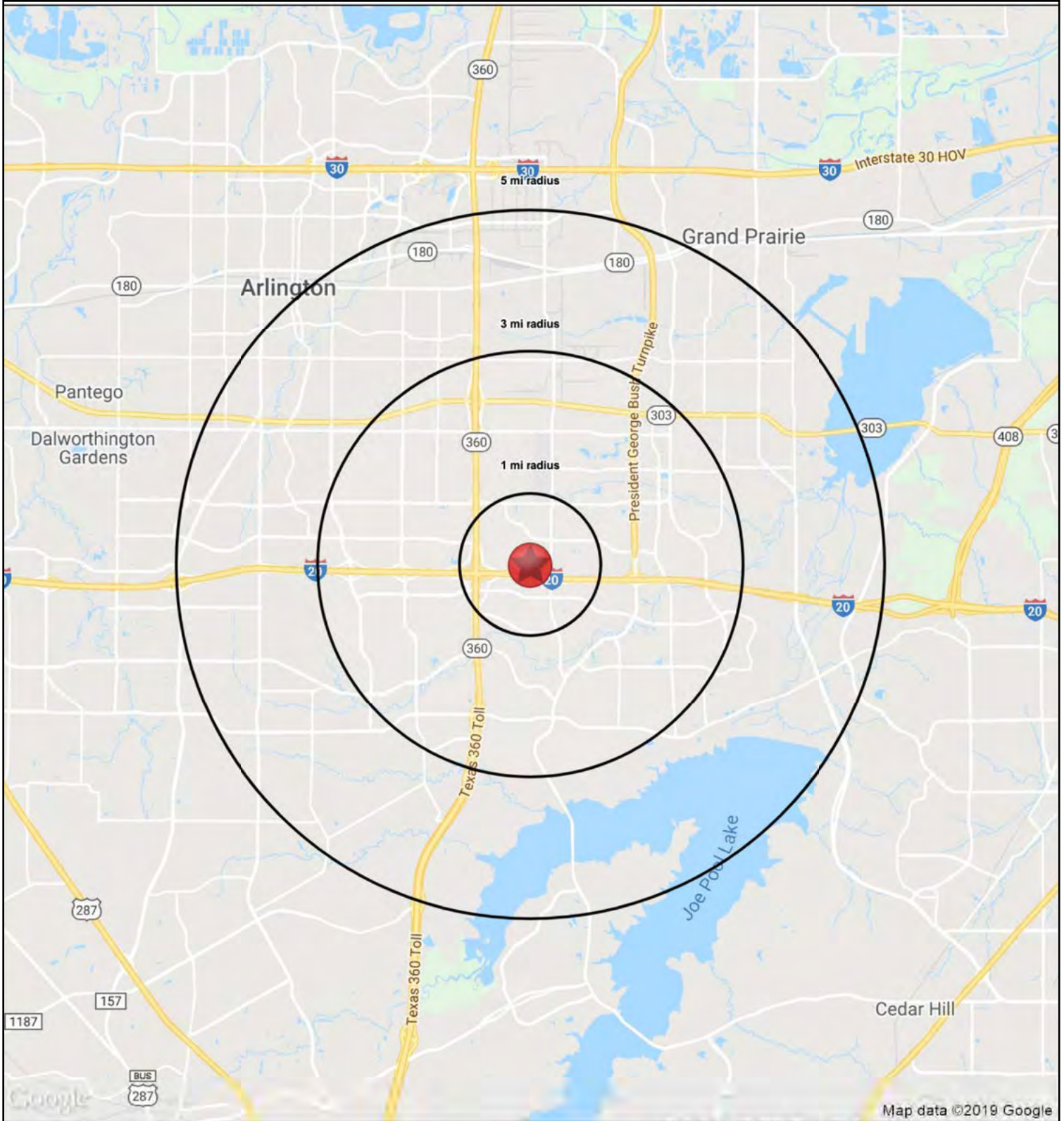
PARAGON OUTLETS | TENANT LIST



DALLAS-FORT WORTH AREA LAND SITES

PRAIRIE RIDGE CENTER | Pad Site For Sale

I-20 & Highway 360 (NEC), Grand Prairie, Texas





DALLAS-FORT WORTH AREA LAND SITES

PRAIRIE RIDGE CENTER | Pad Site For Sale

I-20 & Highway 360 (NEC), Grand Prairie, Texas

I-20 & Highway 360

Grand Prairie, TX 75052

		1 mi radius	3 mi radius	5 mi radius
POPULATION	2018 Estimated Population	13,432	130,577	310,340
	2023 Projected Population	14,470	139,129	331,059
	2010 Census Population	13,014	120,525	283,691
	2000 Census Population	7,834	88,976	223,366
	Projected Annual Growth 2018 to 2023	1.5%	1.3%	1.3%
	Historical Annual Growth 2000 to 2018	4.0%	2.6%	2.2%
	2018 Median Age	31.3	31.2	31.0
HOUSEHOLDS	2018 Estimated Households	4,859	42,829	100,807
	2023 Projected Households	5,130	45,143	106,404
	2010 Census Households	4,692	39,199	91,397
	2000 Census Households	2,635	29,674	74,697
	Projected Annual Growth 2018 to 2023	1.1%	1.1%	1.1%
	Historical Annual Growth 2000 to 2018	4.7%	2.5%	1.9%
RACE AND ETHNICITY	2018 Estimated White	37.0%	41.9%	46.3%
	2018 Estimated Black or African American	34.7%	27.3%	23.2%
	2018 Estimated Asian or Pacific Islander	12.6%	11.4%	9.4%
	2018 Estimated American Indian or Native Alaskan	0.4%	0.6%	0.8%
	2018 Estimated Other Races	15.2%	18.8%	20.4%
	2018 Estimated Hispanic	28.2%	36.7%	41.1%
INCOME	2018 Estimated Average Household Income	\$81,909	\$81,046	\$74,109
	2018 Estimated Median Household Income	\$71,693	\$69,056	\$62,565
	2018 Estimated Per Capita Income	\$29,628	\$26,589	\$24,099
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	4.1%	8.7%	10.9%
	2018 Estimated Some High School (Grade Level 9 to 11)	6.9%	8.5%	10.1%
	2018 Estimated High School Graduate	24.3%	26.2%	27.8%
	2018 Estimated Some College	24.0%	23.7%	22.0%
	2018 Estimated Associates Degree Only	8.6%	8.3%	7.1%
	2018 Estimated Bachelors Degree Only	24.7%	18.0%	15.7%
	2018 Estimated Graduate Degree	7.3%	6.6%	6.2%
BUSINESS	2018 Estimated Total Businesses	347	2,353	7,679
	2018 Estimated Total Employees	5,071	27,317	91,673
	2018 Estimated Employee Population per Business	14.6	11.6	11.9
	2018 Estimated Residential Population per Business	38.7	55.5	40.4

